



**B'NAI B'RITH  
HOUSING**

B'nai B'rith Housing 34 Washington Street | Brighton, MA 02135  
Phone 617-731-5290 Fax 617-739-0124

October 20, 2016

Mr. Jonathan F.X. O'Brien, Chairman  
Zoning Board of Appeals  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

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RE: Response to Council on Aging Comment Memo –  
The Coolidge at Sudbury Phase 2

Dear Mr. O'Brien:

On behalf of Covenant Commonwealth Corporation<sup>1</sup>, "CCC", we write to respond to the memorandum dated 10/17/2016 from Chair John Ryan of the Sudbury Council on Aging and Director of the Senior Center, Debra Galloway. Below are our responses. We are grateful for their input and believe that it is important to clarify certain matters.

The key focus of the market study for The Coolidge at Sudbury Phase 2 was to analyze the demand for the type of housing that we propose. The study's conclusions found that all of the proposed units will likely lease rapidly upon opening and that market rents in market rate developments are 61% higher than the affordable rents that we propose. Thus, there is great demand for what we propose.

We apologize if there were errors regarding Sudbury's transportation links in the study. The report should have stated that Sudbury is a member of the Metrowest Regional Transit Authority. We will be certain to correct this in future updates to the report.

Below are responses regarding the specific recommendations numbered in the memo.

1. We acknowledge that Sudbury is a car-dependent community. Sudbury is a member community of the MetroWest Regional Transit Authority (not MBTA as erroneously included in the market study). The MetroWest Regional Transit Authority provides accessible transportation to residents of The Coolidge and to other residents through their partnership with the Sudbury Senior Center. We will be certain that marketing materials reflect correct information about transportation.
2. A majority of residents at The Coolidge own cars. Currently, approximately 80% of the 64 units have a car. The households who do not have a car utilize carpools, ride sharing, and the transportation services offered through the Senior Center, including FISH (Friends in Service Helping, which is the volunteer program that provides rides for medical appointments). Transportation access has not been an issue for the majority of Coolidge

<sup>1</sup> Covenant Commonwealth Corporation is a non-profit development entity of B'nai B'rith Housing.



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residents, 20% of whom are employed in the workforce and most of whom have family connections in the community. In fact, it is our understanding that two Coolidge residents serve as volunteer drivers for the FISH program.

3. We would like to work more closely with the Senior Center to assess whether resident van service usage is reasonable and appropriate. The 5% increase of van service demand by three residents may be significant, but we would like to learn more about it. It sounds like three residents of The Coolidge use the van service regularly. We would like to understand whether in these cases the service is being used conscientiously and whether we have an issue that needs involvement of our on-site Resident Service Coordinator. We would also benefit in knowing about the overall usage of the other 61 households at the property.
4. We are prepared to consider supplemental arrangements for a van to be used by Coolidge residents if needed. We would first like to assess the current demand and evaluate that the existing van service is being appropriately used. We look forward to continuing our ongoing relationship and communication with the Senior Center Director to ensure that Coolidge residents can enjoy participation in the activities and services offered by the Senior Center.

We appreciate that the services provided by the Senior Center are precious and valued by all of the senior residents of Sudbury. We appreciate the opportunity to share this information with you and with the Senior Center. With the benefit of additional data we look forward to working together in these matters.

Sincerely,

Susan L. Gittelman, Executive Director

CC: Debra Galloway, Director, Sudbury Senior Center