



February 8, 2023

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

RE: 124 Cochituate Road - Request for Project Eligibility Letter

Dear Ms. Murphy,

On behalf of the Planning Office for Urban Affairs (POUA), I am pleased to submit a Project Eligibility Letter Application for the Saint Ann's Senior Village project. We propose to develop 60 units of affordable rental housing for seniors age 62+ at 124 Cochituate Road in Wayland. The site is located adjacent to Saint Ann's Church of the Good Shepherd Parish. It will continue to be owned by The Roman Catholic Archbishop of Boston, A Corporation Sole, and developed under a long-term ground lease.

POUA has worked collaboratively with the Town Planning Board, Board of Selectmen, Housing Trust Board and Housing Partnership Committee to develop a site plan and building design that conforms to the site's existing terrain, is harmonious with the surrounding neighborhood, and is consistent with both the Town's Housing Production Plan and Climate Action Plan. The new building will consist of a total of three (3) floors. Notably, because the site slopes away from Cochituate Road toward the east, the building will present as only two stories facing Cochituate Road, with first floor main access to the building on the south-facing elevation established beyond a retaining wall. The first floor will feature community and common space in addition to ten one-bedroom apartments. The second and third floors will be served by an elevator and each will feature twenty-five additional apartments. The building will be served by approximately 64 parking spaces.

Of the 60 units being created in total, 15 of the units will be for households at 30% or below of AMI, and the remaining 45 units for households at 60% or below of AMI.

The Town of Wayland is in full support of the project as evidenced by a commitment of \$250,000 in funding approved by the Town's Metropolitan Housing Trust Board on January 10, 2023, and we anticipate additional funds from the WestMetro HOME Consortium in the coming year. We also received letters of support from the Board of Selectmen and the Housing Partnership and have presented or are on the agenda to present to the Land Use Committee, Planning Board, and Zoning Board of Appeal.

Thank you in advance for reviewing our application.

Sincerely,



William H. Grogan
President

Cc: Kate Racer, DHCD



Project Eligibility Letter Application: Saint Ann's Senior Village 124 Cochituate Road, Wayland

Submitted By: The Planning Office for Urban Affairs
February 7, 2023

1. PROJECT OVERVIEW

Saint Ann's Senior Village is a proposed 60-unit senior rental development (62+) located on the property of Saint Ann's Catholic Church in Wayland. The project will provide all one-bedroom units, and all units will be affordable, with a mix of 30% and 60% of area median income.

2. APPLICANT AND PROJECT TEAM

Applicant

The Planning Office for Urban Affairs
84 State Street, Suite 600 Boston, MA 02109
(617) 350-8885 / www.poua.org
William H. Grogan, President

Established in 1969 by the Roman Catholic Archdiocese of Boston, the Planning Office for Urban Affairs (POUA) is a non-profit social justice ministry that strives to create vibrant communities through the development of high quality affordable and mixed income housing, where people of modest means can live with dignity and respect in homes they can afford. POUA has more than 3,000 units of affordable and mixed income housing, with approximately 750 more under development, providing homes for more than 11,000 people and becoming one of the most productive non-profit housing developers in the region.

For our proposed Saint Ann's Senior Village project, POUA has assembled a strong team with extensive experience in multifamily and 40B development. Both our architect and civil engineer have recent experience developing in Wayland.

Project team

| | |
|------------------------|---|
| Current Owner: | Roman Catholic Archbishop of Boston, A Corporation Sole |
| Developer / Sponsor: | The Planning Office for Urban Affairs (POUA) |
| Architect: | The Architectural Team (TAT) |
| Engineers: | Samiotes Consulting (Civil Engineering, Survey) |
| Legal Counsel: | Smolak & Vaughan LLP |
| Owner's Representative | Waypoint KLA |

3. PROPOSED SITE

Address

124 Cochituate Road
Wayland, MA 01778

Existing Conditions

The proposed project is located at 124 Cochituate Road (State Route 27), about 1.5 miles south of Wayland Town Center, on the property of Saint Ann's Catholic Church, of the Good Shepherd Parish. The subject property to be ground-leased consists of portions of two parcels, collectively consisting of approximately 9.2 acres of mostly undeveloped wooded area. A two-story rectory is located in the southwest corner of the first parcel, consisting of approximately 10.05 acres, abutting Cochituate Road (Assessors Map 34, Lot 4). Abutting Lot 4 to the south is a second parcel on which is located the St. Anne's Church, consisting of approximately 5.00 acres, and also abutting Cochituate Road (Assesors Map 34, Lot 5). Both Lot 4 and Lot 5 are known and numbered as 124 Cochituate Road. Much of the eastern portion of the site is undevelopable due to wetlands and steeply descending grade. The site abuts single family homes on Windy Hill Lane to the north and Sudbury Valley Trustees conservation land to the northeast, with heavy vegetative screening.

While Wayland is a quiet bedroom community located in the MetroWest area of Massachusetts, situated at the halfway point between Boston and Worcester, the Town has taken several proactive steps to advance affordable housing development and increase its subsidized housing inventory to above 10%. The Town has adopted a Housing Production Plan and has worked collaboratively with numerous developers to permit and develop affordable housing in the Town. These housing opportunities enable households to take advantage of the many attributes of the community. The Town is rich in natural resources that provide residents an opportunity for passive recreation. Town Center provides access to daily needs including a supermarket, health care, restaurants, public library, and senior center, and a much wider array of amenities are located within a 10-minute drive, including in and around the Framingham Mall.

Tabulation of Existing Parcels

| Location | Parcel ID | Land Value | Building | Other | Total Value | Land Area |
|----------------------------|----------------------|------------|------------|-------|-------------|------------|
| 124 Cochituate Rd, Wayland | 5399 (Map 34, Lot 4) | \$683,300 | \$749,700 | N/A | \$1,433,000 | 10.5 acres |
| 124 Cochituate Road | 8650 (Map 34, Lot 5) | \$630,200 | \$3,268,00 | N/A | \$3,898,200 | 5.01 acres |

Location Map

See Attachment 1

4. PROPOSED DEVELOPMENT

Tabulation of Proposed Building

| Address | Lot Size | Gross Building Area | # of Rental Units | Unit Size | Accessible Units | Population | # Affordable |
|-----------------------------|------------|---------------------|-------------------|-----------|------------------|--------------|--------------|
| 124 Cochituate Rd., Wayland | 9.2 acres* | 52,186 sf | 60 | 645 sf | At least 3 | Senior (62+) | 60 (100%) |

* Development site includes the majority of Assessors Map 34, Lot 4, along with shared use of a portion of Assessors Map 34, Lot 5 for parking, access and related improvements, for a ground-leased site area of 9.2 acres.

Project Description

Saint Ann’s Senior Village repurposes excess land at Good Shephard Parish’s Saint Ann’s Church for the development of 60 units of affordable rental housing for seniors (62+). All units will be one-bedroom units and will be affordable to low-income households, with approximately 15 units (25%) affordable at or below 30% of area median income (AMI) and the remaining units at or below 60% of AMI. At least three units will be Group 2 accessible, and the entire property will be visitable. Site amenities will include a community room, living room, staffed management office, on-site laundry, approximately 64 parking spaces, programmed outdoor recreational space, and extensive walking trails and passive recreation on the adjacent Sudbury Valley Trustees land. Site control is being secured from the parish via a long-term ground lease, currently under negotiation. Strong support from Wayland officials provides a rare opportunity to permit this much-needed housing resource, with a broad diversity of deep affordability, on a relatively short timeline.

Name of housing program under which project eligibility is sought

Low Income Housing Tax Credit Program (LIHTC)

Narrative description of proposed site and building design

Saint Ann’s Village is a proposed 60-unit senior (62+) rental housing development located at 124 Cochituate Road in Wayland, Massachusetts. The existing roughly 9.2-acre site is undeveloped with the exception of the existing rectory building and is heavily wooded. The majority of the site will remain undeveloped; only 2.4 acres will be disturbed by this project. The northern property line abuts single family homes located on Windy Hill Lane with an existing heavily vegetated buffer. To the south is the rectory and the Saint Ann Church (Good Shepard Parish). The eastern property line abuts an undeveloped parcel and state owned land. The west edge of the site extends to Cochituate Road. The site generally falls in grade from the road to the west and north.

The proposed development includes a single, 2-3 story structure. The building has a compact footprint, only 19,435 sf, in order to minimize site impacts. Additionally, the adjacent access drives and parking areas are compact as well, comprising only 42,400 sf; as a result, nearly 74% of the site will be undeveloped. The building’s massing and placement carefully considered its effect on the abutting neighbors as well as existing natural features and grading. The proposed structure was deliberately held as far to the south as possible, set back from the north property line providing a buffer to the abutting single-family homes to the north; while existing zoning requires a side yard setback of 25’, the proposed setback is three times that number, at 75’. The building is also set back approximately 25’ from Cochituate Road allowing the existing natural vegetated buffer to remain to the greatest extent possible. While this setback does require a waiver from zoning requirements, it has allowed us to maximize the setback from the property line of the abutter numbers. If the building were to comply with the 30’ front yard setback, the building would need to move closer to the abutting property lines. Parking is located to the south west of the building, screening it from neighbors and the road. Additionally, lighting from the building and parking will comply with “dark sky” requirements and minimize “spill-over” onto abutting properties. The building and the site plan were designed to work with the existing grades to the greatest extent possible to minimize the amount of site construction required and also minimizing the mass of the proposed building by having a 2 story wing facing to the road on the west and a 3 story section to the rear of the site. To lessen the impact of vehicular traffic on surrounding neighborhood, access is proposed via the existing curb cut that serves the rectory.

Aside from the residential units, the development will include indoor and outdoor amenity spaces to serve its residents. Indoor amenities, management and leasing operations will be located on the ground floor just adjacent to the entry lobby. Usable outdoor recreation space will be provided to the north within the building’s courtyard. The outdoor spaces will function as an extension of the interior amenity spaces offering residents year-round, safe enjoyment.

The material selections and detailing of the proposed building is contextual in nature taking cues from the typical architecture found throughout the area using high-quality cladding materials including cement fiber profiles, horizontal clapboard, and panel. Massing and details use familiar traditional New England design with sloped roofs, gable forms, lap siding and covered porches. Double-hung style window selections reflect the residential occupancy of the structure and again recall a rural aesthetic. Detailing is kept clean and straightforward providing a welcoming, refined, overall building appearance.

Conceptual Design Drawings:

See Attachment 2

Zoning Analysis, 124 Cochituate Rd, Wayland

| | Required | Proposed | Waiver Required? |
|-------------------------|-----------------|--------------------------|-------------------------|
| Minimum lot area | 40,000 | 9.2 acres (~ 401,387 sf) | no |
| Minimum Frontage | 180 | 399 | no |

| | | | |
|------------------------------------|---|---------------------|-----|
| Minimum front yard setback* | 30' | 25' | yes |
| Minimum side yard setback | 25' | 75' | no |
| Minimum rear yard setback | 30' | 650'+ | no |
| Wetlands setback | 30' buffer | 30' buffer + 3'+ | no |
| Maximum height | lesser of 2.5 stories or 35' from av. grade | 3 stories / 45' | yes |
| Maximum lot coverage | 20% | 5.4% (inc. rectory) | no |
| Parking | N/A | 64 | N/A |

* The front yard setback was narrowed in an attempt to provide as much distance from the abutters as possible. The side yard setback is 50' greater than required. The required front yard setback could be respected by narrowing the side yard setback.

5. SITE CONTROL

124 Cochituate Road is owned by the Roman Catholic Archbishop of Boston, A Corporation Sole. It will be developed by POUA, an affiliate of the Archdiocese of Boston, via a long-term ground lease, the terms of which are currently being negotiated. A copy of the deed is included here.

See Attachment 3

6. MUNICIPAL ACTIONS AND SUPPORT

POUA desires a collaborative process, and as such has already had several meetings with a wide range of Wayland Town leadership. This includes presentations to the Board of Selectmen, Municipal Housing Trust Fund, and Housing Partnership, as well as meetings with staff from the Planning Department, Conservation Commission, Fire Department, and Building Department.

Saint Ann's Senior Village was structured to be responsive to Wayland's Housing Production Plan and Conservation Plan. Recognizing the appropriateness of the project and POUA's strength as a developer, Town leadership has indicated they are committed to an efficient, collaborative comprehensive permit review process. They have engaged Judy Barrett to provide technical assistance throughout the process, at POUA's cost for the time being. They are also in the process of engaging a peer review consultants. Consultants are being asked to share feedback with the applicant on an ongoing basis throughout the review process, to allow for changes to be made real-time rather than waiting for the report.

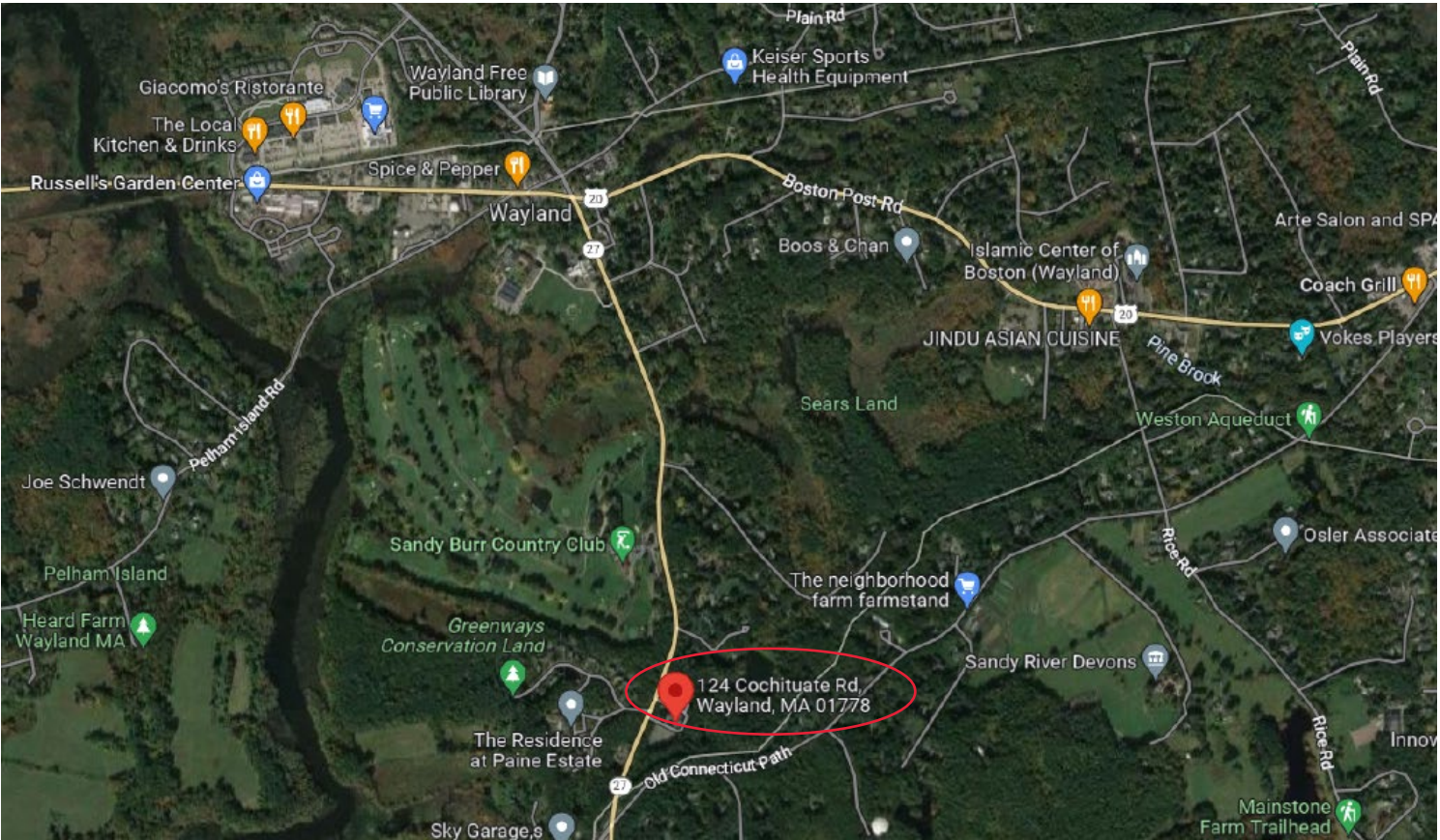
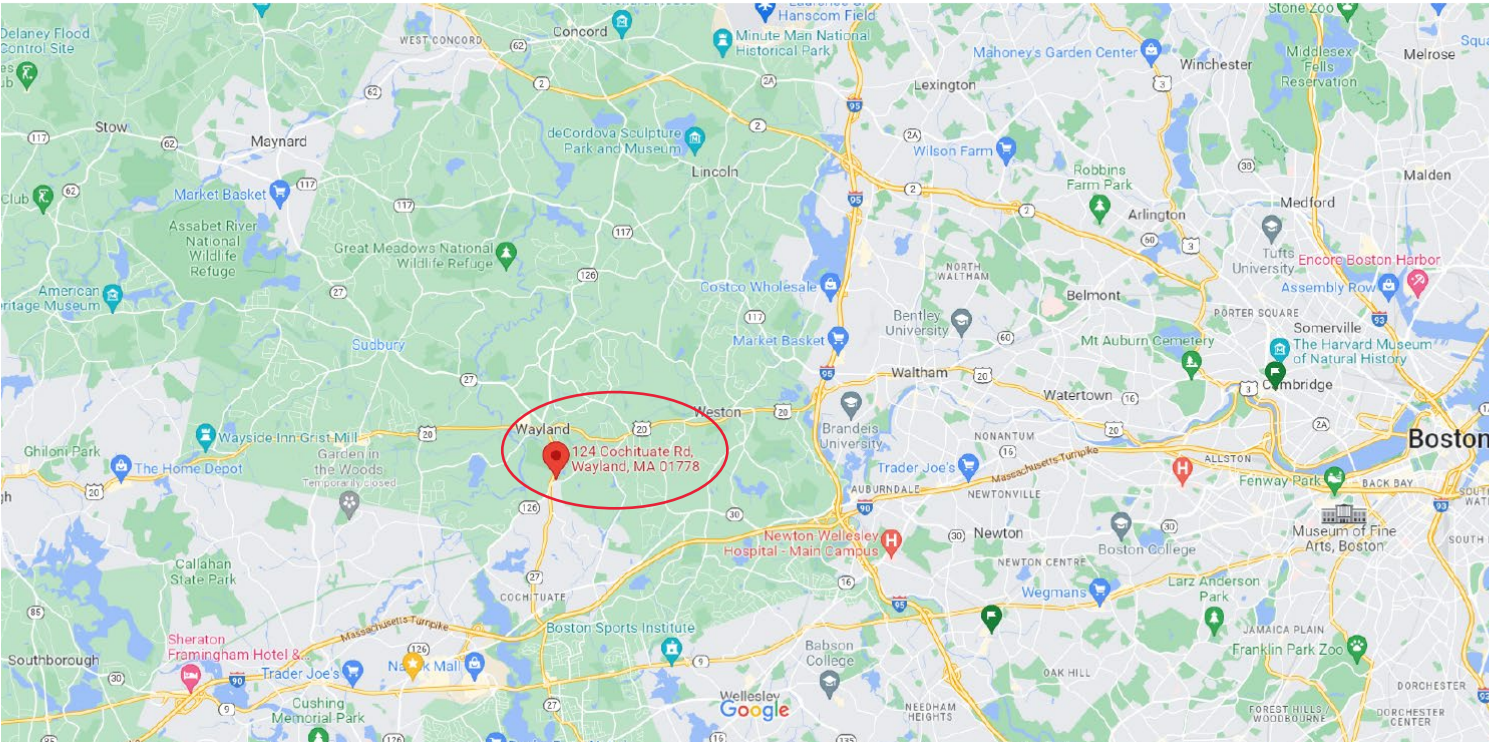
The Municipal Housing Trust has committed \$250,000 to the project, a substantial investment for Wayland. Finally, the Select Board, Housing Partnership, and Wayland Interfaith Leaders Association have all provided letters of support to this application. The Municipal Housing Trust will approve the text of a letter of support and written commitment of funds at their upcoming meeting, to be provided under separate cover.

See Attachment 4

- a) *Letter of Support from Wayland Housing Partnership*
- b) *Letter of Support from Wayland Select Board (sent directly by the Select Board under separate cover)*
- c) *Letter of Support from Wayland Interfaith Leaders Association*
- d) *Letter and funding award from Municipal Housing Trust to be sent under separate cover*

Attachment 1: Location Map

Exhibit 1: Project Location Map



Attachment 2: Conceptual Drawings

Attachment 3: Evidence of Site Control

5-04

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DEED

I, VIRGINIA L. PAINE, of Wayland, Middlesex County, Commonwealth of Massachusetts, the unmarried widow of Frank C. Paine, FOR CONSIDERATION PAID grant to the ROMAN CATHOLIC ARCHBISHOP OF BOSTON, Massachusetts, a corporation sole, with Quitclaim Covenants, all of my right, title and interest in and to a tract of land situated on the Easterly side of Cochituate Road in the Town of Wayland, County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

Beginning on the highway leading from Framingham to Boston known as "Old Connecticut Path";

Thence running from the land now or formerly of Robert Cumming Southwesterly along said road to land now or formerly of Francis Shaw;

Thence Northwesterly to the highway leading from Wayland to Cochituate known as "Cochituate Road";

Thence Northerly by said road to land formerly of Joseph Bullard now or formerly of Helen C. Morgan;

Thence Easterly by said land now or formerly of said Helen C. Morgan to the corner of a stone wall;

Thence Southeasterly to the point of beginning.

There is excepted from this conveyance so much of the above-described premises as have heretofore been taken by or conveyed to the Commonwealth of Massachusetts and other grantees as appears of record and also excepting from this conveyance the Northeasterly portion of the above-described premises containing a square area of 85/100ths acres, more or less, conveyed by Elizabeth M. Rutter to said Helen C. Morgan by deed dated June 27, 1939, and recorded in Middlesex South District Deeds, Book 6305, Page 21.

The premises conveyed hereby contain twelve (12) acres, more

or less.

This conveyance is made subject to and with the benefit of all easements, restrictions of record, if any there be, and subject to the real estate taxes of the Town of Wayland for the year 1959.

This conveyance is further specifically made subject to the following restrictions which shall remain in force for a period of fifty (50) years from the date hereof:

1. That during said period the premises shall be used only for a church and a rectory thereon, and
2. That during said period the premises shall not be sold, conveyed, or otherwise transferred.

For title reference may be had to the deed of John B. Paine, Jr., et al, Trustees, to me, dated May 21st, 1959, and recorded ~~immediately~~ preceding this deed, as Document #165 of June 3, 1959.

No documentary stamps are affixed as none are required by law.

WITNESS my hand and seal this 2nd day of June, 1959.

Virginia L. Paine
Virginia L. Paine

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 2nd, 1959

Then personally appeared the above named Virginia L. Paine and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Charles M. Ganson
Charles M. Ganson Notary Public

My commission expires

My commission expires Sept. 24, 1959

Attachment 4: Evidence of Local Support

January 24, 2023

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

Dear Ms. Murphy:

The Wayland Housing Partnership was created by the Select Board to promote Wayland's affordable housing agenda. We advocate for affordable housing by increasing public awareness, compiling data on affordable housing needs, and furthering the Town's affordable housing goals, in accordance with our Housing Production Plan.

The Housing Partnership has been a strong and steady advocate for developing affordable housing on the parcel of land at St. Ann's Church, which is owned by the Archdiocese of Boston. The idea for developing this parcel was first suggested several years ago by Father David O'Leary, the Parish's pastor. At that time, Fr. O'Leary was a member of the Housing Partnership, representing the Town's clergy association. The proposed development has the full support of the Parish Pastoral and Financial Councils.

For nearly one year, we have been discussing this project with the Planning Office for Urban Affairs of the Archdiocese of Boston, as well as with many other committees and boards in Town. We have been thrilled with the level of professionalism displayed by POUA. And, at the same time, the level of support from the various Town boards and committees has been exceptionally strong and enthusiastic.

The site will be ideal for a housing development; it is on a major road with sidewalks that lead to the center of Town, which is less than a mile away. As a Low-Income Housing Tax Credit project (Wayland's first), the proposed development will be 100% "affordable," providing housing for older adults, with incomes in the range of 30-60% of area median income. This is a much deeper affordability level than what we have been able to accomplish with other recent developments. We are also exploring the possibility of including a small number of units for developmentally or intellectually challenged younger adults. This need was specifically identified in our Housing Production Plan. While the size of the development has not yet been finalized, we anticipate that it will have between 45-65 units.

The unique topography of the site will likely allow the project to have only two stories along the front (facing route 27) and three stories in the rear. This new development will fit in well with neighboring structures and will be consistent with the overall streetscape.

This project will serve a concrete example of The Good Shepherd Parish's commitment and mission to advance social justice. In addition, we are confident that it will both be viewed as a model church-sponsored initiative, as well as an enormous asset to our community.

The Housing Partnership enthusiastically supports this project, and we are looking forward to your granting POUA a Project Eligibility Letter as soon as feasible.

Thank you very much.

Mary Antes

Joanne Barnett

Kathleen Boundy

Rachel Bratt

Chris DiBona

Candace Hetzner

Jeff Johnson

Katherine Provost



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

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

SELECT BOARD

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

January 24, 2023

Alana Murphy
Director of Policy
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Dear Ms. Murphy:

On behalf of the Town of Wayland Select Board, I am pleased to write this letter of recommendation for the Saint Ann's Senior Village development, proposed by the Planning Office for Urban Affairs, Inc (POUA).

POUA proposes to develop excess land at 124 Cochituate Road into 60 units of elderly housing, affordable to households at 30%, 50%, and 60% of area median income. Since the beginning of this year, POUA has been working closely with local officials and departments to solicit input and comment to design an approach that was responsive to and respectful of the Town's approach and goals for the site. The Select Board is impressed by the thoughtful collaborative approach to the development of this site, which addresses several key elements of our Housing Production Plan, including target location, housing for seniors, and most notably, creation of housing for very-low and extremely-low income households. Last week, the Municipal Affordable Housing Trust Fund Board voted to commit \$250,000 to Saint Ann's Senior Village in recognition of the asset it will be to the Town of Wayland.

In short, the Select Board is pleased to support POUA's Saint Ann's Senior Village Project Eligibility Letter application, and we look forward to continuing our partnership with the developer as it seeks necessary reviews and approvals.

If you have any questions, please feel free to give me a call.

Sincerely,

Cherry Karlson
Chair, Wayland Select Board

CC: Kate Racer, Director, DHCD

January 16, 2023

Dear Town of Wayland Selectboard, Housing Trust, and Housing Partnership Board,

As members of the Wayland Interfaith Leaders Association, we are writing to strongly recommend your support for the low-income housing proposal to be located on Saint Ann's property on Cochituate Road.

In all of our religious traditions, we advocate for the just and equitable care of persons, including the basic need of housing. Unfortunately, the cost of housing in the town of Wayland as well as in the Commonwealth of Massachusetts more broadly has become a heavy burden and even out of reach for too many. Given this larger context, approving the Good Shepherd Parish proposal for a 63-unit development helps Wayland to become part of the solution towards this crisis of affordable housing.

Thank you for doing all that you can to help make this project a success. We pledge to likewise help support efforts at increasing affordable housing in Wayland.

Respectfully,

The Rev. Dr. Stephanie May, First Parish in Wayland
Rabbi Danny Burkeman, Temple Shir Tikva
Malik Khan, The Islamic Center of Boston
The Rev. Canon David O'Leary, Good Shepherd Parish
The Rev. Jeffrey Johnson, Peace Lutheran Church
The Rev. Rebecca Cho, Community United Methodist Church
Rabbi Louis Polisson, Congregation Or Atid
Rabbi Katy Z. Allen, Ma'yan Tikva