

*From Kim Ferguson***Main Identity**

From: "Pam Harding" <pharding@townofholden.net>
To: "Kim Ferguson" <kferg1294@charter.net>
Sent: Wednesday, August 27, 2008 9:25 AM
Attach: 08 26 08.doc
Subject: Affordable Housing Meeting

Hi Kim,

The Affordable Housing Committee reviewed Holden Hills request to release five units from affordable requirements and considered the following information;

The applicant volunteered to designate five affordable units in the permitting process with the Planning Board, and was not granted a density bonus. The applicant has agreed to provide the Town with the monetary difference between the affordable sale price of 133,300 and the market sale for the five units to be utilized by the Town for affordable housing in the future. The five units will be taken off the inventory if this occurs, but has a minimal impact on the Town's affordable housing inventory.

As you know there are many other affordable housing projects in Town. Fisher Terrace did not have a successful lottery and the affordable units are now open on a first come first serve basis to eligible households. The project received a substantial density increase by utilizing the Chapter 40B filing option and is not eligible to have the affordable housing requirement waived. This is true for all Chapter 40B filings, whether they are LIP's or conventional 40B filings.

The other provision utilized to permit affordable housing is the Affordable Housing By-law which allows a density bonus by utilizing the special permit process. This is permitted through the Planning Board and was utilized by Wachusett Woods on Highland Street and Hill Woods off of High Ridge Road. The applicants received a density bonus for providing affordable housing and I find it unlikely that the Planning Board would provide relief from this requirement.

I have also attached an update on all affordable housing projects and our current inventory. If you need additional information please let me know.

Thanks Pam

9/1/2008

MEMORANDUM

DEPARTMENT OF GROWTH MANAGEMENT

TO: Affordable Housing Partnership Committee

FROM: Pamela Harding, Town Planner

DATE: August 26, 2008

SUBJECT: Affordable Housing Update

The following is an update of affordable housing projects in the Town of Holden.

WINTERBERRY HOLLOW, Local Initiative Program

A plan consisting of 192 units was approved by the Zoning Board of Appeals on May 29, 2008 and was filed with the Town Clerk on June 5. The project is currently being reviewed by the Holden Conservation Commission. The Town will meet Planned Production requirements for the next two years provided that a building permit is granted within one year from the date of ZBA approval.

UPDATE ON EXISTING PROJECTS

STONE RIDGE ESTATES All ten units have been awarded, once the remaining market rate units are sold the Developer will be required to submit final accounting records to determine if the allowable maximum income has been reached, income in excess of 20% of the project costs are required to be submitted to the Town of Holden to increase affordable housing opportunities (this rarely occurs). The report is expected within the next couple of months.

HOLDEN HILLS ALYSSA REAL ESTATE Special Permit Conditions of Approval

A lottery was conducted & only one application for an ineligible household was received for the 5 affordable one bedroom units. The selling price was \$137,900, the units are now open on a first come first serve basis and the affordable price is being reduced to \$133,300. Applications and additional information can be found on the Town website and www.chapa.org. The applicant is requesting the Planning Board waive the affordable requirement for the five one bedroom units due to lack of interest.

FISHER TERRACE 40B – Chapter 40 B

Consists of 32 three bedroom duplexes and triplexes, 8 are affordable, 70% of the units are designated as local preference. The affordable sales price is \$152,900. An informational meeting was conducted on April 10, 2008 at 7:00 p.m. at Town Hall, the application deadline was April 29. Eight units are now available on a first come first serve basis for eligible households. A link to additional information and the application is located on the Town of Holden Affordable Housing Partnership webpage. Applications and information packets are also available at Town Hall and on the web at www.delphicassociates.com. No units, market or affordable have sold. The Town will be working with the Owner and Delphic Associates to increase the marketing for the Fall real estate season.

FISHER TERRACE AMENDMENT 40B– The Developer has acquired an additional 5 acres abutting the current site. The applicant is proposing to reconfigure the current plan and add an addition sixteen units to the newly acquired parcel. The applicant is not aggressively pursuing Phase II due to the current market conditions.

WACHUSETT WOODS Affordable Housing By-law

Is an approved 39 lot single family subdivision, located in the Holden Sand and Gravel site, 6 three bedroom units are designated as affordable. A Local Action Unit application has been submitted to the Department of Housing and Community Development for approval with a proposed affordable selling price of \$166,600. A lottery is expected early Fall, due to staffing turnover at DHCD the lottery plan is taking a bit longer to be reviewed.

HILL WOODS was approved under the Town's **Affordable Housing Bylaw** for the construction of 9 condominiums on High Ridge Road on approximately five acres. Two of the nine units will be affordable under 40B guidelines and will be monitored by the Holden Housing Authority. The project is currently going through the foreclosure process, the affordable requirement will remain attached to the deed.

POTENTIAL PROJECTS Affordable Housing Bylaw and Chapter 40B

Salisbury Street - Sotir Papalilo, the Developer for Stone Ridge Estates, has submitted a conceptual plan for a phased affordable housing development located on a parcel consisting approximately 100 acres on Salisbury Street. The property is currently vacant, and when traveling south, is the last lot in Holden on the right hand side. The property also has frontage on Fisher Road. The development is proposed as a mix of; single family (56 units), duplexes (10), townhomes (78), and rentals (72) and would require a filing with both the Planning Board and Zoning Board of Appeals. This project as currently proposed would produce 95 (72 rental) affordable units. The plan is extremely preliminary at this point and the applicant is investigating various items which may impact the development, including endangered species habitat and street conditions and access rights on Fisher Road.

CURRENT AFFORDABLE HOUSING STATUS

Project Name	Address	Type	SHI Units
Checkerberry Village	Flagler Drive	Rental	48
Colony	Reservoir St	Rental	80
Holden Commons	Towle Drive	Ownership	14
Holden Commons	Towle Drive	Rental	8
Community Residence	Salisbury St	Rental	4
DMR	Not Available	Rental	14
Stone Ridge Estates	Main St	Ownership	10
Fisher Terrace	Fisher Road	Ownership	8
Holden Hills	Main Street	Ownership	5
Winterberry Hollow	Salisbury St	Ownership	192
Total			383
Percentage (based on 5.806 housing units) *			6.60
Percentage without Holden Hills			378 units or 6.51%

INCLUDING EXPECTED APPROVALS WITHIN THE MONTH

Wachusett Woods	Highland St	Ownership	6
Total			389
Percentage (based on 5.806 housing units)*			6.7%
Percentage without Holden Hills			384 units or 6.61%

*DHCD evaluates total number of housing units every ten years based on census.

If filed under Chapter 40B affordable units are counted upon the issuance of a comprehensive permit by the ZBA.

If filed under the Town's Affordable Housing Zoning Bylaw the units are counted upon approval of the Local Action Units application.