

Harvard Municipal Affordable Housing Trust
Meeting Minutes – May 18, 2015

Members in Attendance: David Hopper, Leo Blair, Bruce Nickerson, Greg Schmidt, Manny Lindo.

The meeting was called to order at 8:00 pm.

Grant Road Development (Devens): Blair, Ron Ricci, and Hopper were included on a conference call with the developer and MassDevelopment (represented by Meg Deloria, Ed Starzec, Richard Henderson). Feedback from the last Trust meeting was shared (add 10 more unit affordable units and 10 restricted to moderate income households, No more than 40 rental units, amenable to some subsidy). MassDevelopment representative expressed disappointment but would have further discussions with her colleagues. The developer, Devens Village Green was encouraged and is willing to have follow-up conversations and was happy that there was an offer of some subsidy money. They are at their limit of what they can add financially due to deals made with MassDevelopment. Hopper suggested a change in scope of the project (as in levels of unit affordability, mix of units).

The amount of the subsidy was then discussed. The original letter from the developer outlined a \$300K-\$350K subsidy. The Trust is offering \$140K. The number consistent with the \$5000 per unit subsidy provided to other projects. This offer is the only one. If it is not accepted the issue would be “bumped” to another entity.

Hopper moved & Blair seconded: “That the Town of Harvard Municipal Affordable Housing Trust Fund vote to provide a subsidy in the amount of \$140,000 to the Devens Village Green housing development, to be constructed in the village of Devens in the Town of Harvard, Massachusetts, provided that said development contains not less than 40 rental units of which not less than 25% of the rental units are restricted to households whose maximum income does not exceed 80% of AMI, in accordance with the Commonwealth of Massachusetts DHCD income eligibility requirements, and an additional 25% of the rental units and eight (8) for sale units are restricted to moderate income households as defined by HUD (between 81% and 95% AMI).

This subsidy is contingent upon the following:

1. The developer receives written agreement, prior to any formal decision/approval of the project by the Devens Enterprise Commission (DEC), from the DHCD that all of the rental units (40) shall be eligible for inclusion on the Subsidized Housing Inventory (SHI) in accordance with Article II.A.2.b of the DHCD Guidelines, Updated December 2014.
2. The subsidy is to be paid upon completion of construction and inclusion of the 40 rental units on the SHI as evidenced by the issuance of an occupancy permit and receipt of an acknowledgement from DHCD that said units have been added to the SHI of the Town of Harvard. Motion passed unanimously.

Hopper passed out a draft letter to DVG that outlines the offer (attached). Blair moved to authorize the Chair to sign and deliver the letter to the Board of Selectmen at their next meeting (5/19/15) and to thereafter distribute the letter to the rest of those listed on the “cc”. Nickerson seconded. The motion passed unanimously.

Blair moved to adjourn. Schmidt seconded. Motion carried. Meeting adjourned at 8:42 pm.

DEVENS VILLAGE GREEN LETTER

Town of Harvard Municipal Affordable Housing Trust Fund
7 Fairbank Street Harvard, MA 01415
May 19, 2015

Mr. Daniel Gainsboro Mr Robert Easton
Devens Village Green, LLC 43 Bradford Mill
Concord, MA 01742

RE: Grant Road Neighborhood

Dear Mr. Gainsboro & Mr. Easton,

The Town of Harvard Municipal Affordable Housing Trust Fund (MAHTF) is pleased to inform you that, at its meeting on May 18, 2015, the MAHTF voted to provide a subsidy in the amount of \$140,000 for the Devens Village Green (Grant Road Neighborhood) development project contingent upon and in support of the creation of affordable housing for low and moderate income households subject to certain conditions. A copy of the motion is attached for your information.

The MAHTF is committed to the creation and preservation of affordable housing in the Town of Harvard and believes that the 124 housing units that will be created by the proposed Grant Road Neighborhood development is a significant project with broad impact to both the Town and the surrounding communities. Since the proposed housing project is being permitted under the Devens Enterprise Commission's (DEC) regulations for Innovative Residential Development, which allows and encourages higher density housing with access to local utilities for all necessary services, we believe that this project represents a unique opportunity to support the development of affordable housing. In addition, this project is included in the Town of Harvard's housing production plan that was filed with the Department of Housing and Community Development (DHCD) in 2011 in anticipation of the future development planned for this portion of Harvard.

The MAHTF is looking forward to collaborating with Devens Village Green, LLC and MassDevelopment in the creation of affordable housing as an integral part of the proposed Grant Road Neighborhood development project.

Sincerely,

The Rev. Gregory W. Schmidt, Chairman
Town of Harvard Municipal Affordable Housing Trust Fund

Cc: Harvard Board of Selectmen; Peter Lowitt, DEC Director; Neil Angus, DEC Planner; Ed Starzec, MassDevelopment; Richard Henderson, MassDevelopment; Massachusetts DHCD