

# Host Community Agreement

- Between the Board of Selectmen and Fifteen Great Road, LLC
- Consistent with agreement Apple D'Or neighbors, abutters reached with Omni last summer
- 40B brings Littleton's subsidized housing inventory well above our 10% state-mandated goal - *from 8.45% to 13.97%*

# Host Community Agreement

- Bundles all Town-Omni issues in one document
  - Provides framework for resolving issues without litigation
- Respects authority of decision-makers
  - ZBA, Planning, Town Meeting, MassDEP
- Provides Town with mitigation from Omni
  - Amounts depend upon decisions reached
  - Enforceable outside of regulatory decisions

# The decision-makers

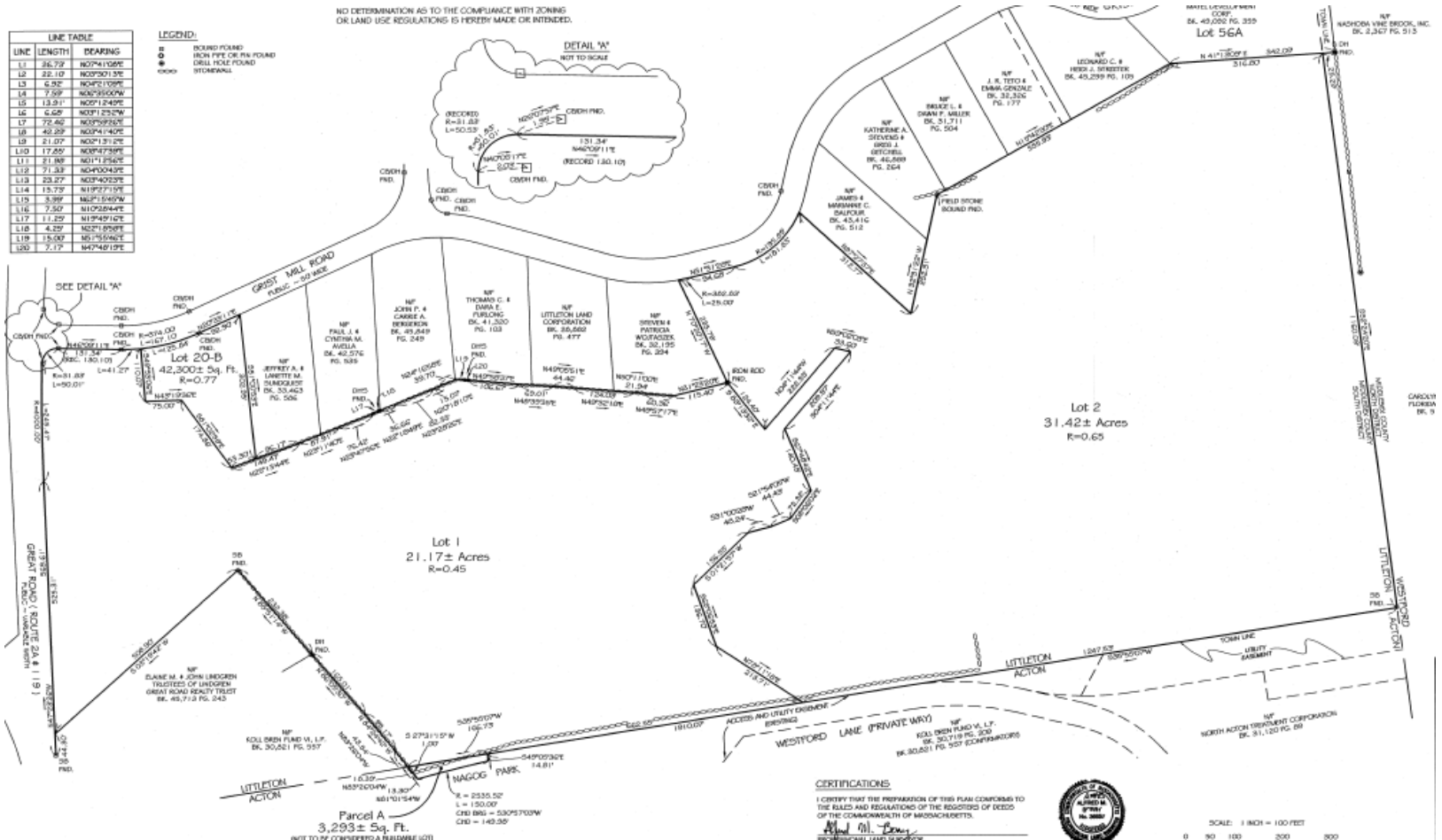
- *Zoning Board of Appeals* decides 40B comprehensive permit
- *Planning Board* decides 40A subdivision – either conventional or “open space” plan
- *Town Meeting* decides whether to grant sewer easement for certain tax title lots
- *MassDEP* decides WWTF facility
  - Since Littleton Board of Health allows shared septic systems, WWTFs

# Host Community Agreement impact

	Without HCA	With HCA
Zoning Board of Appeals 40B comprehensive permit	✓	✓
Planning Board subdivision	✓	✓
MassDEP permit for WWTF	✓	✓
Developer pays mitigation funds to the Town		✓

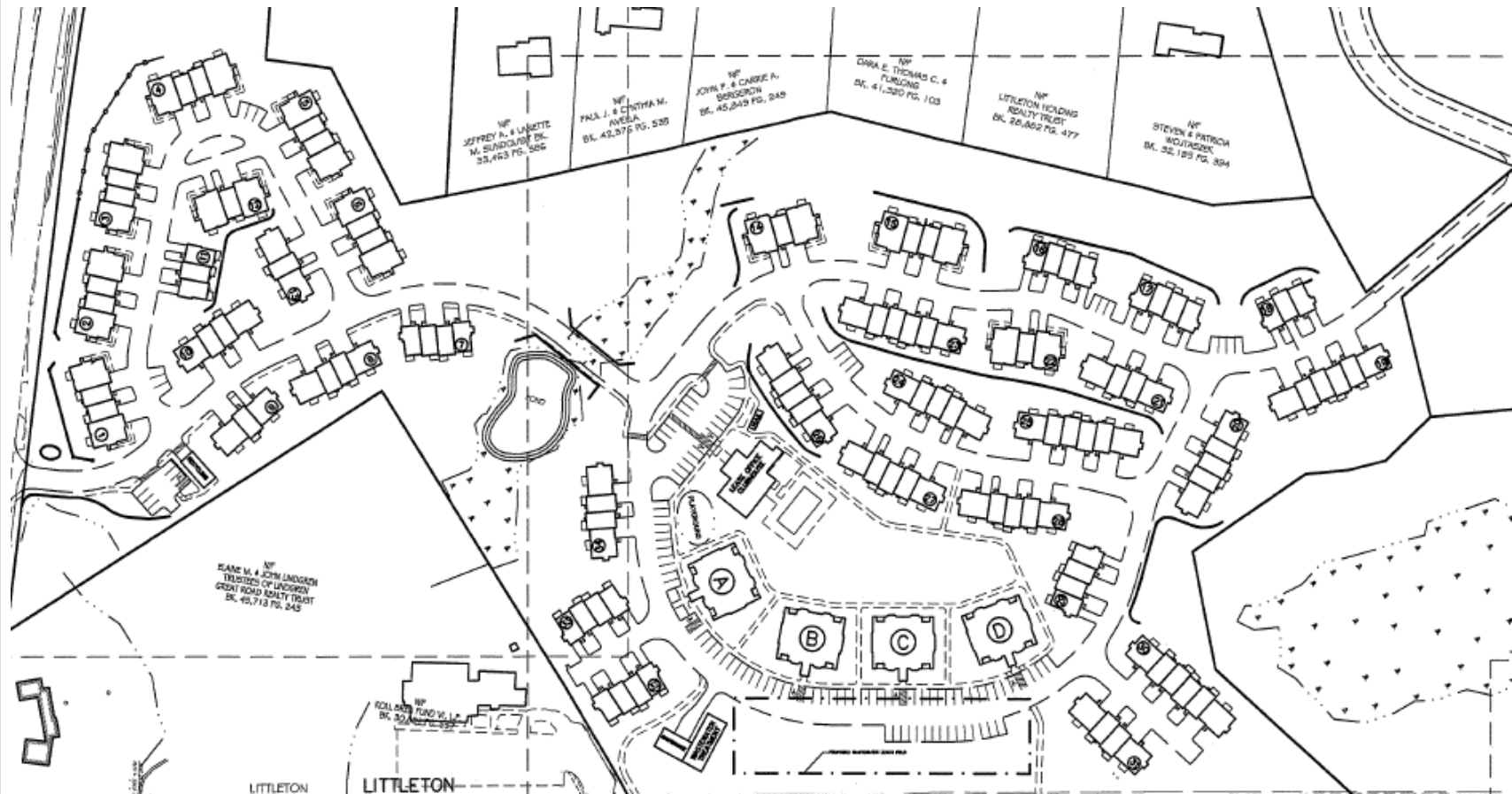
# 15 Great Road site

## Approval Not Required (ANR) Plan – 2 lots



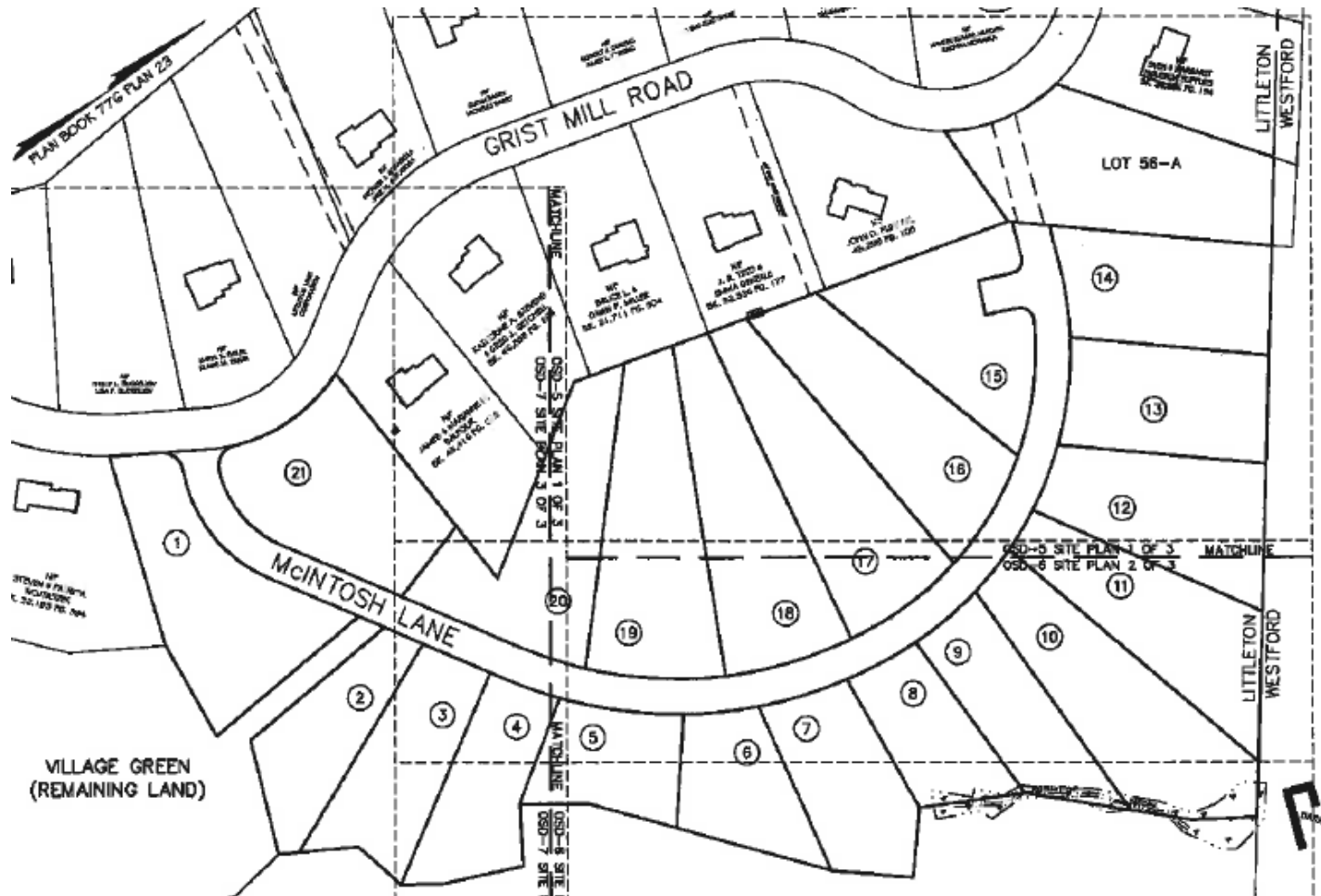
# Village Green Apartments – 40B

- Zoning Board of Appeals acts on comprehensive permit
- All 190 rental units count towards 10% goal



# The Orchards – 40A

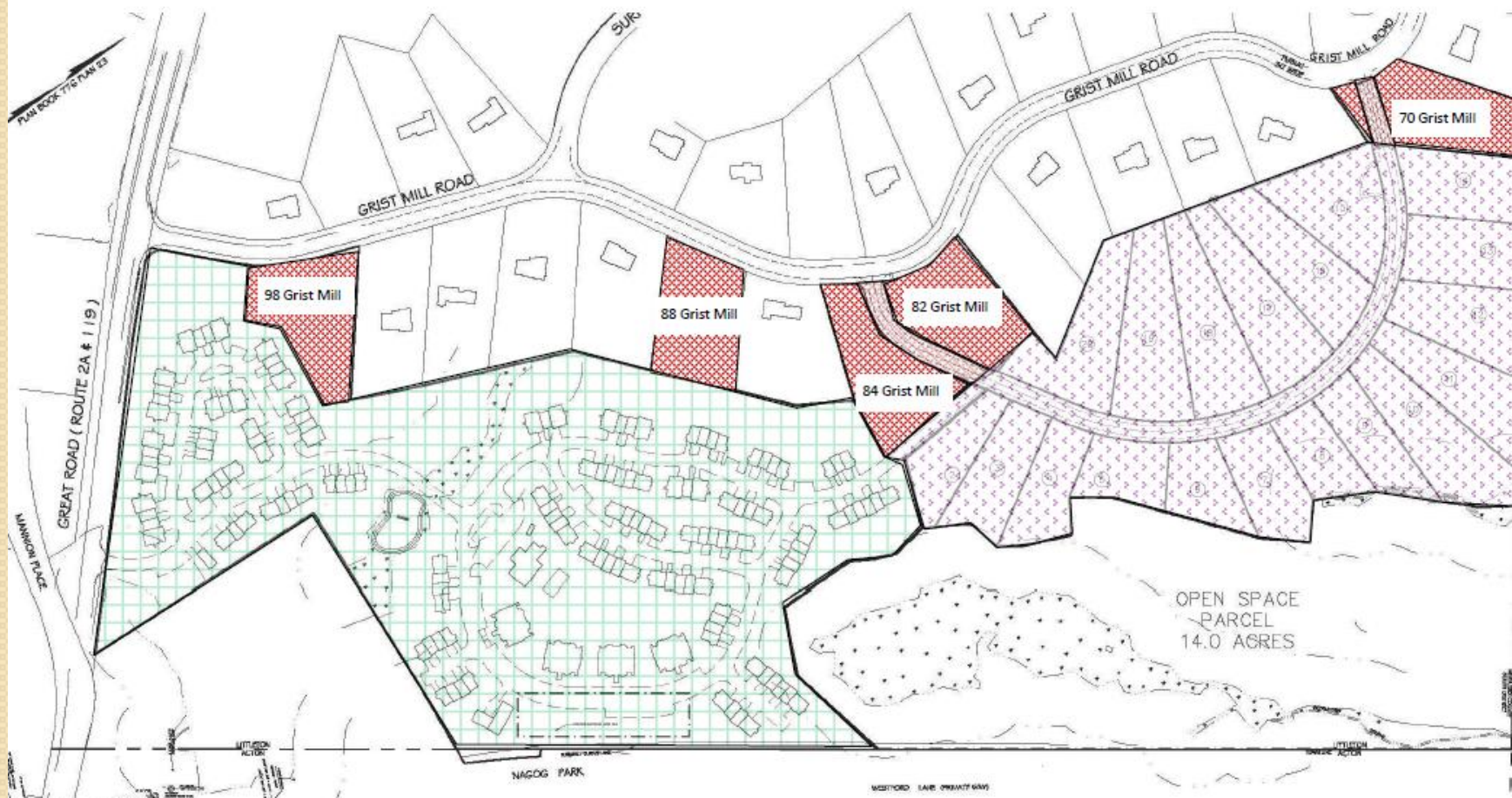
- Planning Board acts on subdivision – either conventional or “open space” plan





# Apple D'Or tie-in to WWTF

- 5 **Non-Easement** lots do not require town meeting approval

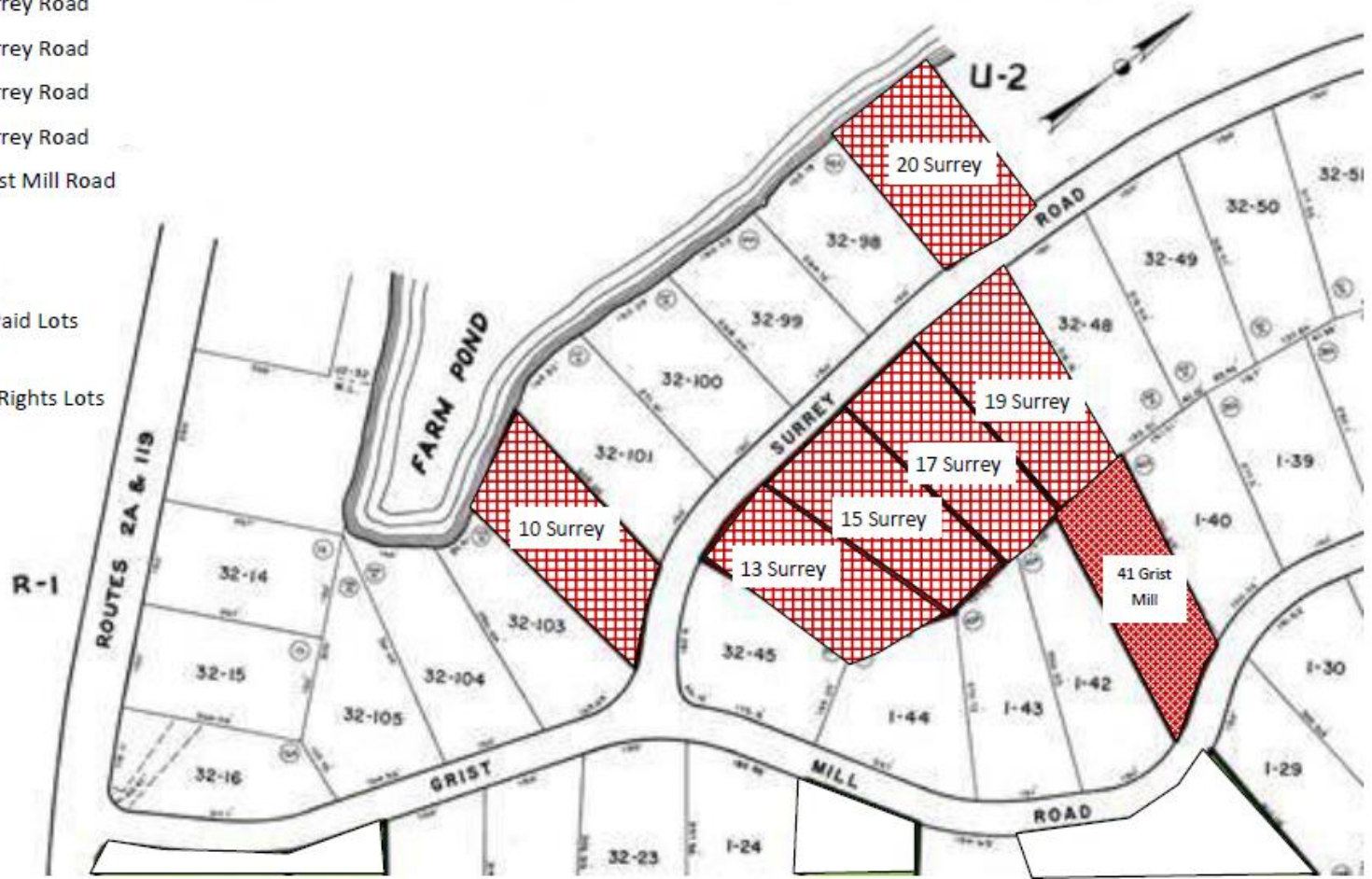
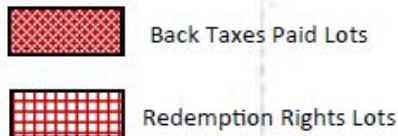




# Apple D'Or tie-in to WWTF

- 7 tax title **Easement Lots**, if town meeting approves easement

Lot	Address
U01-32-102	10 Surrey Road
U01-32-46	13 Surrey Road
U01-32-47	15 Surrey Road
U01-32-128	17 Surrey Road
U01-32-127	19 Surrey Road
U01-32-97	20 Surrey Road
U01-1-41	69 Grist Mill Road



# Mitigation amounts

- If ZBA approves 40B and Planning Board approves 40A “*open space*” plan

	\$494,125	19 lots @ 4.25% +\$50K
+	<u>270,000</u>	5 non-easement lots @ 8%
+	<b>\$764,125</b>	<b>Sub-total mitigation</b>

- And if Town approves 7 “easement lots”

+	<u>250,000</u>	For 7 “easement lots”
=	<b>\$1,014,125</b>	<b>Total mitigation</b>
+	<u>191,000</u>	Back taxes on tax title lots
+	<b>\$1,205,125</b>	<b>Grand total w/taxes</b>

# Mitigation amounts

- If ZBA approves 40B and Planning Board approves 40A *conventional subdivision*

	\$397,375	17 lots @ 4.25% *
+	<u>270,000</u>	5 non-easement lots @ 8%
=	<b>\$667,375</b>	<b>Sub-total mitigation</b>

- And if Town approves 7 “easement lots”

+	<u>250,000</u>	For 7 “easement lots”
=	<b>\$917,375</b>	<b>Total mitigation</b>
+	<u>191,000</u>	Back taxes on tax title lots
=	<b>\$1,108,375</b>	<b>Grand total w/ taxes</b>

\* If fewer than 17 lots, @ 3.5%, with right of appeal

# Mitigation in other communities

- Acton: \$500,000 for Avalon Acton (2005)
  - Host Community Agreement with Omni
- Sudbury: \$200,000 for Johnson Farms (2012)
- Southborough: \$338,000 for Madison Place (2012)
- Canton: \$1,950,000 for Avalon Canton (2012) – 196 rentals

# Achieving 10% goal under 40B

- Currently ...

<u>Subsidized units</u>	<u>291</u>	<b>= 8.45%</b>
Total housing units	3,443	

- With approval of 40B, add 190 rentals

<u>Subsidized units*</u>	<u>481</u>	<b>= 13.97%</b>
Total housing units**	3,443	

- All 190 rentals count towards 10% goal
- If ownership, only 48 (25% of 190) for 9.85%

\*Total based on 2010 decennial census, next adjusted in 2020



# Maintaining 10% goal under 40B

- With approval of this 40B:

<u>Subsidized units</u>	<u>481</u>	<b>= 13.97%</b>
Total housing units	3,443	

- Next decennial census is 2020

<u>Subsidized units</u>	<u>481</u>	<b>= 12.38%</b>
Total housing units*	3,884	

- To stay above 10% ...
  - Monitor, maintain existing inventory
  - Explore affordable units of Town's choosing

\* Adds 190; 26 in 2010, 16 in 2011, 34 in 2012; est. 25/year to 2020

# Host Community Agreement impact

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