



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

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

RECEIVED

MAY 24 2021

Board of Selectmen
Town of Wayland

May 18, 2021

Louise Miller, Town Administrator
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

RE: Local Initiative Program LAU Approval – River's Edge & Senior Living River's Edge, Wayland

Dear Ms. Miller:

We are pleased to inform you that the town's Local Action Units applications have been approved for 55 affordable rental units in two developments that consist of 218 total rental units located at 490 Boston Post Road in Wayland.

The Local Initiative Program staff has reviewed your applications and determined that:

1. The units will serve households with incomes at or below 80% of the area median income.
2. The Town has taken action to aid in the development of the units.
3. The affordable units will be restricted, ensuring they will remain affordable in perpetuity.
4. The units will be subject to an affirmative and fair marketing plan.

The Department of Housing and Community Development has received documentation supporting these findings. The Town will be responsible for monitoring the units on a yearly basis to certify their compliance with all income and occupancy restrictions as outlined in the LIP LAU Regulatory Agreement for Rental Projects.

Please refer to the enclosed instructions describing the documentation that must be submitted by your community to DHCD for these units to be added to the Subsidized Housing Inventory (SHI).

Again, we congratulate you on your efforts to bring affordable housing to Wayland. If you have any questions please feel free to contact Rieko Hayashi at (617) 573-1426. We look forward to working with you in the future.

Sincerely,


Catherine Racer
Director

cc: Sarkis Sarkissian, Town Manager
Rachel Bratt, Housing Partnership



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Request LIP Local Action Units (LAU) be Added to the Subsidized Housing Inventory (SHI)

To request that new eligible units be added to the inventory, please submit

- a copy of the **LAU approval letter**, including information on the total number of units in the development
- the **zoning approval decision** (under Chapter 40A), if applicable
- copies of **building and occupancy permits**. Please note that building permits are permits to construct units for SHI purposes; foundation permits are not to be included as building permits.

When building or occupancy permits do not apply because it is an existing property or unit, please submit documentation that an income eligible household resides in the unit (e.g., copy of the first page of recorded **deed rider** or signed **lease** showing tenant name and unit address).

If a zoning approval decision has been issued more than 12 months ago and building permits have not been issued, Local Action Units are no longer counted on the SHI until such time as building permits are issued. Therefore, please provide a listing of issued building permit numbers and corresponding unit numbers and addresses to ensure or restore inclusion of units on the SHI.

Pursuant to the regulations at 760 CMR 56.03(2)©, if more than 18 months elapse between issuance of the building permits and issuance of the certificate of occupancy, the units will become ineligible for the SHI until the date that the certificate of occupancy is issued.

Complete information and required documentation must be submitted to ensure units will be newly added. Please send the information to:

Department of Housing and Community Development
Office of the Chief Counsel
100 Cambridge Street, Suite 300
Boston, MA 02114
Attention: Subsidized Housing Inventory