



TOWN OF LITTLETON
APPLICATION TO THE PLANNING BOARD
INCLUSIONARY HOUSING FORM
Effective May 3, 2018

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Attach this Inclusionary Housing Form to the special permit or subdivision application for the project that is required to comply with Article XXIX

Project Name: Hager Homestead

Project Type: Senior Residential Development (Article XXIII)

Total Proposed Dwelling Units: 24 Required Number of Affordable Units: 3 - 5*

Proposed Number of Affordable Units: 5 *See attached Exhibit A for Affordable Housing Calculations

Is the Applicant requesting a density bonus for providing more on-site affordable units than the minimum required under Article XXIX? ☐ Yes ☒ No

Proposed Method of Compliance:

☒ On-Site Affordable Units

☐ Fee in Lieu of Units

ON-SITE UNITS

Equitable Treatment of Affordable Units. Attach a site plan or other documentation showing how the affordable units will be distributed throughout the development.

	Number of Units by Number of Bedrooms			
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Market-Rate	<u>9</u>	<u>10</u>	<u>0</u>	<u>0</u>
Affordable	<u>3</u>	<u>2</u>	<u>0</u>	<u>0</u>

How will the affordable units be made indistinguishable on the exterior from market-rate units? Provide sufficient detail for the Planning Board to understand how the applicant will comply with this requirement. Attach sample elevation drawings for market-rate and affordable units. Attach brief

narrative response below or on separate page if necessary. All units (both affordable and Market rate units) will be constructed with the exact same materials and will be architecturally indistinguishable from each other. Further, the affordable units will be disbursed throughout the Development and so will again be indistinguishable from the market rate units. See attached architectural drawings.

Affirmative Fair Housing Marketing Plan. Identify the qualified individual or firm that will prepare the AFHMP for this development. Attach the AFHMP preparer's resume and list of recent developments for which the AFHMP was developed by the preparer and approved by DHCD.

TBD at this time.

Lottery Agent

Name: TBD at this time.

Address & Contact Information:

Phone: _____ Email: _____

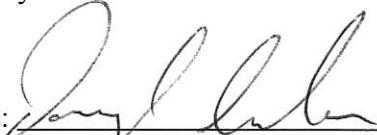
Fee in Lieu of Units (to be paid to the Littleton Affordable Housing Trust) -- N/A

1. Required Number of Affordable Units: _____
2. HUD Income Limit, 4-Person Household: _____
3. Total Fee in Lieu (1 x 2): _____

Applicant Certification

The Applicant understands, agrees, and certifies that:

1. The proposed project is accurately represented in the statements made in this Inclusionary Housing Form;
2. All applicable submission requirements in the Planning Board's Rules and Regulations have been met;
3. For developments that create affordable units, the lottery and owner/tenant selection process shall be monitored at the applicant's expense by the Town's monitoring agent unless DHCD designates a different monitoring agent;
4. No application for any building permit shall be made unless and until the Planning Board or its designee has verified that all conditions of Article XXIX have been met for this development;
5. Requests for building permits for market-rate and affordable units (or payment of fee in lieu of affordable units) shall comply with § 173-204(C) of the Zoning Bylaw; and
6. No certificate of occupancy shall be requested for any affordable unit until an affordable housing deed restriction in a form approved by Town Counsel has been executed and recorded with the Registry of Deeds.

Signature:  _____

Date: 4-8-20

Print: _____

Douglas C. Deschenes, Attorney for Applicant

Exhibit A

Affordable Housing Calculations

The Senior Residential Development Bylaw as amended states that “Notwithstanding anything contained in §173-198, for any Senior Residential Development subject to Article XXIX, Inclusionary Housing, fifty (50) percent of the dwelling units shall be affordable housing; provided that the Planning Board may reduce the required number of affordable units to not less than twenty-five (25) percent of the total dwelling units, and that in all cases the affordable units shall range from 60% to 150% AMI and the mix of affordability range of these units shall be at the discretion of the Planning Board.

§173-205 shall not apply to Senior Residential Developments; all other requirements of Article XXIX shall remain fully applicable to Senior Residential Developments.” In the Inclusionary Housing Bylaw there are two relevant sections: 1) §173-205 states “In any development subject to this Article XXIX, at least 10% of the dwelling units shall be affordable housing. Fractions shall be rounded up to the next whole number.” and 2) “Section 173-204(c) Exemptions. This Article XXIX shall not apply to the following: (1) Independent living units or an assisted living residence in a Senior Residential Development.”

Senior Residential Developments are not required by the Inclusionary Housing to provide at least 10% of the dwelling units shall be affordable housing. Independent Living Units are excluded from the calculation of Affordable Units pursuant to the requirements of the Senior Residential Development bylaws.

Hager Homestead has 9 units that are not “Independent Living Units, which are subject to the 25-50% affordable unit calculation. This translates to 3 units (25%) to 5 units (50%) when rounding is applied. Hager Homestead has proposed 5 units.