



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn Polito, Lieutenant Governor ♦ Jennifer D. Maddox, Undersecretary

May 25, 2021

Ms. Cherry C. Karlson, Chair
Wayland Board of Selectman
41 Cochituate Road
Wayland, MA 01778

RE: Housing Production Plan – Certification Determination

Dear Ms. Karlson:

The Department of Housing and Community Development (DHCD) has reviewed the Town of Wayland's May 3, 2021 request for certification of compliance with its Housing Production Plan (HPP). In order for a municipality to be certified the following needs to occur:

- Housing units affordable to low and moderate income households and eligible for inclusion on the Subsidized Housing Inventory (SHI) have been produced during one calendar year, the same year for which certification is requested during the initial year of SHI eligibility.
- Units must total at least 0.5% (25 units for Wayland) of year-round housing units for one-year of certification. A total of 1% of year-round housing units (50 units for Wayland) are needed for a two-year certification.
- The units were produced and are eligible in accordance with the approved HPP and DHCD's c. 40B Guidelines.¹

DHCD makes the following findings:

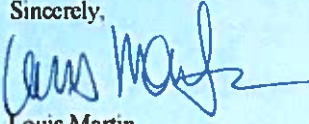
1. Wayland has a valid HPP. The effective date for the HPP is September 20, 2016, the date that DHCD received a complete plan submission. The HPP has a five year term and will expire on September 19, 2021.
2. The project for which certification is requested for is River's Edge (SHI # ID 10586). The project consists of 152 SHI eligible units which is enough for a two-year certification period (50 units)
3. *The housing developments are consistent with the production goals outlined in Wayland's Housing Production Plan.*

This certification is effective for a two year period beginning on May 18, 2021 to May 17, 2023. Please note that all units must retain eligibility for the SHI for the entire certification period. If units are no longer eligible for inclusion on the SHI, they will be removed and will no longer be eligible for certification. This action may affect the term of your certification. I have included an updated list of SHI eligible units. Wayland's current SHI stands 11.06%.

¹ <https://www.mass.gov/files/documents/2017/10/10/guidecomprehensivepermit.pdf>

I applaud your efforts to plan for the housing needs of Wayland. Please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or Phillip.DeMartino@mass.gov if you need assistance as you implement your HPP.

Sincerely,

A handwritten signature in blue ink, appearing to read "Louis Martin", with a long horizontal flourish extending to the right.

Louis Martin
Director, Division of Community Services

cc: Senator Rebecca L. Rausch
Representative Carmine Lawrence Gentile
Louise L. E. Miller, Town Administrator, Wayland
Sarkis Sarkisian, Town Planner, Wayland

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Wayland

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
3291	Scattered Sites	36 Mitchell St.& scattered sites	Rental	25	Perp	No	HUD
3292	The Schoolyard	106 Main St.	Rental	55	Perp	No	HUD
3293	Bent Park	Bent Ave.	Rental	56	Perp	No	HUD
3294	Greenways	Green Way	Ownership	4	2050	No	DHCD
3295	Millbrook	Millbrook Road	Ownership	2	Perp	No	DHCD
3296	Willow Brook	Willowbrook Drive	Ownership	6	Perp	No	DHCD
3735	Plain Road	Plain Road	Ownership	1	Perp	No	DHCD
4500	DDS Group Homes	confidential	Rental	5	N/A	No	DDS
9049	Commonwealth Residences	371-373 Commonwealth Road	Rental	52	Perp	YES	MHP
9115	Nike Site	89 Oxbow Rd/Trout Brook Rd	Ownership	11	Perp	YES	DHCD
9117	Wayland Gardens	336 Commonwealth Rd	Ownership	3	Perp	YES	FHLBB
9520	Sage Hill	Sage Hill Road	Ownership	1	Perp	NO	DHCD
9683	Wayland Commons	Old Sudbury Road	Ownership	11	Perp	YES	MassHousing
9684	Post Road Village/Wayland Forrest	137 Boston Post Road	Ownership	4	Perp	YES	MassHousing
9685	The Residences at Wayland Center	39 Andrew Avenue	Rental	12	Perp	NO	DHCD
9686	Habitat for Humanity- 89 Stonebridge Rd	89 Stonebridge Road	Ownership	4	Perp	YES	DHCD
10041	Craftsman Village	225 Old Connecticut Path	Ownership	2	Perp	YES	MassHousing
10272	Covered Bridge Condominiums	Rice Road	Ownership	3	Perp	NO	DHCD

5/21/2021

Wayland
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This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

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Wayland

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
10281	Cascade Wayland	113 & 115 Boston Post Road	Rental	60	Perp	YES	MassHousing
10328	Hammond Rd	Hammond Rd	Rental	1	Perp	NO	DHCD
10381	Windsor Place	School Street	Rental	12	Perp	YES	MassHousing
10585	Senior Living at River's Edge	490 Boston Post Road	Rental	66	Perp	NO	DHCD
10586	River's Edge	490 Boston Post Road	Rental	152	Perp	NO	DHCD
Wayland Totals				548	Census 2010 Year Round Housing Units		4,957
					Percent Subsidized		11.06%