



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

JOHN BUGBEE
ACTING TOWN MANAGER
TEL. (508) 358-3620
www.wayland.ma.us

SELECT BOARD

ADAM GARRETT GUTBEZAHL
THOMAS J. FAY
CHERRY C. KARLSON
CAROL B. MARTIN
DAVID V. WATKINS

To: Board and Committee Chairs and Department Heads
From: Mike Jaillet, Interim Assistant Town Administrator
Date: February 2, 2023
Reason: Project Eligibility Letter from DHCD for St. Ann's Senior Village

I am writing to inform you that the Planning Office for Urban Affairs (POUA) is submitting a request for the issuance of a Project Eligibility Letter (PEL) for its affordable housing project known as St. Ann's Senior Village. The proposed project calls for the construction of a three-story building consisting of 60 affordable one-bedroom units to be rented to individuals over the age of 62 with incomes between 30% and 60% of area median income. The building will be built on parish ground leased land located on Cochituate Road (Rt. 27) between the St. Ann's Parish House and Windy Hill Road.

A PEL is issued by the Department of Housing and Community Development (DHCD) as an indication that the proposed project qualifies as an affordable housing project and is being located on a suitable site for consideration. The project cannot apply for a Comprehensive Permit until the PEL is issued by DHCD.

Once a request for a PEL is received by DHCD, the community is notified and given 30 days to offer comment. The 30-day comment period is the opportunity for boards, committees, staff, and resident to express their thoughts on the need for the proposed project and the suitability of the location to accommodate it. The Select Board and Housing Partnership have already voted to send their required letters. Some of the issues to be considered include, but are not limited to:

- Does the proposed project meet existing housing needs in the community and/or region?
- Does the site have adequate access?
- Is the parcel large enough to accommodate the structure and parking?
- Are utilities (water, electricity, sewerage treatment, etc.) accessible to the site?
- Is the proposal in keeping with the character of the area?

The Select Board will be sponsoring a public hybrid (in person and zoom) forum at 7:00 PM on Wednesday, February 15 to inform the community, town officials and staff about the project goals and to review the plans. The meeting will be held in the Council on Aging Room at the Wayland Town Building and on zoom at this link (<https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>). You are encouraged to attend and learn more about the project.

If you decide to comment on the project eligibility as a board, committee, or individual you should submit your letter to:

Alana Murphy, Director of Policy
DHCD, 100 Cambridge Street
Boston, MA 02114

Once POUA files for a Comprehensive Permit, hopefully in mid-March, the ZBA will schedule hearings on the proposal, to receive reports from the peer review consultants, and to hear comments from Wayland officials and community.