

LOCAL INITIATIVE PROGRAM APPLICATION FOR LOCAL ACTION UNITS

Introduction

The Local Initiative Program (LIP) is a state housing initiative administered by the Department of Housing and Community Development (DHCD) to encourage communities to produce affordable housing for low- and moderate-income households.

The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory (SHI) pursuant to Chapter 40B.

Local Action Units (LAUs) are created through local municipal action *other than* comprehensive permits; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc.

The Department shall certify units submitted as Local Action Units if they meet the requirements of 760 CMR 56.00 and the Local Initiative Program Guidelines, which are part of the Comprehensive Permit Guidelines and can be found on the **DHCD website at www.mass.gov/dhcd**

To apply, a community must submit a complete, signed copy of this application to:

**Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114**

Attention: Janice Lesniak, LIP Program Coordinator

**Telephone: (617) 573-1327
Email: Janice.Lesniak@state.ma.us**

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Community Support Narrative, Project Description, and Documentation

Please provide a description of the project, including a summary of the project's history and the ways in which the community fulfilled the local action requirement. Woodmere at Brush Hill will include the restoration and conversion of the William A. Dupee House into two condominium units, and the development of 34 additional townhouse units in a total of 14 other buildings, including the development of 4 affordable units. The Dupee House was built in 1913 and is a contributing structure to the Brush Hill Historic District;

The project proponent, Milton NRC, LLC ("NRC"), proposes to redevelop an approximate 8.58 acre parcel of land located at 865 Brush Hill Road in Milton, Massachusetts. The proposed residential development has been designed within the framework of the Town of Milton Zoning Bylaws, Section III - Use Regulations, Section L - Planned Unit Townhouse Development ("PUTD"). The purpose of the PUTD bylaw is to permit well-designed townhouse developments on large tracts of land adjoining property where multi-unit, high density development currently exists so as to:

- Provide an added diversity of housing types in the Residence A district attractive to households desirous of downsizing from larger single family dwellings;
- Provide housing for households unable to pay full market price;
- Provide dedicated Open Land and protective buffer zones with outstanding landscape design for the areas between groupings of townhouse buildings and along the boundaries of the lot;
- Permit the preservation of large historic houses through their conversion into condominium dwelling units;
- Ensure quality land planning, architectural design in building and landscaping and to ensure their long-term preservation and maintenance.

The proposed PUTD development will realize these goals by incorporating design elements that accomplish the following:

- Compliance with zoning bylaw regulations and other local and state requirements;
- Provide alternative housing options including affordable housing units;
- Preservation of the existing 1904 colonial building by converting the building into two mansion style units;
- Maintenance of adequate setbacks to adjacent neighborhoods;
- Creation and maintenance of Open Space incorporating existing and proposed landscaping;
- Implementation of Best Management Practices in storm water management design and compliance with DEP Stormwater Management Regulations (SMR) including low impact techniques to the extent practicable.
- This Project is designed to have a positive impact on the Town. The most significant benefits will be the provision of new housing stock (including affordable units) designed for empty-nesters looking to downsize, but either remain in the town or move to the town to be close to children/other relatives, and net new tax revenues of approximately \$ 418,000 resulting from the creation of such new housing units without introducing additional children to the town's schools.

Signatures of Support for the Local Action Units Application

Chief Executive Officer:

defined as the mayor in a city and the board of selectmen in a town, unless some other municipal office is designated to be the chief executive officer under the provisions

Signature: _____

Print Name: Kathleen M. Conlon

Date: _____

Municipal Contact Information

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| | | |
|---|--|--|
| Chief Executive Officer: Name <u>Kathleen M. Conlon</u> Address <u>Town Hall Office Building 525 Canton Avenue</u> <u>Milton, MA 02186</u> Phone <u>617-898-4800</u> Email <u>kconlon@townofmilton.org</u> | | |
| Town Administrator/Manager: Name <u>Annmarie Fagan</u> Address <u>Town Hall Office Building 525 Canton Avenue</u> <u>Milton, MA 02186</u> Phone <u>617-898-4800</u> Email <u>afagan@townofmilton.org</u> | | |
| City/Town Planner: Name: <u>William Clark</u> Address <u>Town Hall Office Building 525 Canton Avenue</u> <u>Milton, MA 02186</u> Phone <u>617-898-4800</u> Email <u>wclark@townofmilton.org</u> | | |
| Town Counsel: Name _____ Address _____ Phone _____ Email _____ | | |
| Chair, Local Housing Partnership (if any): Name _____ Address _____ Phone _____ Email _____ | | |
| Community Contact Person: Name <u>William Clark</u> Address <u>Town Hall Office Building 525 Canton Avenue</u> <u>Milton, MA 02186</u> Phone <u>617-898-4800</u> Email <u>wclark@townofmilton.org</u> | | |

The Project

Developer: Northland Residential Corporation

Telephone: 781-229-4700

Email: jdawley@northlandresidential.com

Project Site: 865 Brush Hill Road

Address: 220 Mall Road, Suite 220

Burlington, MA 01803

of a local charter

Chair, Local Housing Partnership:
(as applicable)

Signature _____

Print Name: _____

Date: _____

Is your municipality utilizing any HOME or CDBG funding for this project? Yes No

Local tax rate per thousand \$ 13.94 for Fiscal Year 2015

Site Characteristics: proposed or existing buildings by design, ownership type, and size.

| <u>Project Style</u> | <u>Total Number of Units</u> | <u>Number of Units Proposed for Local Action Units Certification</u> |
|-------------------------------|------------------------------|--|
| Detached Single-family house | <u>0</u> | <u>0</u> |
| Rowhouse/townhouse | <u>36</u> | <u>4</u> |
| Duplex | _____ | _____ |
| Multifamily house (3+ family) | _____ | _____ |
| Multifamily rental building | _____ | _____ |
| Other (specify) | _____ | _____ |

Unit Composition

| Type of Unit: | # of Units | # of BRs | # of Baths | Gross Square Feet | Livable Square Feet | Proposed Sale Prices/ Rent | Proposed Condo Fee |
|---|------------|----------|------------|-------------------|---------------------|----------------------------|--------------------|
| Condo Ownership Fee Simple Ownership Rental | | | | | | | |
| Affordable: | 4 | 2 | 2.5 | | 1400 | 170000 | 130 |
| | | | | | | | |
| | | | | | | | |
| Market: | 12 | 2 | 2.5 | | 2200 | 900000 | 455 |
| | 20 | 3 | 2.5 | | 2500 | 1100000 | 475 |
| | | | | | | | |

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