


**MEMORANDUM**

To: Dunstable Affordable Housing Committee

From: Jennifer M. Goldson, AICP, Founder & Managing Director of JM Goldson 

Date: 2/9/23

**RE: Summary of results of the Affordable Housing Committee’s ranking of proposals for the Town property at 160-164 Pleasant Street**

The Dunstable Affordable Housing Committee met on 1/30/23 to review and evaluate the two complete proposals submitted in response to the Town’s Request for Proposals (RFP), issued in August 2022. The Committee based its review on the written proposals as well as interviews with the development teams held on 1/26/23. The Committee conducted the evaluation process by voting on and discussing each of the 14-criterion included in the RFP as Comparative Evaluation Criteria. The results of the voting process and key relevant points discussed are described below.

The vote outcome was to unanimously recommend that the proposal by MCO & Associates be considered by the Dunstable Select Board as the preferred and most highly advantageous proposal.

Comparative Evaluation Criteria	Key Discussion Points	Weighted Score	
		MCO	Arch
1. Development meets the Town’s affordable/mixed-income housing objectives for the subject Property as stated in this RFP. Importance - 3x	<p><b>MCO:</b> 25% of units to be income restricted at or below 80% AMI = 0 (Not Advantageous)</p> <p><b>Arch:</b> more than 50% of units to be affordable to a range of incomes = 2 (Highly Advantageous)</p>	0	6
2. Development provides maximizes units that count on the SHI. Importance - 3x	<p><b>MCO:</b> More than 40 units will be SHI Eligible = 2 (Highly Advantageous)</p> <p><b>Arch:</b> More than 40 units will be SHI Eligible = 2 (Highly Advantageous)</p>	6	6
3. Development includes housing for special needs populations. Importance - 3x	<p><b>MCO:</b> Includes special needs housing, not veterans housing specifically = 1 (Advantageous)</p> <p><b>Arch:</b> Includes special needs housing, not veterans housing specifically = 1 (Advantageous)</p>	3	3

<p>4. Development concept demonstrates thoughtful consideration of the site and are appropriate in scale and style. Importance - 2x</p>	<p><b>MCO:</b> The small-scale cottage-style houses integrate well with the town's traditional architectural style and site design provides a buffer between abutters and Pleasant St. = 2 (Highly Advantageous)</p> <p><b>Arch:</b> The site design provides a buffer between abutters and Pleasant St, but the larger apartment building does not integrate well with the town's traditional architectural style = 1 (Advantageous)</p>	<p>4</p>	<p>2</p>
<p>5. Site layout considers the existing constraints and infrastructure needs on the site. Importance - 2x</p>	<p><b>MCO:</b> Layout shows careful consideration of the wetland resource areas and includes details about the on-site treatment of wastewater = 2 (Highly Advantageous)</p> <p><b>Arch:</b> Layout shows careful consideration of the wetland resource areas and includes details about the on-site treatment of wastewater = 2 (Highly Advantageous)</p>	<p>4</p>	<p>4</p>
<p>6. Proposed design meets the sustainability objectives for the site as stated in this RFP. Importance - 2x</p>	<p><b>MCO:</b> The proposed design includes building materials and mechanical systems that are sustainable in terms of energy and water efficiency and nature-based stormwater management measures = 2 (Highly Advantageous)</p> <p><b>Arch:</b> The proposed design includes building materials and mechanical systems that are sustainable in terms of energy and water efficiency and nature-based stormwater management measures = 2 (Highly Advantageous)</p>	<p>4</p>	<p>4</p>
<p>7. Proposal provides sufficient parking for building residents. Importance - 1x</p>	<p><b>MCO:</b> Site design addresses parking requirements and provides screening but does not provide bicycle parking for residents = 1 (Advantageous)</p> <p><b>Arch:</b> Site design includes vehicle and bicycle parking for residents and screens parking areas from Pleasant St. = 2 (Highly Advantageous)</p>	<p>1</p>	<p>2</p>
<p>8. Developer exhibits a willingness to work with the community and Town officials to refine the conceptual design. Importance - 2x</p>	<p><b>MCO:</b> Developer provides descriptions of at least two previous instances of working with a community to develop land and demonstrates how specific conflicts were resolved with mutual satisfaction = 2 (Highly Advantageous)</p>	<p>4</p>	<p>2</p>

	<b>Arch:</b> Developer provides at least one example of working with a community to develop land and demonstrates how specific conflicts were resolved with mutual satisfaction = 1 (Advantageous)		
9. Development project provides outdoor amenities for residents. Importance - 1x	<b>MCO:</b> Project design includes an outdoor patio and gathering place and incorporates additional features such as community gardens or trails = 2 (Highly Advantageous) <b>Arch:</b> Project design includes an outdoor patio and gathering place and incorporates additional features such as community gardens or trails = 2 (Highly Advantageous)	2	2
10. Developer identifies anticipated traffic mitigation measures, including bicycle and pedestrian improvements. Importance - 1x	<b>MCO:</b> Developer provides an analysis of changes in traffic circulation and volume associated with the site and demonstrates commitment to mitigation measures including improvements to bicycle and pedestrian infrastructure = 2 (Highly Advantageous) <b>Arch:</b> Developer does not provide an analysis of changes in traffic circulation and volume associated with the site or provide a description of related improvements = 0 (Not Advantageous)	2	0
11. Quality of proposed property management approach and provision of services to support low-income residents. Importance - 3x	<b>MCO:</b> Management approach appears adequate and includes resident services = 2 (Highly Advantageous) <b>Arch:</b> Management approach appears adequate and includes resident services = 2 (Highly Advantageous)	6	6
12. Developer specifies how noise, traffic, construction debris will be mitigated during the construction phase. Importance - 1x	<b>MCO:</b> Developer demonstrates high level of commitment to and understanding of best practices to mitigate construction impacts = 2 (Highly Advantageous) <b>Arch:</b> Developer demonstrates high level of commitment to and understanding of best practices to mitigate construction impacts = 2 (Highly Advantageous)	2	2
13. Developer's business location Importance - 1x	<b>MCO:</b> Harvard headquarters are about 13.4 miles from Dunstable, therefore within 15 miles = 2 (Highly Advantageous)	2	1

	<b>Arch:</b> Needham headquarters are about 41 miles from Dunstable, therefore within Southern New England but not within 15 miles = 1 (Advantageous)		
14. Provision of public amenities or other benefits. Importance - 1x	<b>MCO:</b> Developer demonstrates provisions of public amenities or other benefits with public parking for trail access = 2 (Highly Advantageous)  <b>Arch:</b> Developer demonstrates no public amenities or other benefits = 0 (Not Advantageous)	2	0
		MCO	Arch
	<b>Total Score</b>	42	40

In addition, the Committee discussed a few related benefits of the MCO proposal:

- Unlike the Arch proposal, the MCO proposal is not be seeking public subsidies (at any level – local, state, or federal). Therefore, the likelihood of the project moving forward sooner is high due to the timing of public subsidy funding rounds.
- Due to the design, housing type (cottages), and scale, the MCO project has more likelihood of public support and moving through the permitting process more smoothly because the Committee felt the MCO proposal harmonizes well with Dunstable’s existing architectural styles and development patterns.