

Weston Affordable Housing Trust

September 1, 2020

To: **Weston Zoning Board of Appeals (ZBA)**
John Field, Land Use Coordinator (field.j@westonma.gov)

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Re: Modera Weston, 751-761 Boston Post Road

The Weston Affordable Housing Trust (“Trust” or “HT”) submits this letter to the ZBA to provide input and recommendations regarding the draft Comprehensive Permit decision (“Decision”) dated August 8, 2020. The Trust offers the following comments and suggested edits, which are included in the attached red-lined version of the 8/8/2020 draft decision:

1. Unit Mix and Dispersion - The decision should include specific reference to the Affordable Units dispersion throughout the property and specific numbers related to the “mix” or “ratio” of each type of unit. Reference paragraph #21.
2. Adding Units to the Subsidized Housing Inventory “SHI” – Units are eligible for inclusion when the Comprehensive Permit is filed with the municipal clerk. (RHSO can submit the form to DHCD). Reference paragraph #22.
3. Local Preference and Affirmative Fair Housing Marketing – At initial lease-up, preference for renting up to fifty percent (50%) of the Affordable Units shall be given to households qualifying for local preference, as defined in the c. 40B Guidelines, provided MassHousing approves. Additionally, Trust recommends that we require that the applicant provide a copy of its submission of Affirmative Marketing Plan to the Trust contemporaneously or prior to its submission of the Plan to the Subsidizing Agency for approval. Reference paragraph #25.
4. Town Regulatory Agreement - The Trust recommends adding language to acknowledge that if and when the Regulatory Agreement with the Subsidizing Agency is terminated, expires or is otherwise no longer in effect and is not replaced with another regulatory agreement with another Subsidizing Agency a permanent regulatory agreement must be implemented with the Town. Reference paragraph #26.
5. Excess profits - The Trust respectfully requests that any excess profits be deposited into the Affordable Housing Trust Fund, said funds to be used for purposes of supporting affordable housing projects and programs in Weston. The Town should also request that the applicant submit all documents relative to compliance with the

limited dividend provision to the Town contemporaneously with its submissions to Subsidizing Agency. Reference Paragraph #26.

6. Occupancy Permits – Provide provision that, if occupancy permits are phased, approximately 25% of the units in each phase must be affordable or as in accordance with unit mix in building as previously approved by Subsidizing Agency. Reference Paragraph 36.g.

For additional information or clarifications please contact Liz Valenta, RHSO or Sarah Rhatigan, Housing Trust Chair.

Respectfully submitted,

Trustees of the Weston Affordable Housing Trust

(Approved by vote held at HT meeting 8/25/2020)