

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

160-164 Pleasant Street Development Proposal



A Residential Community of Rental Cottages

Submitted by:



*206 Ayer Road – Suite 5
Harvard, Massachusetts 01451*

978-456-8388

www.mcoassociates.com

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TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

160-164 Pleasant Street Development Proposal

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Given the broad range of questions asked with the RFP, we simply responded to each question to ensure all specific questions were addressed.

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MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

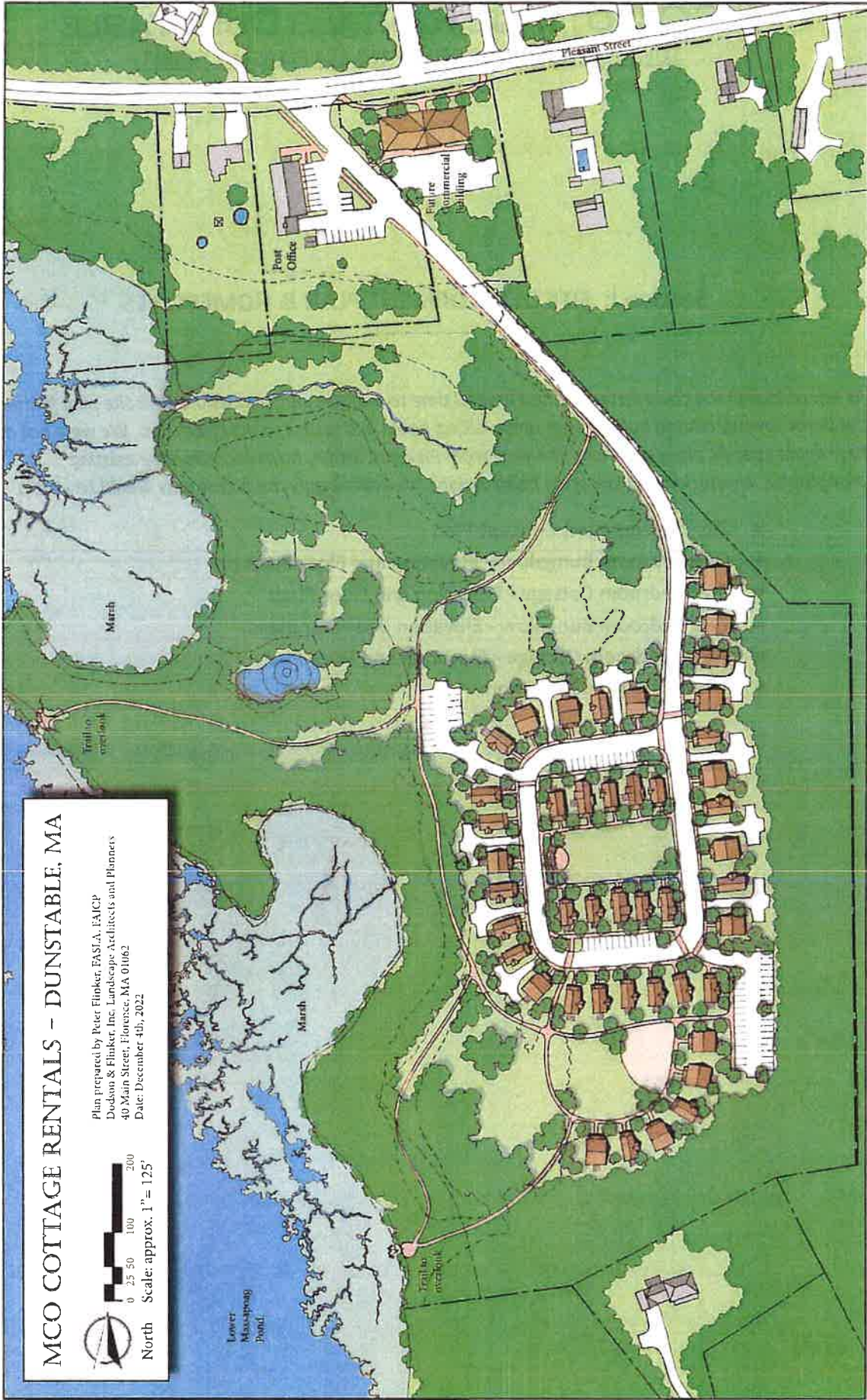
Section I: SITE DEVELOPMENT PLAN & HOMESTYLES

As referenced in the cover letter, we had limited time to prepare our submission. The site plan features the home layout, related buffer zones and walking paths and access to the riverfront. We were not able to prepare specific plans regarding the view from Pleasant Street, however, given the existing topography, vegetation and low scale home height, we believe only the access way would be visible.

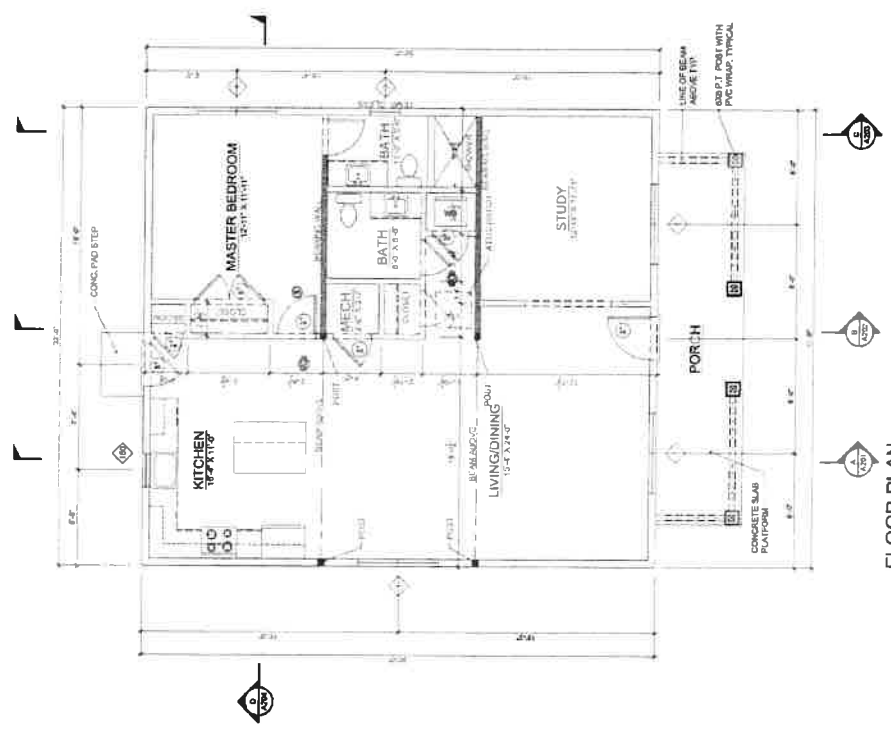
- Site Development Concept Plan
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MCO COTTAGE RENTALS - DUNSTABLE, MA

Plan prepared by Peter Elnker, FASLA, EAICP
Dodson & Elnker, Inc. Landscape Architects and Planners
40 Main Street, Florence, MA 01062
Date: December 4th, 2022







FLOOR PLAN
1,192.6 S.F.



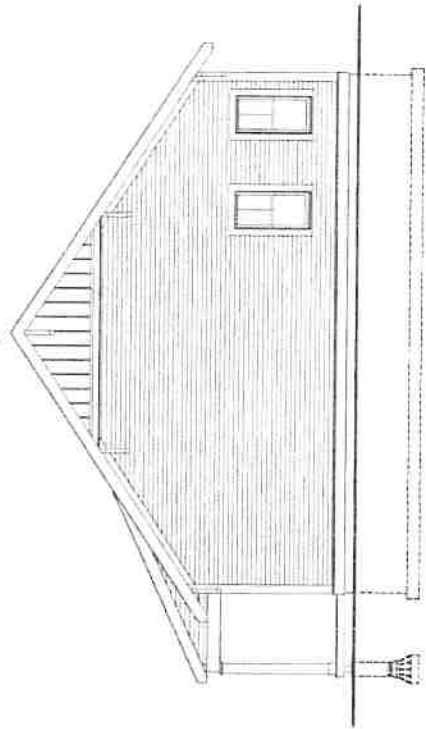
JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURAL PLANNING INTERIOR DESIGN
 3 KING KING, WASH STATE, BELLINGHAM WA 98221
 PHONE (360) 739-1188 FAX (360) 739-1184



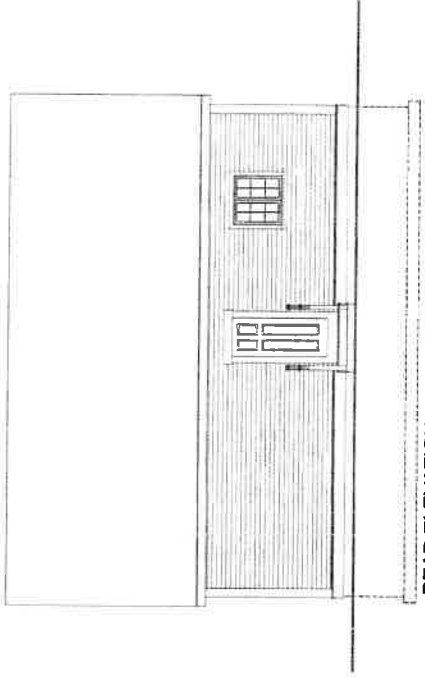
ELEVATIONS

20-36-ELRV
 04/15/21
 1/8" = 1' - 0"

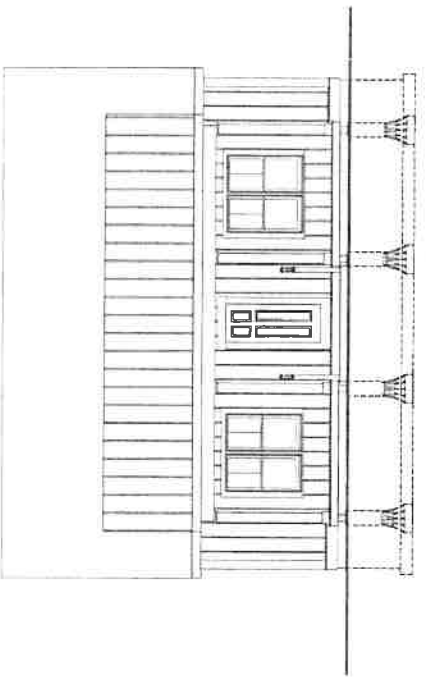
A.5002



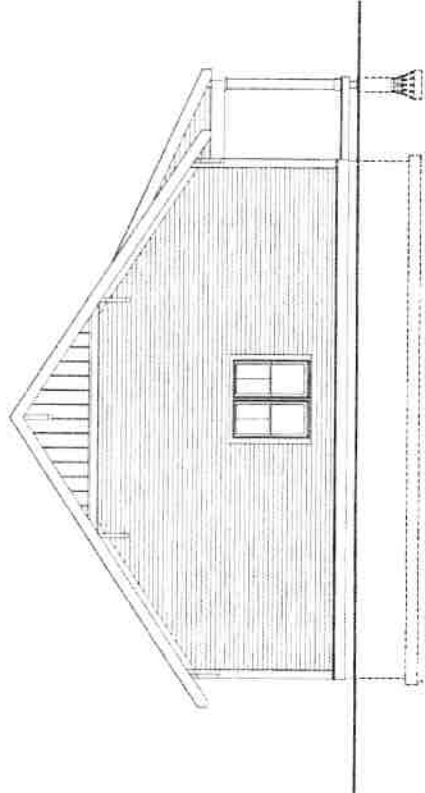
RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFTSIDE ELEVATION



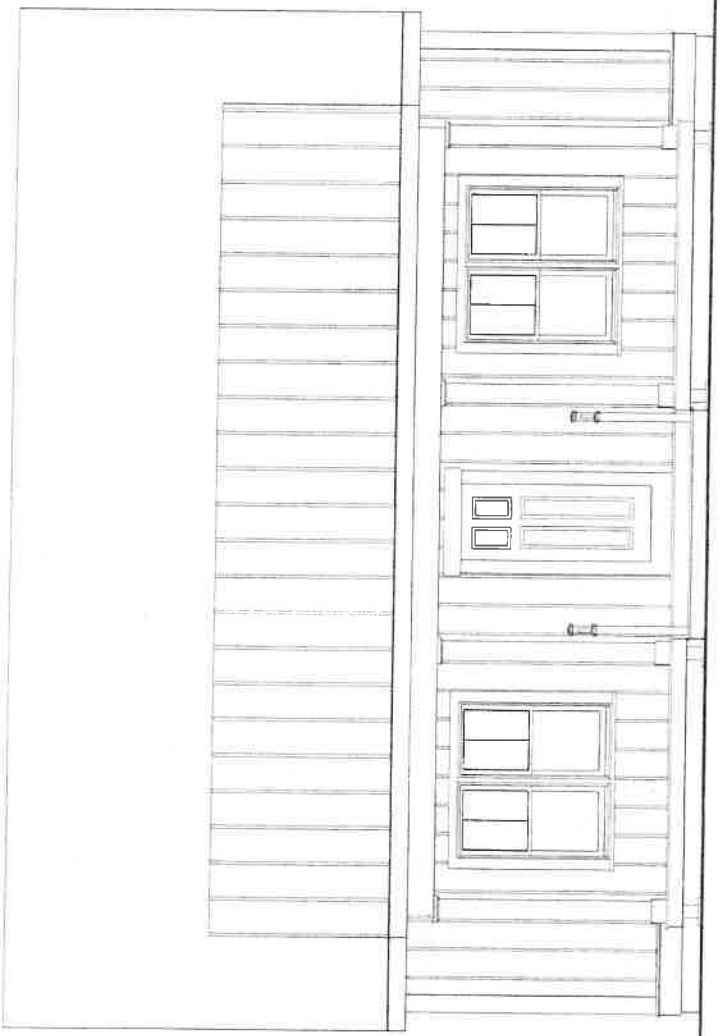
JOSEPH TAYLOR & ASSOCIATES, LLC
ARCHITECTURAL PLANNING INTERIOR DESIGN
2200 West 20th Street, Suite 100
Vancouver, BC V6L 1A8
TEL: 604.275.1888 FAX: 604.275.1888



ELEVATION

20-36-EL-IV
04/15/21
1/4" = 1'-0"

A-501



FRONT ELEVATION



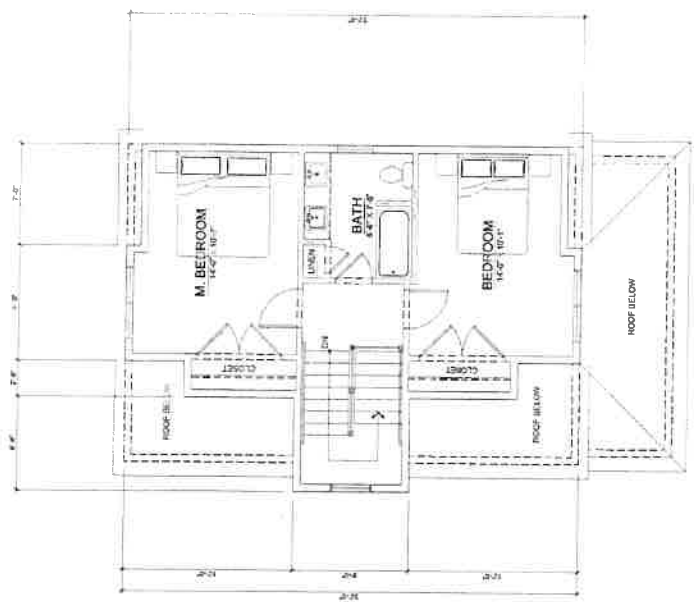


JOSEPH TAYNE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIORS DESIGN
 77 Park Street, Suite 100, North Reading, MA 01864
 PHONE: (978) 736-1800 FAX: (978) 736-1844

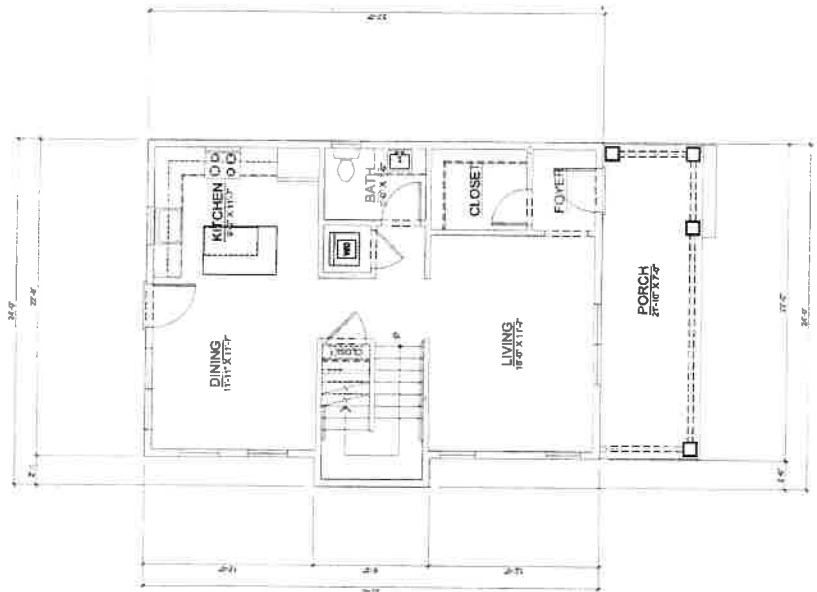
FLOOR PLANS
 SMALL COTTAGE

20-036 PL-C9
 04/15/21
 1/8" = 1'-0"

A101



SECOND FLOOR PLAN
 2183F



FIRST FLOOR PLAN
 183F



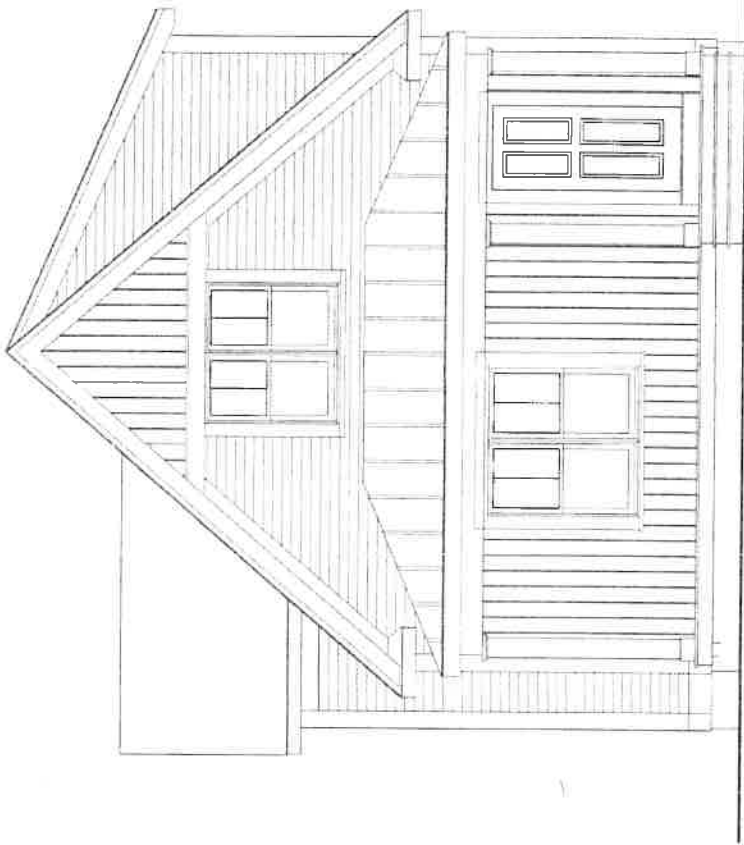
JOSEPH TATOR & ASSOCIATES, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
2 KINGDOM, NORTH BRIDGE, ANNAPOLIS, MD 21403
PHONE: 410-293-7100 FAX: 410-293-7101



FRONT ELEVATION
SMALL COTTAGE

20-16-EL-FT
04/15/11
1/8" = 1'-0"

A501



FRONT ELEVATION



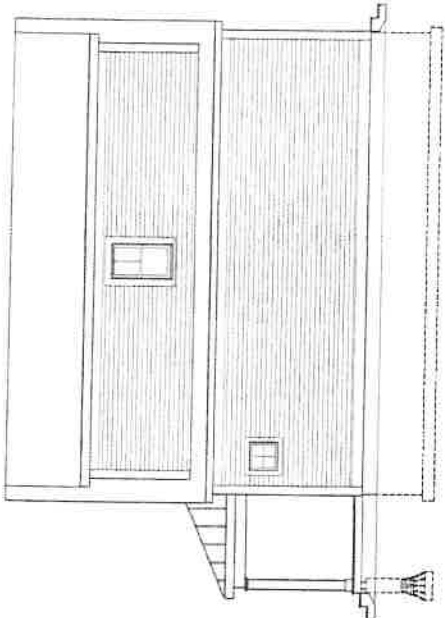
JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURAL PLANNING INTERIOR DESIGN
 2 Stage Ave., Suite 100, Middletown, CT 06457
 PHONE (860) 336-1888 FAX (860) 336-1888



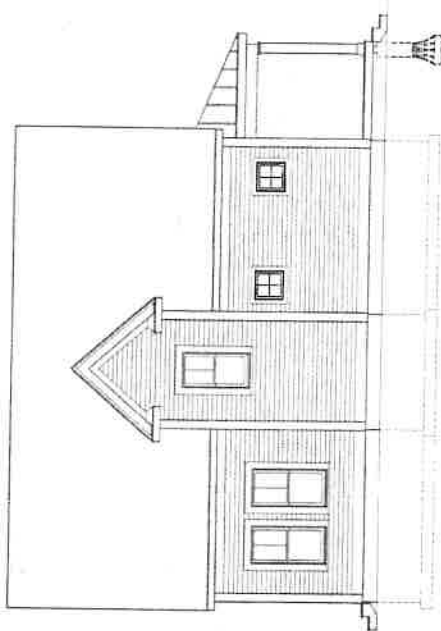
ELVATIONS
 SMALL COTTAGE

30-56-ELBY
 04/12/21
 1/8" = 1' - 0"

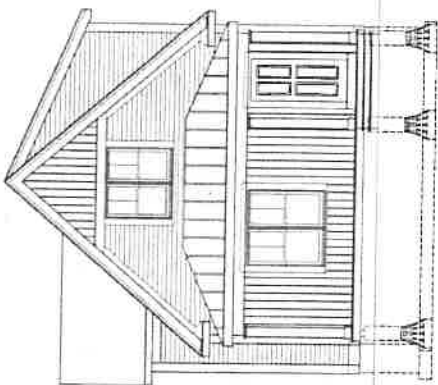
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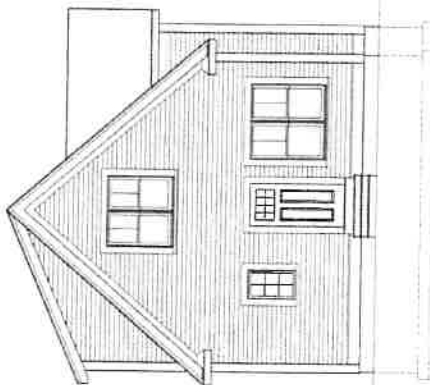
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



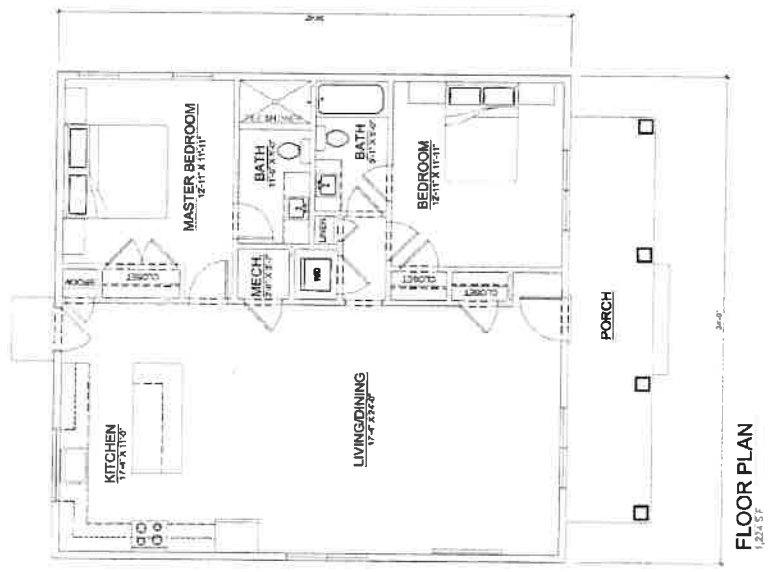
A101

20-036 PLAN
04/15/21
1/8" = 1'-0"

FLOOR PLAN



JOSEPH TAYLOR & ASSOCIATES, LLC
ARCHITECTURAL FLOORING DESIGNER
775 West Belmont Street, Suite 100, North Hollywood, CA 91605
PHONE: (818) 709-1888 FAX: (818) 709-1888



FLOOR PLAN
1/21/21



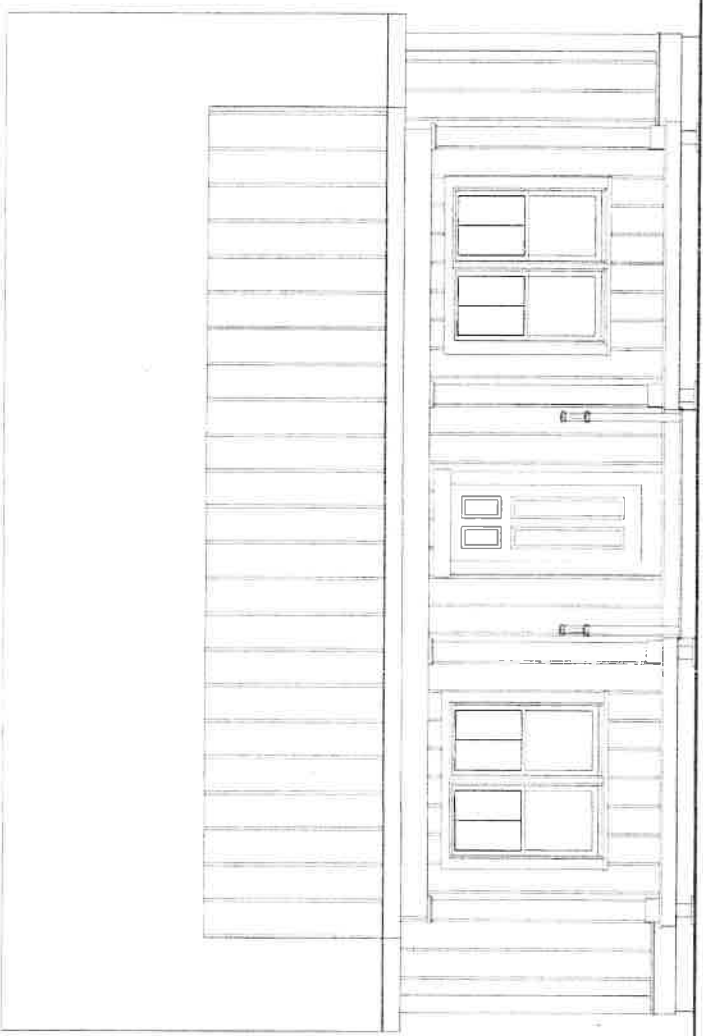
JOSEPH TATOR & ASSOCIATES, LLC
ARCHITECTURAL PLANNING DESIGN GROUP
19928 WOODBRIDGE DRIVE, SUITE 200
DALLAS, TEXAS 75244
PHONE: 972-252-1888 FAX: 972-252-1883



ELEVATION

20-06-ELRV
04/15/21
1/4" = 1'-0"

A501



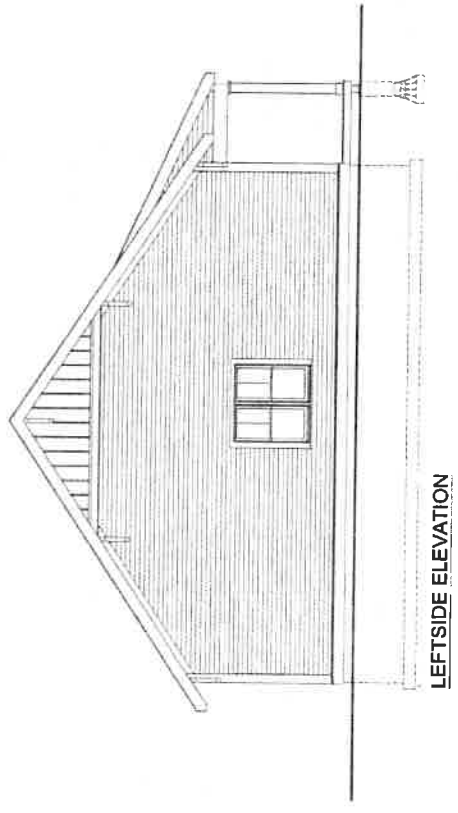
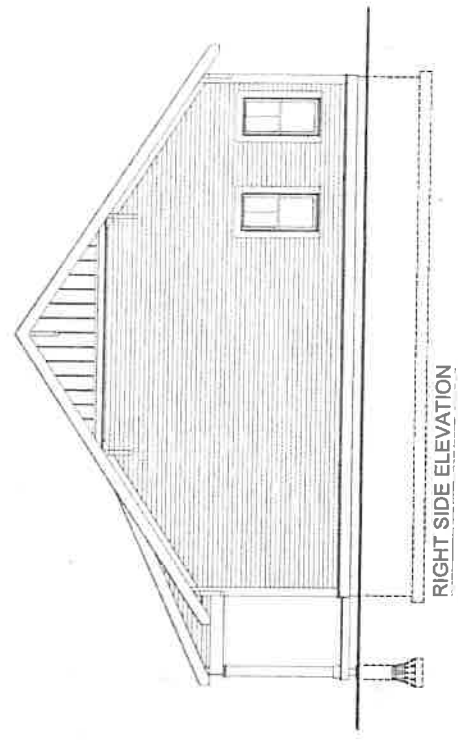
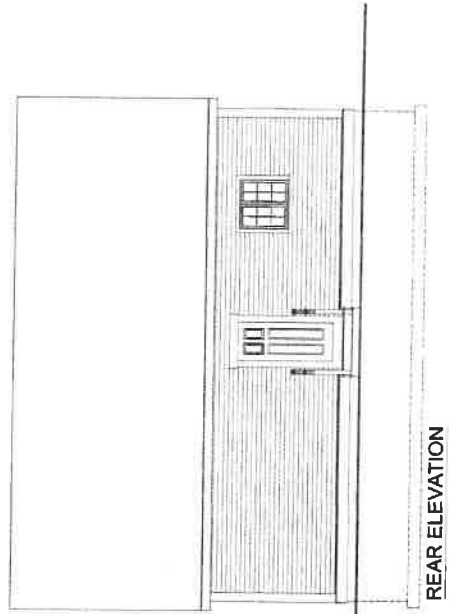
FRONT ELEVATION

20-36-EBV

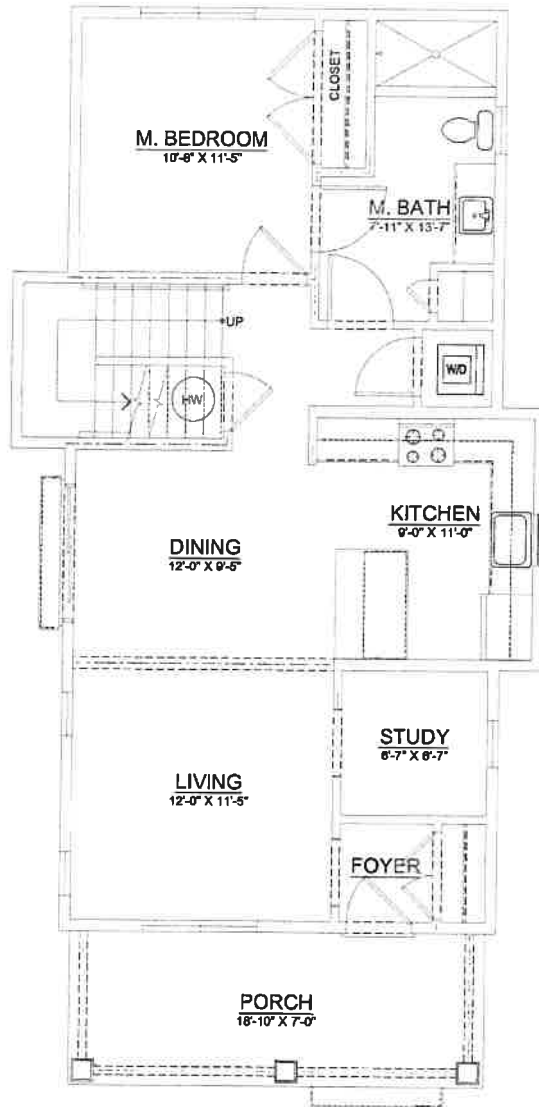
04/12/11
1/8" = 1'-0"

ELEVATIONS

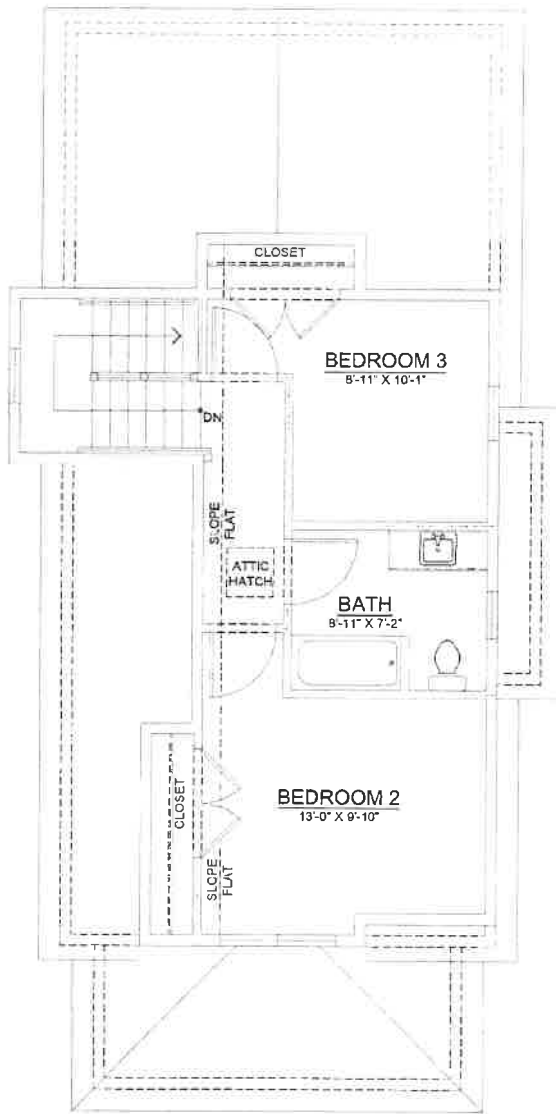
JOSEPH TATONE & ASSOCIATES, LLC
ARCHITECTURAL PLANNING DESIGN ENGINEERING
2 Eagle Ave., North Andover, Massachusetts 01845
PHONE: (978) 234-1400 FAX: (978) 274-1844







FIRST FLOOR PLAN
884 S.F.



SECOND FLOOR PLAN
524 S.F.



JOSEPH TATOR & ASSOCIATES, LLC
ARCHITECTS PLANNING INTERIOR DESIGN
2 KING LEY, SUITE 2000, MEMPHIS, TN 38119
PHONE (901) 276-5888 FAX (901) 276-1911



ELEVATIONS
SMALL COTTAGE - MASTER DOWN

20-26-121EV
04/13/21
LRF - 1 - 0'

A501



FRONT ELEVATION

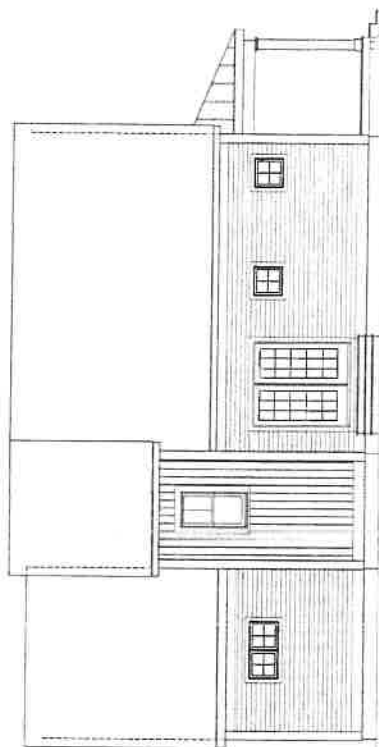
1097A

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1/8" = 1'-0"

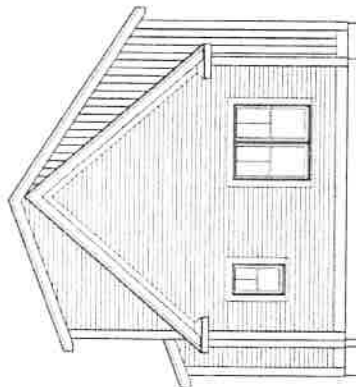
ELAVATIONS
SMALL COTTAGE - MASTER DOWN

JOSEPH TATONS & ASSOCIATES, LLC
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2 Kings Hwy, North Reading, Massachusetts 01864
PHONE (978) 794-1881 FAX (978) 794-1881

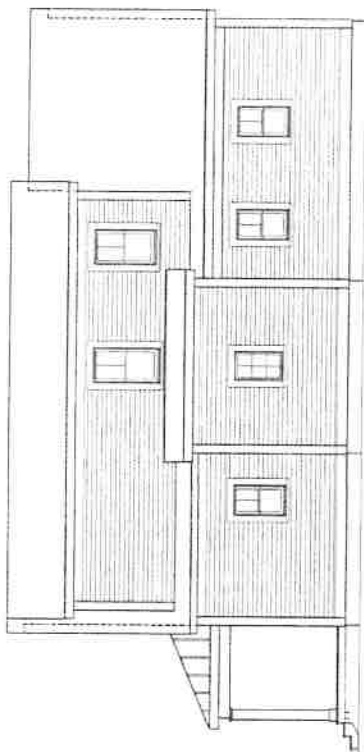
LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

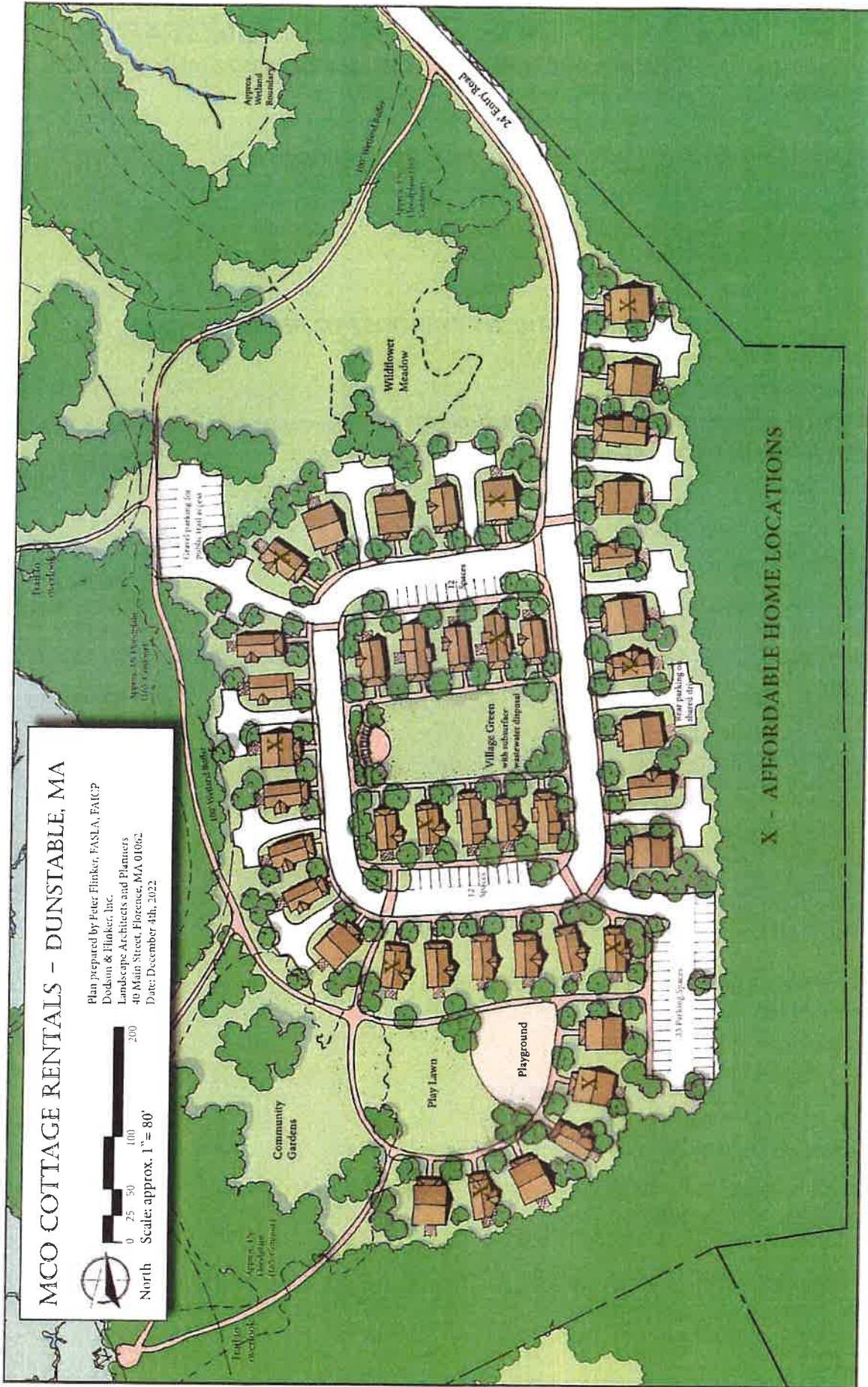


MCO COTTAGE RENTALS - DUNSTABLE, MA

Plan prepared by Peter Flinker, FASLA, EAICP
Dodson & Flinker, Inc.
Landscape Architects and Planners
40 Main Street, Florence, MA 01062
Date: December 4th, 2022



Scale: approx. 1" = 80'



X - AFFORDABLE HOME LOCATIONS

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Section II: COMMENT RESPONSE TO RFP QUESTIONS

Given the broad range of questions asked with the RFP, we simply responded to each question to ensure all specific questions were addressed.

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SECTION II. COMMENT & RESPONSE TO RFP QUESTIONS

Town Comments and questions in Black, MCO Responses in Blue

TOWN'S DEVELOPMENT OBJECTIVES FOR THE SITE

The primary development objective for the site is the creation of +/- 40 rental housing units (not to exceed 60 units) that are affordable to a mix of income levels and include options for a variety of household types, including families, seniors, and people with disabilities. The development should attempt to incorporate the spirit of Dunstable architecture and open space. It is the Committee's intention to encourage creativity on the part of the developer's proposal. The Committee would like to take advantage of the developer's experience and knowledge of the marketplace. Parcel 12-48, which has frontage directly on Pleasant Street may provide an opportunity for a commercial/retail use as part of a mixed-use development proposal. A majority of the subject property is relatively isolated and has few direct abutters. The rear parcel is also not visible from a major public way but has access through an existing easement.

In accordance with the primary objective of the RFP, we have proposed the construction of 44 cottage style homes to be made available on a rental basis. The cottages will be a mix 1, 2 & 3 bedroom homes ranging in size from 1,150 to 1,400 square feet. To meet the needs of a wide range of individuals and families, 3 of the 4 home styles feature a primary bedroom on the first level. This ensures the availability of suitable homes for families, older and handicapped renters. The designs are a modern farmhouse/cottage style which shall blend seamlessly with local architecture.

Housing for a Mix of Ages, Income Levels and Needs

The Town encourages proposals that include a mix of ages and income levels with all units eligible to count on the Subsidized Housing Inventory. The Town anticipates that at least 25 percent of units will be affordable at 80 percent of AMI, but would encourage a greater mix of incomes, including some affordable to middle-income households and more deeply affordable units, in addition to market rate units. The Town also encourages proposals with service-enriched housing for special needs populations including veterans. Developers are encouraged to be creative with financing opportunities in this area. To the extent allowable by the DHCD, the Town would encourage a 70 percent local preference for the affordable units. All rental units must count towards the DHCD Subsidized Housing Inventory to help the Town work towards its housing production goals as outlined in the Housing Production Plan.

We propose to develop the property in conjunction with DHCD's Local Initiative Program (LIP). This will ensure 25% of the homes will be made available to applicants with incomes at or below 80% of the AMI, adjusted for household size. All 44 homes will be accepted by DHCD and added to Dunstable's SHI. As outlined in the attached Marketing & Outreach Lottery Plan, we will work with DHCD to secure the maximum local preference of up to 70% of the affordable homes.

Neighborhood and Natural Resources

Proposed uses, developments and designs should be sensitive to the surrounding natural environment and show consideration to the limited number of abutting residential properties. The project should not detract from the scenery or existing resources nor have a significant negative impact on the environment of adjacent natural areas. The Town favors proposals that include sustainable landscaping and building design, including energy

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efficient construction materials and mechanical systems.

The area the proposed homes are located is far off Pleasant Street to minimize the visual impact of the proposed development. The proposed homes designs are modest sized cottages with a building height of only 25 feet, further limiting the visual impact from off site and reducing the overall footprint on the site.

The site will be engineered utilizing Low Impact Development techniques such as subsurface drainage facilities to encourage recharge and drought resistant native plantings. The proposed homes will be All Electric to meet or exceed the highest standards of energy efficiencies. LED lighting, energy star compliant appliances and low flow plumbing fixtures will further reduce the project's environmental impact.

Design Guidelines

The following Design Guidelines are intended to provide some direction to respondents on the design character and sustainability goals the Committee is seeking in proposals. The order of presentation does not indicate any priority or ranking of trade-offs among the Guidelines.

Architecture and Site Design

Architecture shall be the traditional New England style building patterns, scale and character found in the older areas of Dunstable (not the newer developments). The architecture should be sensitive to the overall scale and style of the Main and Pleasant Streets. The buildings shall have pitched roofs.

All cottages have pitched roofs and are of a modern New England farmhouse design. All homes features expansive front porches facing the internal streets or established open spaces.

The building or buildings should be sited to limit negative visual and noise impacts on neighboring residential properties.

The cottages are low profile and will not be visible from Pleasant Street or abutting properties. We have clustered the homes at the center of the property to limit the potential for noise pollution, both during construction and upon occupancy.

LED lighting should be used indoors and outdoors. Outdoor lighting should provide for pedestrian and vehicle safety while at the same time located and directed to limit its impact on adjacent natural areas and the neighborhood.

Only residential style lighting (i.e. lights you may have by your driveway or front walk) will be utilized at the property. All will be LED.

Developers are encouraged to go above and beyond the minimum accessibility requirements, to the extent possible. Each unit should contain laundry facilities.

3 of the 4 home styles provide a bedroom, kitchen, bath and laundry facilities on the first floor, offering true one level living for older and handicapped individuals. We will be in compliance with all required handicapped accessibility and adaptability requirements. All homes have laundry facilities.

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Building orientation and materials use should utilize passive solar gain. Maximum building exposure should face south wherever possible. Orientation should maximize solar exposure of common areas.

We shall provide All Electric homes to achieve the highest level of energy efficiency and conservation. No fossil fuels will be utilized at the property. Solar orientation has been taken into consideration with the home layouts and all homes have been designed with the potential for solar panels to be located.

Natural materials are the traditional building materials of the area and should be used to the maximum extent possible. Creative use of renewable resource or low maintenance material may be considered in so far as their visual impact does not detract from overall appearance.

To maximize the long-term maintenance of the property and to ensure a consistent look for the homes, we intend to utilize vinyl siding and trim. As you can see from the building elevations, we use extensive color as well as a variety of treatments on the exteriors to provide what will be an interesting and varied street scape. These products ensure an attractive look upon completion as well as 25 years down the road.

Appropriate residential and visitor parking should be provided and screened from the Pleasant Street view.

All parking is located well off Pleasant Street by the nature of the site layout. Two parking spaces per home as well as additional visitor parking is located throughout the property.

A shared outdoor patio and gathering place should be provided. A community garden is another resident amenity that may be considered. Landscaped areas, trails, and other passive recreational spaces should be sited in consultation with the Conservation Commission and Affordable Housing Committee.

We have incorporated green space accessible to all residents for common use and property wide functions. We have proposed a gravel drive and parking area for public usage to allow access to the riverfront trails. We will work with the Affordable Housing Committee and the Conservation Commission to modify or enhance these plans as appropriate.

A buffer shall be provided between adjacent neighbors and the new development and between Pleasant Street and the new development. Trees and other plantings should be of low maintenance species that are native to the area.

A natural buffer currently exists (slopes and vegetation) from abutters and will not be affected with our design. Further, the low profile of the proposed community will not be visible to abutters. If modifications are made which would impact the existing buffers, we will add plantings of native species for privacy.

Infrastructure

The roadway from Pleasant Street will be constructed in accordance with "Complete Streets" policies and have a low visual impact on Pleasant Street. This roadway is anticipated to be accepted as a town-owned way.

We have designed with this in mind.

Landscaping including onsite wastewater treatment infrastructure and leaching areas should follow the natural contours of the land as much as possible. Any existing trees shall be preserved to the maximum extent possible.

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Based upon the letter issued by the Town's consultant within the RFP it seems clear the necessary septic system will be "in the ground" and not visible with the exception of necessary vent pipes. We do not believe any mature vegetation on the interior of the property will be effected. (It appears all the current vegetation has grown in since the gravel operation ceased.) There may be some limited clearing necessary along the entrance way for construction and enhanced visibility.

Storm water management shall be consistent, in both wetland and non-wetland areas, with DEP Storm Water Standards and Handbooks. Proposals should utilize best practices for nature-based solutions as much as possible.

The drainage system will be in compliance with all DEP practices and Storm Water Management Policies. Low Impact Development techniques will be incorporated into the design.

RESPONSE SUBMISSION CONTENT

1. THE DEVELOPER

The proposal must include a description of the developer team, the individuals and organizations to be involved in the development, in particular the project manager, and their experience. The developer team may include, without limitation, the developer, property manager, architect, contractor, engineers, consultants, lenders, and investors.

Proposals should also include the following as relevant:

The name, address, email address, and telephone number of the prospective developer, the name of any representative authorized to act on their behalf, the name and contact information of the person to which all correspondence should be addressed, and the names and primary responsibilities of each individual on the developer team.

MCO Cottage Rentals Dunstable, LLC is the proposed ownership entity to be utilized to secure the lease and relevant funds to develop the property. The primary owner of the entity and primary contact for the development is Mark C. O'Hagan, President of MCO & Associates, Inc. Contact information for all development team members is included in Section 4. MCO & Associates, Inc. is located in Harvard, MA, within the requested 15-mile radius of the site. Additionally, the Construction Manager and limited partner, Brian Weilbrenner of Weilbrenner Construction, is a long time Dunstable resident.

If the prospective developer is not an individual doing business under their name, a description of the firm and status of the organization (e.g. whether a for-profit, not-for-profit or charitable institution, a general or limited partnership, a corporation, LLC, LLP, business association, or joint venture), and the jurisdictions in which it is registered to do business. If the prospective developer is a non-profit, please include a list of the organization's Board of Directors and areas of expertise they represent.

MCO Cottage Rentals Dunstable, LLC will be a Massachusetts based, single use limited liability company to be established as the limited dividend organization as required by DHCD.

The nature of the entity to enter into the Land Development Agreement for the Property, and the

MCO COTTAGE RENTALS DUNSTABLE

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borrower and guarantors of debt, if any.

MCO Cottage Rentals Dunstable, LLC will be a Massachusetts based, single use limited liability company to be established as the limited dividend organization as required by DHCD. Mark C. O'Hagan, as the primary owner will be the borrower and debt guarantor.

Identification of all principals, partners, co-venturers or sub-developers participating in the transaction, and the nature and share of participants' ownership in the project.

Brian Weilbrenner, of Weilbrenner Construction of Dunstable will be a limited partner in the development. The balance will be owned by Mr. O'Hagan. Pending the nature of the overall financing structure, additional investors may be utilized. If this occurs, we will update the Town with information on any added investors.

Discussion of whether the Property developer will also be the property manager and if this is not the case, the legal and financial relationship between the entities. If the developer will not be the property manager, the prospective developer shall describe the process for securing property management services.

It is the intention to hire Madison Management to manage the property. They have extensive experience in managing affordable rentals communities and we have an ongoing relationship with the firm. Company information is included in Section 4. The relationship will be a fee for services. The management company will hold no financial interest in the property.

Identification of the developer team, such as architects, engineers, landscape designers, contractor, and development consultants. Background information, including firm resumes and resumes for principals and employees expected to be assigned to the project, should be provided.

The Development Team and related information is included in Section 4. MCO & Associates, Inc. is currently working with all team members on other projects. Many of the team members have worked together in the past and have strong ongoing relationships.

A description demonstrating the extent to which the members of the developer team have successfully worked together on development projects of a similar scope to the proposed development including completed projects of similar size, total cost, and affordability levels.

MCO & Associates, Inc. (MCO), the land Planner (Dodson & Flinker), architect (Joe Tatone) and project engineer (Stamski & McNary) are currently working on a large scale project in Stow, MA. The project involves the redevelopment of the Stow Acres Golf Course. Stow Acres consists of a South Course and North Course for a total of 36 holes on approximately 325 acres. The overall design concept was the result of a year plus design review and local outreach program by the Town, Developer (MCO) and golf course owner essentially mediated by Peter Flinker. The planning process has resulted in the Town investing in excess of \$5M of CPA funds to acquire a Conservation Restriction on the South Course to ensure its long term open space as well as acquiring approximately 110 acres of the North Course for conservation and recreation uses. MCO will develop a large housing community with a total of 189 homes – containing 124 single family homes, 40 rentals cottages (similar to this proposal) and 25 62+ rentals on approximately 70 acres. The golf course will continue to operate and will update the South Course. Overall, the project will generate approximately \$100M worth of value

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for the Town of Stow and will provide a broad range of housing solutions for current and future residents.

MCO is also currently working with Peter Flinker and Joe Tatone on a 32 home cottage rental community in Lancaster, MA valued at \$9M. MCO has worked with Stamski & McNary and Joe Tatone on several recent affordable projects in Acton, MA with collective values of approximately \$20M.

For each similar project identified, provide project name, location, project type, start date, projected completion date and actual date of completion, total development costs and key project people. Also indicate the total number of units, number of affordable and accessible units, 1, 2, and 3 bedroom units, rental vs. condo, and whether they are currently managed by the developer.

A project list has been included in the background information of MCO & Associates, Inc in Section 4.

Information regarding any past, pending or threatened legal or administrative actions that could relate to the conduct of the Proposer, its principals, or any affiliates.

No Legal actions beyond a disagreement of the completion of punch list items with a past client.

Confirmation that no local, state or federal taxes are due and outstanding for the developer team or any constituent thereof.

We are not aware of any outstanding, local, state or federal taxes outstanding.

Provision of references for three completed projects, with contact names, titles, and current telephone numbers, who can provide information concerning the prospective developer's experience with similar projects.

Craftsman Village Harvard	- Chris Tracey, ZBA Chair. 978-456-4100x321
Craftsman Village Bolton	- Gerard Ahern, ZBA Chair. 978-779-3308
Craftsman Village Acton	- Kristen Guichard, Planning Director. 978-929-6631
MCO Cottage Rentals Stow, LLC	- Valerie Oorthuys, Planning Director. 978-897-5098
MCO Cottage Rentals Lancaster, LLC	- Jasmin Farinacci, Dir. of Community Devel & Planning. 978-365-3326 x1081

2. DEVELOPMENT CONCEPT NARRATIVE

The proposal should include a detailed description of the development concept for the Property and its improvements, including the following as relevant:

Details on the proposed housing units, affordability levels, and accessibility, including the following information:

A preliminary estimate of the total number of housing units to be provided.

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

44 Detached Cottage style residences.

The type of housing to be provided.

Four Cottage style residence including a mix of 1,2 & 3 Bedroom designs in one and two level homes. 3 of the 4 home styles offer one level living suitable for older and handicapped individuals.

The proposed distribution of housing units by floor area size and number of bedrooms.

One Bedroom Bungalow	3 Units	1 Affordable, 2 Market
Two Bedroom Bungalow	12 Units	3 Affordable, 9 Market
Two Bedroom Cottage	24 Units	6 Affordable, 18 Market
Three Bedroom Cottage	5 Units	1 Affordable, 4 Market

The distribution of income levels to be served, expressed as a percentage of the Lowell, MA AMI, including the percentage of housing units that will be priced at a market rate.

All the affordable homes will be made available to individuals and families earning up to 80% of the median income for the AMI, adjusted for household size. These incomes range from \$62,600 for a 1 person household to \$89,400 for a 4 person household.

The number of units that will be accessible to people with mobility impairments, and the number of units that will be accessible to people with hearing or visual impairments.

20 of the 44 cottages will be suitable for people with mobility impairments. All homes can be suitable for those with hearing or visual impairments.

Discussion of the physical plan and architectural/town design character of the project and the various programmatic and physical elements of the development, including building scale, specifically total height and lot coverage. The following questions should be addressed in the proposal narrative and renderings

How will vehicle traffic enter, exit, and circulate within the site?

Where will walkways and public amenities be located on the site?

How does your proposal address the design standards provided in this RFP?

What provisions will be made to ensure accessibility of housing units and common areas, in compliance with state and federal requirements?

The project design concept is of a quaint New England Village - charming smaller homes with welcoming front porches to meet neighbors in a neighborhood with small parks for people to gather. The homes have a modern farmhouse design with varied architectural treatments to maintain an attractive streetscape. All homes have pitched roofs and heights of only 25 feet, so we do not anticipate they will be visible from abutting properties or

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

Pleasant Street. We will maintain a heavily landscaped area between Pleasant Street and the start of the homes so it will feel like a small, protected village placed well off the main road.

The impervious coverage of the site will be limited to under 10%. The homes will cover approximately 3.5% of the site and access & parking areas will cover another 5.5%. We have proposed a public access way to a common parking area for trail access to be gravel to limit environmental impacts.

Description of all proposed infrastructure and the design of the roadway from Pleasant Street.

The roadway is designed to be a narrower width to limit the speed of travelers, create a more intimate feel of the property while maintaining safe access for residents and emergency personnel. If designated, we will meet with the Fire Department to review the plan and seek their approval. All utilities from Pleasant Street would be run underground and a sidewalk will be located adjacent to the roadway. The homes will be all electric, so only electric, CATV and a water line will be brought in from Pleasant Street.

Description of elements of the building and site design that address environmental sustainability and mitigate impacts to water resources.

As mentioned, we will be utilizing an all electric home design which goes a long way in addressing long term environmental sustainability. Toilets and plumbing fixtures will be low flow with water sense designations. Low impact development techniques will be incorporated into the detailed drainage design to be completed as the project progresses.

Construction staging plan and discussion of construction impacts, including but not limited to how the project will be managed to limit impact on neighbors - in particular noise, dust, and traffic during the construction period.

The homes are modest in size and can be quickly constructed - this reduces impacts on traffic and noise by limiting the length of time contractors will be operating on site. We will comply with Town standards for the days and hours of operation for construction. Further, given the distance the construction zone is from Pleasant Street and abutting residences we do not believe there will be any negative impacts. Lastly, the site does look to have rock or other difficult materials that would need to be blasted or hammered for removal.

Details on potential impacts on traffic associated with the proposed development, including mitigation measures, and proposals to improve bicycle and pedestrian connectivity around the site.

A preliminary traffic analysis outlining the proposed number of vehicle trips has been attached in Section 5. Site distances of the entrance way are currently being used for the Post Office and appear to be adequate. With the peak AM and PM counts being under 30 vehicles onto Pleasant Street, no negative impacts are anticipated. A sidewalk will run the length of the into drive to the property, allowing for safe pedestrian access. Given the slow speed of traffic within the property, bikes usage will be encouraged and safe.

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

Project financing

Section III of the proposal outlines financial information relating to the project. This includes a construction pro forma, operating proforma and a 20 year rental pro forma projection as requested. We have also included a letter and market analysis from Madison Management, our property manager, outlining the basis for the proposed market rate rents. We included a DHCD based breakdown which establishes the affordable rents. Lastly, we have included a letter of support from MassHousing which speaks to our ability to secure funds.

- Sources and uses of funds
- Construction estimate
- For rental: 20-year operating Pro-Forma
- For condominiums: First-year condo budget (if applicable)
- Pre-development budget
- For Tax Credit projects: tax credit calculation
- Evidence of developer's financial capacity to cover equity requirements
- Pre-commitment letter(s) or letter(s) of interest from construction and permanent lenders and investors (if proposing to use low income housing tax credits)

Outline of the proposed terms of the Land Development Agreement, including proposed compensation for the lease of the Town-owned property.

The long-term lease (99 years) has been reviewed and is acceptable to our anticipated permanent financing source, Masshousing. Given the rapid run up in costs and, most recently, a dramatic and ongoing increase in the interest rates, the project will not support a "direct" lease payment for the proposed residential community. However, we expect the property will generate more than \$125,000 per year in real estate taxes, providing the town a sizable return for the property usage. As was outlined in the RFP, it is assumed the property lease would be NNN so that all expenses would be the burden of the lessee. For the commercial property on Pleasant Street, we would propose that once a tenant is identified and rental agreement secured, the Town would be paid 20% of the net rent as compensation.

3. CONCEPTUAL DESIGN DRAWINGS

The proposal should include 11"x17" plans including the following as relevant:

- Conceptual site plan that describes parking layout and numbers of parking spaces and building footprint.
- Landscape plan with sufficient detail on how the development is integrated into the neighborhood.
- Floor plans indicating location of affordable and market rate units.
- Elevation views with material indications from Pleasant Street.
- Typical unit plans (for affordable and market-rate units, demonstrating level of comparability).
- Concept project images showing the appearance of the building(s) from the main entrance.

Section I displayed the site development and architecture plans for the proposed homes. The market rate and affordable homes will have the same designs and finishes. A layout showing the proposed initial affordable locations

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

has been included. We have taken care to locate the affordable homes throughout the property and to incorporate the appropriate mix of home styles and bedroom counts.

4. MARKETING AND MANAGEMENT PLAN

Description of the target market, unit pricing (sales prices or rents) and the strategy for marketing and lottery process.

The affordable rent estimates are on the "Affordable Rent Schedule" include in Section III. This was prepared in compliance with DHCD standards and incorporates estimates for the Utility Allowances from the Lowell Housing Authority. Based on the 2022 HUD income limits and the relevant allowances the affordable rental cottages would range from approximately \$1,475 for a one bedroom home to \$1,775 for an affordable three bedroom home. A Marketing & Outreach Plan has been prepared by MCO Housing Services and is included in Section V.

The projected market rate cottages, based upon the feedback from our property manager, would range from \$2,850 for a one bedroom cottage to \$3,450 for a three bedroom cottage. A property assessment from Madison Management has been included. Market Rate rental properties have become increasingly expensive in the area. Larger modern rental communities along major highways now regularly command rents of what we have proposed. A cottage community of rental homes is a unique offering, providing larger, private spaces for residents in a peaceful rural setting. Although Dunstable is a bit more removed from highway, we believe the offerings will out way a few extra minutes of travel. We also believe we will experience much lower turnover than traditional rental properties. Lastly, our manager has advised at other newer rental communities they see a significant number of renters that currently live in the community and have sold homes for various reasons. These cottages will prove to be a very desire location for Dunstable residents to stay in the community that otherwise would leave the town.

A plan for the ongoing management of the development and any resident services that may be provided on site.

Madison Management is the proposed rental management company for the parcel. They have an extensive background in rental management with particular expertise in affordable rental communities. Background information on the company has been included in Section IV.

For each management agent and service provider, whether affiliated with the prospective developer or a third- party, include details on management/service experience including property types, number of units, familiarity with subsidy programs, key staff, and any other information deemed relevant to demonstrating capability.

See information in Section IV.

Lottery for Affordable Units: To ensure a fair and equitable selection process for the affordable units, whether rental or for-sale, a lottery shall be conducted for all of the affordable units. A marketing/lottery plan shall be required as part of the approval of the units as Local Action Units, and prior to building permit issuance. For the proposal, the prospective developer shall indicate any other lotteries they have been involved in, their role and the outcomes.

At a minimum the prospective developer and/or their agent shall demonstrate the following

- A clear understanding of tenant selection and fair housing requirements/laws.
- A clear understanding of local preference opportunities and requirements, and how the lottery will address these.

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

- Experience with state standards related to determining, documenting, and maintaining program and unit eligibility – i.e. qualified buyers/renters.

MCO Housing Services, LLC of Harvard MA is owned by the primary developer, Mark O'Hagan. MCO Housing Services, LLC has been providing affordable consulting, lottery and affordable certification services for over 20 years. We represent a broad range of large and small developers for rental and for-sale affordable communities in eastern Massachusetts and we work closely with DHCD, MassHousing, MHP and other affordable housing organizations. Information on the firm is attached in Section IV and you can view their website at www.mcohousingervices.com.

5. REGULATORY APPROACH AND PERMITTING

Provide an overview of the expected regulatory approach and other potentially necessary development and environmental permits.

It is our intention to seek a "friendly 40B" through DHCD's Local Initiative Program (LIP). Since the proposal provides for 25% affordability at 80% of the median as requested by the Town, it seems prudent to simply use DHCD and the Comprehensive Permit process for permitting. This ensures the Town's ability to secure approval for all 44 of the homes for your SHI and provides clear standards for the development and distribution of the affordable homes. Further, using the Comprehensive Permit allows for some design flexibility from local codes to create a dynamic new neighborhood.

Based upon this assumption, we would prepare a LIP application to be reviewed and approved by the Board of Selectmen. It would then be submitted for DHCD approval and the issuance of a Project Eligibility Letter, providing us the necessary standing to file for a Comprehensive Permit with the Dunstable Zoning Board of Appeals (ZBA). The specific permits which would be required include the Comprehensive Permit from ZBA, approval of a septic system by the Board of Health as well as an Order of Conditions from the Conservation Commission since the accessway is within the buffer zone of a wetland.

6. IMPLEMENTATION PLAN AND TIMETABLE

Provide a description of how the development concept will be implemented, including:

A project schedule detailing key benchmarks for pre-development (including estimated timeline for securing tax credits, if applicable), permitting, construction, marketing and project occupancy.

1. Submit LIP Application for Dunstable Board of Selectmen Review and Approval - within 45 Days of Project Award and execution of Land Development Agreement (LDA) with Town.
2. BOS Execution of LIP Application – 30 Days
3. Submittal to DHCD of Executed LIP Application – 14 Days
4. DHCD Review and Approval of LIP Application – 120 to 150 Days
5. Submittal of Application for Comprehensive Permit to Dunstable ZBA – 30 Days
6. Issuance of Comprehensive Permit from ZBA – 120 to 180 Days
7. Secure Septic Permits and Order of Conditions for Approved Project – 60 Days

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

8. File and Secure DHCD Final Approval - 60 Days

Some of these times frames can overlap. For instance, once a site plan has been engineered and agreed upon we can file for the Septic Permits and Order of Conditions and detailed engineering drawings will be prepared during DHCD's review of the LIP Application. Overall, the development approval period, starting from the time an LDA is executed, is estimated to be 12 to 16 months based upon how quickly DHCD and local boards complete their reviews.

Construction of the project is estimated to take 12 to 14 months. The entire project will be funded at the same time so we can quickly work through the construction activities. The site does not appear to have and difficult or irregular constraints to slow down the construction cycle. We will also be able to work on homes while putting in the roadway to accelerate the overall schedule. Further, we are currently starting construction on a similar development with the same home styles so all trades and team members will be familiar with the product to help speed production.

Marketing for the Market Rate and Affordable homes would commence at the start of construction to ensure tenants have been identified as homes are being completed. Madison Management and MCO Housing Services both have extensive experience in marketing new developments. The Town will be advised of all time frames as they are progressing and will have the opportunity to review all affordable marketing materials. We will diligently utilize and promote local preference status to help local families secure homes in the community.

An outline of required land use, environmental, operational and other governmental or regulatory approvals, including land use, zoning, development and environmental permits.

Assuming we are using Chapter 40B to develop the property, we would prepare a LIP application to be reviewed and approved by the Board of Selectmen. It would then be submitted for DHCD approval and the issuance of a Project Eligibility Letter, providing us the necessary standing to file for a Comprehensive Permit with the Dunstable ZBA. The specific permits required include the Comprehensive Permit from ZBA, approval of a septic system by the BOH as well as an Order of Conditions from the Conservation Commission. With these in place we would be filings for building and related permits for the individual residence.



your resource for Affordable Housing



AFFORDABLE RENT SCHEDULE

YEAR: 2022 Income Limits
 PROPERTY: MCO Cottage Rentals Dunstable
 FMR AREA: Lowell
 FINANCING PROGRAM: MassHousing
 Utility Allowance: Lowell, MA As of: 10/1/2021

* 30% of Median

Lowell	Household Size	80% Median Income	Monthly Income	Max Rent*	Utility Allowance*	Final Rent
1 Bedroom	2	\$71,550	\$5,963	\$1,789	\$305	\$1,484
2 Bedroom	3	\$80,500	\$6,708	\$2,013	\$374	\$1,638
3 Bedroom	4	\$89,400	\$7,450	\$2,235	\$452	\$1,783

Tenant Paid Utilities -- Per Bedroom Count			
	One	Two	Three
Heat Electric	\$89	\$106	\$134
Cooking-Electric	\$20	\$26	\$32
Other Electric	\$67	\$90	\$112
Water Heat - Electric	\$24	\$32	\$40
Air Conditioning	\$26	\$35	\$43
Water	\$70	\$75	\$80
Sewer	\$0	\$0	\$0
Other	\$9	\$10	\$11
Total	\$305	\$374	\$452

* Lowell Utility Allowances do not have a "Heat Pump" electric heating alternative so values have been estimated.



FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2022 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Lowell, MA HUD Metro FMR Area	\$126,500	Very Low (50%) Income Limits (\$) Click for More Detail	44,250	50,550	56,850	63,150	68,250	73,300	78,350	83,400
		Extremely Low Income Limits (\$)* Click for More Detail	26,550	30,350	34,150	37,900	40,950	44,000	47,000	50,050
		Low (80%) Income Limits (\$) Click for More Detail	62,600	71,550	80,500	89,400	96,600	103,750	110,900	118,050

NOTE: Dunstable town is part of the **Lowell, MA HUD Metro FMR Area**, so all information presented here applies to all of the **Lowell, MA HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Lowell, MA HUD Metro FMR Area**.

The **Lowell, MA HUD Metro FMR Area** contains the following areas: Billerica town, MA; Chelmsford town, MA; Dracut town, MA; Dunstable town, MA; Groton town, MA; Lowell city, MA; Pepperell town, MA; Tewksbury town, MA; Tyngsborough town, MA; and Westford town, MA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2022 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2022 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2021 Median Family Income and Income Limits for Lowell, MA HUD Metro FMR Area](#)

Select a different county or county equivalent in Massachusetts:

Select any FY2022 HUD Metropolitan FMR Area's Income Limits:

Lowell, MA HUD Metro FMR Area

[Select HMFA Income Limits Area](#)



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

December 2, 2022

Mark O'Hagan, President
MCO & Associates, Inc.
P.O. Box 372 Harvard, MA 01451

Re: Dunstable Rental Cottages,
RFP Response Letter of Support, Town of Dunstable – December 2022

Dear Mr. O'Hagan:

I am writing to confirm MassHousing's strong interest in working with MCO Associates, Inc. ("MCO") on a potential mixed-income housing development in Dunstable.

We understand that you are responding to a request for proposals ("RFP") issued by the Town of Dunstable (the "Town"). Your proposal involves the development of 44 units of cottage-style rental housing on a parcel the Town acquired for the purpose of developing mixed-income housing. This will be an impactful development for a community that currently does not have many affordable housing options.

MassHousing is confident that MCO has the experience and capacity to envision and execute, from concept stage to lease-up, a mixed-income affordable housing development plan as proposed. MassHousing's Planning and Programs Department has worked with the MCO for many years in their capacity as developers and consultants for affordable housing developments permitted under MGL Ch. 40B. The proposed response to the Dunstable RFP is similar in scope and affordability to many deals MCO has in their current and past portfolio of deals.

With respect to assisting with project financing, MassHousing offers a variety of taxable construction and permanent financing options to finance mixed-income housing developments.

We look forward to working with you to structure a financing package that best meets the needs of the development, subject, of course, to the availability of funds, and MassHousing underwriting and approval by MassHousing's Board.

We wish you success in your response to the Town's RFP in support of this important project and hope that we will have an opportunity to work with you on the financing for this development.

Charles D. Baker, Governor
Karyn E. Polito, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Komegay, Executive Director

Sincerely,

DocuSigned by:
Cynthia Lacasse
51AC68BFD48A47...

Cynthia Lacasse
Director of Rental Business Development

cc: William Dunn, Origination Manager
Greg Watson, Senior Relationship Manager & Originator



November 30, 2022

Dear Mark,

After reviewing the current market at large and competitor product in the Dunstable submarket I have devised a rent schedule for your cottage community. The proposed rents are conservative to account for lease up conditions. I foresee room for rent growth upon stabilization with the natural attrition of turnovers.

Market 1BR Bungalow	\$2,850
Market 2BR Bungalow	\$2,990
Market 2BR Cottage	\$3,250
Market 3BR Cottage	\$3,450

The above rents were derived by using comparable properties in the surrounding area which primarily consists of traditional multi-family buildings. Additionally, a townhouse community, Amelia Village in Nashua, NH is a close comparable for the lifestyle the Dunstable cottages will provide. Rents at this project currently range between \$3250-\$3650 for a 2BR/2BA tri-level with one car garage.

I predict the cottage layouts, on one to two floors, offering a single-family living experience in a rental package will be well received for this area as nothing like it exists. The overall lack of rental housing in Dunstable and the immediate vicinity will make this a great addition to the township.

Best,

Jennifer Michalik

Community Specialist

Property Summary Report

25 Bay Ridge Dr - Bay Ridge at Nashua Apartments



Nashua, NH 03062 - Southwest Nashua Submarket



BUILDING

Type	3 Star Garden Apartments
Year Built	1984
Units	412
GBA	361,800 SF
Stories	3
Metering	Individually Metered
Rent Type	Market
Market Segment	All

LAND

Land Acres	38.17 AC
Zoning	RC
Parcels	NASH-000000-000000-000648A

EXPENSES

Taxes	\$2,467.87/Unit (2021)
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SPACE FEATURES

Unit Amenities

- Air Conditioning
- Dishwasher
- Heating
- Range
- Stainless Steel Appliances
- Tub/Shower
- Washer/Dryer
- Ceiling Fans
- Disposal
- Kitchen
- Refrigerator
- Tile Floors
- Walk-In Closets
- Wi-Fi

Site Amenities

- 24 Hour Access
- Business Center
- Fitness Center
- Grill
- Package Service
- Pool
- Sauna
- Volleyball Court
- Breakfast/Coffee Concierge
- Clubhouse
- Furnished Units Available
- Laundry Facilities
- Pet Play Area
- Public Transportation
- Tennis Court
- Wi-Fi

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	730	188	45.6%	2	1.1%	\$1,980	\$2.71	\$1,975	\$2.71	0.3%
All 2 Beds	1,006	223	54.1%	0	0.0%	\$2,247	\$2.23	\$2,241	\$2.23	0.3%
All 3 Beds	1,516	1	0.2%	0	0.0%	\$3,254	\$2.15	\$3,245	\$2.14	0.3%
Totals	881	412	100.0%	2	0.5%	\$2,127	\$2.41	\$2,122	\$2.41	0.3%

Property Summary Report

25 Bay Ridge Dr - Bay Ridge at Nashua Apartments



Nashua, NH 03062 - Southwest Nashua Submarket

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	730	188	45.6%	2	1.1%	\$1,980	\$2.71	\$1,975	\$2.71	0.3%
2	1	975	1	0.2%	0	0.0%	\$2,300	\$2.36	\$2,294	\$2.35	0.3%
2	1	1,030	1	0.2%	0	0.0%	\$2,217	\$2.15	\$2,211	\$2.15	0.3%
2	1.5	975	3	0.7%	0	0.0%	\$2,317	\$2.38	\$2,311	\$2.37	0.3%
2	1.5	1,030	8	1.9%	0	0.0%	\$1,951	\$1.89	\$1,946	\$1.89	0.3%
2	2	975	99	24.0%	0	0.0%	\$2,242	\$2.30	\$2,237	\$2.29	0.3%
2	2	1,030	110	26.7%	0	0.0%	\$2,273	\$2.21	\$2,267	\$2.20	0.3%
2	2	1,242	1	0.2%	0	0.0%	\$2,029	\$1.63	\$2,023	\$1.63	0.3%
3	2.5	1,516	1	0.2%	0	0.0%	\$3,254	\$2.15	\$3,245	\$2.14	0.3%

FEES

Admin Fee \$100
Application Fee \$60

PET POLICY

Cats Allowed - \$55/Mo, 2 Maximum, Maximum Weight 300 lb, One-Time Fee: \$250
Dogs Allowed - \$55/Mo, 2 Maximum, Maximum Weight 300 lb, One-Time Fee: \$250

SALE

Sold Price \$500,000,000 (\$380,228/Unit) - Portfolio Price
Date Nov 2022
Sale Type Investment
Properties 5

TRANSPORTATION

Parking 200 available (Surface); Ratio of 0.49/Unit
Airport 33 min drive to Manchester-Boston Regional Airport
Walk Score® Car-Dependent (32)


PROPERTY CONTACTS

True Owner

Eagle Rock Properties LLC
125 Park Ave
New York, NY 10017
(646) 539-3780 (p)
(888) 429-3749 (f)

Property Manager

Eagle Rock - Bay Ridge at Nashua Apartments
25 Bay Ridge Dr
Nashua, NH 03062

Previous True Owner

Apartment Income REIT
4582 S Ulster St
Denver, CO 80237
(303) 757-8101 (p)
(303) 759-3226 (f)

Property Summary Report

8 Digital Dr - Tara Heights



Nashua, NH 03062 - Southwest Nashua Submarket



BUILDING

Type	4 Star Garden Apartments
Year Built	May 2014
Units	564
GBA	553,521 SF
Stories	3
Construction	Wood Frame
Rent Type	Market
Market Segment	All

LAND

Land Acres	182.94 AC
Parcels	0000A-01008, 50260-48836

SPACE FEATURES

Unit Amenities

- Air Conditioning
- Carpet
- Dishwasher
- Eat-in Kitchen
- Heating
- Ice Maker
- Microwave
- Tub/Shower
- Walk-In Closets
- Wheelchair Accessible (Rooms)
- Cable Ready
- Den
- Disposal
- Granite Countertops
- High Speed Internet Access
- Kitchen
- Range
- Vinyl Flooring
- Washer/Dryer
- Window Coverings

Site Amenities

- Breakfast/Coffee Concierge
- Clubhouse
- Elevator
- Grill
- Laundry Facilities
- Maintenance on site
- Picnic Area
- Property Manager on Site
- Sundeck
- Wi-Fi
- Business Center
- Controlled Access
- Fitness Center
- Health Club Discount
- Lounge
- Package Service
- Playground
- Storage Space
- Tennis Court

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	862	246	43.6%	8	3.3%	\$2,110	\$2.45	\$2,097	\$2.43	0.6%
All 2 Beds	1,098	318	56.4%	16	5.0%	\$2,394	\$2.18	\$2,380	\$2.17	0.6%
Totals	995	564	100.0%	24	4.3%	\$2,270	\$2.28	\$2,257	\$2.27	0.6%

Property Summary Report

8 Digital Dr - Tara Heights



Nashua, NH 03062 - Southwest Nashua Submarket

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	784	52	9.2%	0	0.0%	\$1,976	\$2.52	\$1,965	\$2.51	0.6%
1	1	870	142	25.2%	2	1.4%	\$2,136	\$2.46	\$2,124	\$2.44	0.6%
1	1	919	52	9.2%	6	11.5%	\$2,171	\$2.36	\$2,158	\$2.35	0.6%
2	2	1,070	182	32.3%	10	5.5%	\$2,339	\$2.19	\$2,325	\$2.17	0.6%
2	2	1,135	136	24.1%	6	4.4%	\$2,468	\$2.17	\$2,454	\$2.16	0.6%

FEES

Application Fee \$40

TRANSPORTATION

Airport 34 min drive to Manchester–Boston Regional Airport
 Walk Score® Car-Dependent (18)

PROPERTY CONTACTS

True Owner	Flatley Property Management 25 Braintree Hill Office Park Braintree, MA 02184 (781) 848-2000 (p)	Recorded Owner	Flatley John J Company 35 Braintree Hill Park Braintree, MA 02184
Previous True Owner	John Flatley Co 45 Dan Rd Canton, MA 02021 (781) 380-7731 (p)	Property Manager	John Flatley Company - Tara Heights 8 Digital Dr Nashua, NH 03062 (603) 888-0155 (p)

BUILDING NOTES

Model mix is confirmed per property management.

Property Summary Report

1 Longfellow Ln - Whitman Woods

Tyngsboro, MA 01879 - Tyngsborough Submarket



BUILDING

Type	4 Star Garden Apartments
Year Built	2012
Units	96
GBA	101,654 SF
Stories	3
Metering	Individually Metered
Rent Type	Affordable
Market Segment	All

LAND

Land Acres	17.86 AC
Zoning	MF
Parcels	TYNG-000021-000043-000125, TYNG-000021-000043-000125B

EXPENSES

Taxes	\$1,230.90/Unit (2022)
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SPACE FEATURES

Unit Amenities

- Air Conditioning
- Carpet
- Wheelchair Accessible (Rooms)
- Balcony
- Kitchen

Site Amenities

- Breakfast/Coffee Concierge
- Playground

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 2 Beds	1,057	96	100.0%	0	0.0%	\$1,483	\$1.40	\$1,474	\$1.39	0.6%
Totals	1,057	96	100.0%	0	0.0%	\$1,483	\$1.40	\$1,474	\$1.39	0.6%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	1	935	20	20.8%	0	0.0%	\$1,483	\$1.59	\$1,474	\$1.58	0.6%
2	2	985	15	15.6%	0	0.0%	\$1,483	\$1.51	\$1,474	\$1.50	0.6%

Property Summary Report

1 Longfellow Ln - Whitman Woods



Tyngsboro, MA 01879 - Tyngsborough Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	2	1,090	14	14.6%	0	0.0%	\$1,483	\$1.36	\$1,474	\$1.35	0.6%
2	2	1,123	47	49.0%	0	0.0%	\$1,483	\$1.32	\$1,474	\$1.31	0.6%

PET POLICY

Others Allowed -

TRANSPORTATION

Commuter Rail	14 min drive to Lowell Commuter Rail (Lowell Line)
Airport	37 min drive to Manchester-Boston Regional Airport
Walk Score®	Car-Dependant (23)

PROPERTY CONTACTS

True Owner



Dakota Partners, Inc.
235 Bear Hill Rd
Waltham, MA 02451
(781) 899-4002 (p)
(781) 899-4009 (f)

Recorded Owner
Property Manager



Ust Villages At Maple Ridge Hoa Tr
Maloney Properties - Whitman Woods
1 Longfellow Ln
Tyngsboro, MA 01879
(978) 649-4990 (p)

Previous True Owner



Winn Companies
6 Faneuil Hall Marketplace
Boston, MA 02109
(617) 742-4500 (p)
(617) 742-0725 (f)

BUILDING NOTES

This property is all tax-credit with 11 units set aside for a 30% program (subsidized)

Property Summary Report

1 Newcastle Dr - Royal Crest Estates Apartments



Nashua, NH 03060 - Southeast Nashua Submarket



BUILDING

Type	2 Star Garden Apartments
Year Built	1970
Units	902
GBA	865,786 SF
Stories	2
Metering	Individually Metered
Rent Type	Market
Market Segment	All

LAND

Land Acres	65.68 AC
Zoning	RC
Parcels	NASH-000000-000000-000502A, NASH-000000-000000-000503A,

EXPENSES

Taxes	\$3,050.52/Unit (2021)
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SPACE FEATURES

Unit Amenities

- Air Conditioning
- Heating
- Oven
- Refrigerator
- Washer/Dryer
- Freezer
- Kitchen
- Range
- Walk-In Closets

Site Amenities

- Basketball Court
- Courtyard
- Grill
- Playground
- Sauna
- Tennis Court
- Clubhouse
- Fitness Center
- Laundry Facilities
- Recycling
- Storage Space
- Volleyball Court

BEDROOM SUMMARY

Totals	Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
	Avg SF		Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios	300		18	2.0%	0	0.0%	\$1,530	\$5.10	\$1,526	\$5.09	0.3%
All 1 Beds	772		326	36.1%	7	2.2%	\$1,701	\$2.20	\$1,696	\$2.20	0.3%
All 2 Beds	1,037		558	61.9%	15	2.7%	\$1,853	\$1.79	\$1,849	\$1.78	0.3%
Totals	926		902	100.0%	22	2.4%	\$1,792	\$1.93	\$1,787	\$1.93	0.3%

Property Summary Report

1 Newcastle Dr - Royal Crest Estates Apartments



Nashua, NH 03060 - Southeast Nashua Submarket

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	300	18	2.0%	0	0.0%	\$1,530	\$5.10	\$1,526	\$5.09	0.3%
1	1	600	46	5.1%	2	4.4%	\$1,649	\$2.75	\$1,645	\$2.74	0.3%
1	1	800	280	31.0%	5	1.8%	\$1,709	\$2.14	\$1,705	\$2.13	0.3%
2	1	1,000	451	50.0%	10	2.2%	\$1,797	\$1.80	\$1,793	\$1.79	0.3%
2	1	1,050	32	3.5%	1	3.1%	\$2,027	\$1.93	\$2,022	\$1.93	0.3%
2	1	1,300	22	2.4%	1	4.6%	\$2,112	\$1.62	\$2,107	\$1.62	0.3%
2	1.5	1,200	35	3.9%	2	5.7%	\$2,082	\$1.74	\$2,077	\$1.73	0.3%
2	2	1,300	18	2.0%	1	5.6%	\$2,192	\$1.69	\$2,187	\$1.68	0.3%

FEES

Application Fee \$60

PET POLICY

Cats Allowed - \$45/Mo, 2 Maximum, Maximum Weight 300 lb, One-Time Fee: \$250

Dogs Allowed - \$45/Mo, 2 Maximum, Maximum Weight 300 lb, One-Time Fee: \$250

TRANSPORTATION

Airport

31 min drive to Manchester-Boston Regional Airport

Walk Score®

Somewhat Walkable (56)

TENANTS

AIMCO - Royal Crest Estates

95,099 SF

PROPERTY CONTACTS

True Owner

Apartment Investment and Management Company

Recorded Owner

AIMCO Royal Crest Nashua



4582 S Ulster St
Denver, CO 80237
(833) 373-1300 (p)
(303) 759-3226 (f)



Property Manager

AIMCO - Royal Crest Estates



1 Newcastle Dr
Nashua, NH 03060
(603) 888-1234 (p)

Property Summary Report

9 Silver Dr - Pheasant Run Apartments

Nashua, NH 03060 - Southeast Nashua Submarket



BUILDING

Type	3 Star Garden Apartments
Year Built	1970
Units	341
GBA	369,039 SF
Stories	3
Metering	Individually Metered
Construction	Wood Frame
Rent Type	Market/Affordable
Market Segment	All

LAND

Land Acres	8.09 AC
Parcels	0000A-00022, 50260-9548

SPACE FEATURES

Unit Amenities

- Air Conditioning
- Dishwasher
- Walk-In Closets
- Cable Ready
- Refrigerator
- Window Coverings

Site Amenities

- Clubhouse
- Furnished Units Available
- Maintenance on site
- Playground
- Property Manager on Site
- Fitness Center
- Laundry Facilities
- Package Service
- Pool

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios	300	14	4.1%	0	0.0%	\$1,486	\$4.95	\$1,482	\$4.94	0.3%
All 1 Beds	560	70	20.5%	1	1.4%	\$1,795	\$3.21	\$1,789	\$3.19	0.3%
All 2 Beds	810	257	75.4%	6	2.3%	\$1,959	\$2.42	\$1,953	\$2.41	0.3%
Totals	738	341	100.0%	7	2.1%	\$1,906	\$2.58	\$1,900	\$2.57	0.3%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	300	14	4.1%	0	0.0%	\$1,486	\$4.95	\$1,482	\$4.94	0.3%
1	1	560	70	20.5%	1	1.4%	\$1,795	\$3.21	\$1,789	\$3.19	0.3%

Property Summary Report

9 Silver Dr - Pheasant Run Apartments



Nashua, NH 03060 - Southeast Nashua Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	1	750	168	49.3%	4	2.4%	\$1,925	\$2.57	\$1,918	\$2.56	0.3%
2	1	900	5	1.5%	0	0.0%	\$2,002	\$2.22	\$1,995	\$2.22	0.3%
2	1	925	84	24.6%	2	2.4%	\$2,025	\$2.19	\$2,018	\$2.18	0.3%

PET POLICY

Cats Allowed - \$40/Mo, 2 Maximum, One-Time Fee: \$40

Dogs Allowed - \$75/Mo, 1 Maximum, One-Time Fee: \$50

TRANSPORTATION

Parking 200 available (Surface); Ratio of 0.59/Unit

Airport 32 min drive to Manchester-Boston Regional Airport

Walk Score® Somewhat Walkable (69)

TENANTS

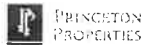
Princeton - Pheasant Run Apartments

3,000 SF

Princeton Properties

PROPERTY CONTACTS

True Owner

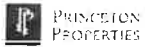


Princeton Properties
1115 Westford St
Lowell, MA 01851
(978) 458-8700 (p)
(978) 458-8701 (f)

Recorded Owner

P R A Properties Lp
9 Silver Dr
Nashua, NH 03060

Property Manager



Princeton - Pheasant Run Apartments
9 Silver Dr
Nashua, NH 03060
(603) 267-0444 (p)

Property Summary Report

250 Skyline Dr - Skyline Commons

Dracut, MA 01826 - Pawtucketville Submarket



BUILDING

Type	3 Star Garden Apartments
Year Built	1980
Units	240
GBA	230,859 SF
Stories	3
Metering	Individually Metered
Construction	Wood Frame
Rent Type	Market
Market Segment	All

LAND

Land Acres	33.01 AC
Zoning	R3
Parcels	003514714

EXPENSES

Taxes	\$1,018.13/Unit (2021)
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SPACE FEATURES

Unit Amenities

- Air Conditioning
- Cable Ready
- Heating
- Porch
- Balcony
- Carpet
- High Speed Internet Access
- Stainless Steel Appliances

Site Amenities

- 24 Hour Access
- Clubhouse
- Laundry Facilities
- Playground
- Basketball Court
- Fitness Center
- Pet Play Area

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	745	44	18.3%	0	0.0%	\$1,769	\$2.37	\$1,759	\$2.36	0.6%
All 2 Beds	915	196	81.7%	2	1.0%	\$2,108	\$2.30	\$2,096	\$2.29	0.6%
Totals	884	240	100.0%	2	0.8%	\$2,046	\$2.31	\$2,034	\$2.30	0.6%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%

Property Summary Report

250 Skyline Dr - Skyline Commons



Dracut, MA 01826 - Pawtucketville Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	745	44	18.3%	0	0.0%	\$1,769	\$2.37	\$1,759	\$2.36	0.6%
2	1	915	196	81.7%	2	1.0%	\$2,108	\$2.30	\$2,096	\$2.29	0.6%

PET POLICY

Cats Allowed - \$0 Deposit, \$20/Mo, 2 Maximum,
Dogs Allowed - \$0 Deposit, \$50/Mo, 1 Maximum, Maximum Weight 65 lb,

SALE

Sold Price	\$22,585,000
Date	Dec 2006
Sale Type	Investment
Financing	Down Payment of \$885,346 (3.92%) 2nd Mortgage: Connecticut General Life Insurance Company

TRANSPORTATION

Parking	560 available (Surface);Ratio of 2.33/Unit
Commuter Rail	8 min drive to Lowell Commuter Rail (Lowell Line)
Airport	45 min drive to Manchester-Boston Regional Airport
Walk Score®	Car-Dependent (35)

TENANTS

Corcoran - Skyline Commons	3,000 SF
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PROPERTY CONTACTS

True Owner	John M Corcoran & Co 100 Grandview Rd Braintree, MA 02184 (781) 843-7268 (p) (781) 849-7112 (f)	Recorded Owner	Corcoran Skyline, LLC 100 Grandview Rd Braintree, MA 02184
Previous True Owner	John M Corcoran & Co 100 Grandview Rd Braintree, MA 02184 (781) 849-0011 (p) (781) 849-0157 (f)	Property Manager	Corcoran - Skyline Commons 250 Skyline Dr Dracut, MA 01826 (978) 674-0131 (p)

Property Summary Report

105 Spit Brook Rd - Twin Ponds at Nashua

Nashua, NH 03062 - Southwest Nashua Submarket



BUILDING

Type	3 Star Garden Apartments
Year Built	2010
Units	414
GBA	691,174 SF
Stories	2
Rent Type	Market
Market Segment	All

LAND

Land Acres	40.89 AC
Parcels	NASH-000000-000000-000684A

EXPENSES

Taxes	\$775.55/Unit (2021)
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SPACE FEATURES

Unit Amenities

- Air Conditioning
- Dishwasher
- Heating
- Kitchen
- Range
- Tub/Shower
- Cable Ready
- Disposal
- High Speed Internet Access
- Oven
- Refrigerator
- Washer/Dryer

Site Amenities

- 24 Hour Access
- Pet Play Area
- Laundry Facilities

BEDROOM SUMMARY

	Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%	
Totals	1,082	414	100.0%	0	0.0%	\$2,010	\$1.86	\$2,006	\$1.85	0.2%	
All 1 Beds	696	146	35.3%	0	0.0%	\$1,653	\$2.38	\$1,653	\$2.38	0.0%	
All 2 Beds	1,238	101	24.4%	0	0.0%	\$2,225	\$1.80	\$2,219	\$1.79	0.3%	
All 3 Beds	1,324	61	14.7%	0	0.0%	\$2,305	\$1.74	\$2,299	\$1.74	0.3%	
All 4 Beds	1,324	106	25.6%	0	0.0%	\$2,128	\$1.61	\$2,122	\$1.60	0.3%	

Property Summary Report

105 Spit Brook Rd - Twin Ponds at Nashua



Nashua, NH 03062 - Southwest Nashua Submarket

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	696	146	35.3%	0	0.0%	\$1,653	\$2.38	\$1,653	\$2.38	0.0%
2	1.5	1,324	65	15.7%	0	0.0%	\$2,305	\$1.74	\$2,299	\$1.74	0.3%
2	2	1,084	36	8.7%	0	0.0%	\$2,080	\$1.92	\$2,074	\$1.91	0.3%
3	1.5	1,324	61	14.7%	0	0.0%	\$2,305	\$1.74	\$2,299	\$1.74	0.3%
4	1.5	1,324	106	25.6%	0	0.0%	\$2,128	\$1.61	\$2,122	\$1.60	0.3%

FEES

Application Fee \$50

PET POLICY

Cats Allowed - \$0 Deposit, \$35/Mo, 2 Maximum,

Dogs Allowed - \$0 Deposit, \$35/Mo, 2 Maximum, One-Time Fee: \$200

TRANSPORTATION

Airport

30 min drive to Manchester-Boston Regional Airport

Walk Score®

Car-Dependent (43)

TENANTS

Hennessy Painting Co LLC

PROPERTY CONTACTS

True Owner	First Equity Associates, Inc. Nashua, NH 03060 (603) 888-2242 (p)	Recorded Owner	Alexander M & Laura Savioli 105 Spit Brook Rd Nashua, NH 03062
Recorded Owner	Laura Savioli	Previous True Owner	First Equity Associates, Inc. Nashua, NH 03060 (603) 888-2242 (p)
Property Manager	First Equity - Twin Ponds at Nashua 105 Spit Brook Rd Nashua, NH 03060 (603) 888-2242 (p)		

BUILDING NOTES

The bed-bath mix, unit counts and sizes are estimated per property management.

Property Summary Report

7 Tucker St - Rolling Meadows



Pepperell, MA 01463 - Pepperell Submarket



BUILDING

Type	3 Star Garden Apartments
Year Built	1990
Units	75
GBA	131,077 SF
Stories	2
Rent Type	Market
Market Segment	All

LAND

Land Acres	8.32 AC
Zoning	URR
Parcels	PEPP-000023-000018

EXPENSES

Taxes	\$1,802.29/Unit (2021)
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SPACE FEATURES

Unit Amenities

- Air Conditioning
- Carpet
- Deck
- Granite Countertops
- Microwave
- Washer/Dryer Hookup
- Cable Ready
- Ceiling Fans
- Dishwasher
- Hardwood Floors
- Patio

Site Amenities

- Maintenance on site
- Tennis Court
- Playground
- Walking/Biking Trails

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 2 Beds	1,453	75	100.0%	1	1.3%	\$2,351	\$1.62	\$2,340	\$1.61	0.5%
Totals	1,453	75	100.0%	1	1.3%	\$2,351	\$1.62	\$2,340	\$1.61	0.5%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	1.5	1,400	55	73.3%	0	0.0%	\$2,311	\$1.65	\$2,300	\$1.64	0.5%

Property Summary Report

7 Tucker St - Rolling Meadows



Pepperell, MA 01463 - Pepperell Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	1.5	1,600	20	26.7%	1	5.0%	\$2,462	\$1.54	\$2,450	\$1.53	0.5%

FEES

Application Fee \$35

PET POLICY

Cats Allowed - \$35/Mo, 1 Maximum,

Dogs Allowed - \$35/Mo, 1 Maximum,

TRANSPORTATION

Commuter Rail

19 min drive to Ayer Commuter Rail (Fitchburg/South Acton Line)

Airport

40 min drive to Manchester-Boston Regional Airport

Walk Score®

Somewhat Walkable (60)

TENANTS

Rolling Meadows

500 SF

PROPERTY CONTACTS

True Owner	Jenkins, Thomas F. Pepperell, MA 01463 (978) 433-6700 (p)	Recorded Owner	Rolling Meadows Llc
Previous True Owner	Rolling Meadows, LLC 7 Trucker St Pepperell, MA 01463 (978) 453-6700 (p)	Previous True Owner	Thomas F Jenkins 7 Tucker St Pepperell, MA 01463 (978) 433-6700 (p)
Property Manager	Rolling Meadows 7 Tucker St Pepperell, MA 01463 (978) 433-6700 (p)		

Property Summary Report

2 Village Ln - River Crossing

Tyngsboro, MA 01879 - Tyngsborough Submarket



BUILDING

Type	3 Star Garden Apartments
Year Built	1972
Year Renov	2005
Units	96
GBA	61,440 SF
Stories	3
Melering	Individually Metered
Construction	Wood Frame
Rent Type	Market
Market Segment	All

LAND

Zoning	R3
Parcels	TYNG-000020-000111-000011B

EXPENSES

Taxes	\$15.91/Unit (2022)
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SPACE FEATURES

Unit Amenities

- Air Conditioning
- Cable Ready
- Disposal
- Microwave
- Range
- Wheelchair Accessible (Rooms)
- Balcony
- Dishwasher
- High Speed Internet Access
- Patio
- Washer/Dryer

Site Amenities

- Laundry Facilities
- Laundry Service
- Maintenance on site

BEDROOM SUMMARY

	Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%	
Totals	714	96	100.0%	2	2.1%	\$1,677	\$2.35	\$1,670	\$2.34	0.4%	
All Studios	345	4	4.2%	0	0.0%	\$1,596	\$4.63	\$1,590	\$4.61	0.4%	
All 1 Beds	660	44	45.8%	1	2.3%	\$1,521	\$2.30	\$1,515	\$2.30	0.4%	
All 2 Beds	795	48	50.0%	1	2.1%	\$1,826	\$2.30	\$1,819	\$2.29	0.4%	

Property Summary Report

2 Village Ln - River Crossing



Tyngsboro, MA 01879 - Tyngsborough Submarket

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	345	4	4.2%	0	0.0%	\$1,596	\$4.63	\$1,590	\$4.61	0.4%
1	1	660	44	45.8%	1	2.3%	\$1,521	\$2.30	\$1,515	\$2.30	0.4%
2	1	795	48	50.0%	1	2.1%	\$1,826	\$2.30	\$1,819	\$2.29	0.4%

PET POLICY

Cats Allowed - \$0 Deposit, \$35/Mo, 2 Maximum.

Dogs Allowed - \$0 Deposit, \$45/Mo, 1 Maximum, Maximum Weight 60 lb.

TRANSPORTATION

Parking	120 available (Surface); Ratio of 1.25/Unit
Commuter Rail	14 min drive to Lowell Commuter Rail (Lowell Line)
Airport	34 min drive to Manchester-Boston Regional Airport
Walk Score®	Car-Dependent (14)

TENANTS

Heritage - River Crossing	3,000 SF
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PROPERTY CONTACTS

True Owner	Heritage Properties 100 Merrimack St Lowell, MA 01852 (978) 458-0001 (p) (978) 458-0006 (f)	Recorded Owner	River Crossing INC
Property Manager	Heritage - River Crossing 2 Village Ln Tyngsboro, MA 01879 (978) 259-4188 (p)		

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

Section IV: THE DEVELOPMENT TEAM

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

DEVELOPMENT TEAM

Developer

Name MCO Cottage Rentals Dunstable, LLC (Mark C. O'Hagan)
Address c/o MCO & Associates, Inc., PO Box 372, Harvard, MA 01451.
Phone 978-456-8388
Email markohagan@mcoassociates.com
www.mcoassociates.com

Contractor

Name Weilbrenner Construction, Inc (Brian Weilbrenner)
Address 20 Massapoag Way, Dunstable, MA 01827
Phone 978-815-8312
Email weilba@aol.com

Architect

Name Joseph Tatone & Associates, LLC (Joe Tatone)
Address 178 Park Street, Suite 102
North Reading, MA 01864
Phone 978-276-1960
Email jtatone@jta-architects.com
www.jta-architects.com

Engineer

Name Stamski and McNary, Inc. (George Dimakarakos)
Address 1000 Main Street, Acton, MA 01720
Phone 978-263-8585
Email gd@stamskiandmcnary.com

Land Planner

Name Dodson & Flinker (Peter Flinker)
Address 40 Main Street – Suit 101, Florence, MA 01062
Phone 413-628-4496
Email peter@dodsonflinker.com
www.dodsonflinker.com

Marketing/Property Manager

Name Madison Management, LLC (Jennifer Michalik)
Address PO Box 314, Shrewsbury, MA 01545
Phone 508-523-5958
Email infi@madisonmgt.com

Marketing/Lottery Agent

Name MCO Housing Services, LLC (Maureen O'Hagan)
Address 206 Ayer Road – Suite 5, Harvard, MA 01451
Phone 978-456-8388
Email maureen@mcohousingservices.com
www.mcohousingservices.com



Mark C. O'Hagan, Principal

MCO & Associates Inc. (MCO) is a multidimensional real estate development, marketing and consulting firm committed to creating superior residential communities.

Since 1990, MCO has been developing affordable housing in conjunction with local communities, builder partners and state agencies through various 40B programs. We have created nearly 750 homes, working with more than 20 municipalities. Our reputation, and success, is founded in our belief that working in collaboration with the communities we serve, creates appealing and empowering affordable housing solutions.

Building on our experience developing complex projects, we are initiating ventures including transit oriented developments, mixed use projects and rental housing. We are a results driven organization seeking new development opportunities while establishing progressive public and private partnerships.

Much of our recent work has been focused on our Craftsman Village series of projects. What follows is a list of projects that MCO & Associates, Inc. has recently initiated or completed. We are pleased to announce the start of a new cottage rental series for communities in Eastern Massachusetts.

***MCO Cottage Rentals Lancaster – Deershorn Road
Lancaster, Massachusetts***

This is the first of a series of Cottage Style Rental communities we are building. This site will feature 32 two and three bedroom rental cottages ranging in size from 1100 to 1400 square feet. We have acquired the site via a lender and the primary infrastructure is already installed. We have revamped the site plan to create a broad central green for resident usage. Homes will be energy efficient and "All-Electric". Construction to start later 2022.

***The Residences at Stow Acres – Randall Road
Stow, Massachusetts***

This is a larger community to include a total of 189 housing units being developed on a portion of the Stow Acres Golf Course in Stow, MA. The project is part of a Master Plan created in conjunction with the Town of Stow in which they are acquiring lands

and have secured Conservation Restrictions on part of the existing course. There will be three distinct housing components within the project including 124 single family homes, 40 cottage rentals and 25 (62+) rental apartments. We are currently in the permitting stage with the Town and DHCD through the LIP program.

***MCO Grandview – Great Road
Acton, Massachusetts***

This is 32 unit garden style building to be sold to age restricted (55+) buyers. All 2 bedroom units are approximately 1600 square feet and the lower level offer secured parking and elevator access to all units. Developed in conjunction with LIP program from DHCD, the building will feature 8 affordable homes for income eligible applicants. Construction is intended to start in 2023.

***Craftsman Village Harvard – Ayer Road
Harvard, Massachusetts***

Craftsman Village Harvard is a new 20 unit detached condominium community which is currently under construction. The homes featured are modest, farmhouse style cottages. The first 10 homes have been completed and sold, the final 10 homes are expected to be completed by the first quarter of 2023. This affordable community was permitted through the Masshousing “Housing Starts” program.

***Tavern of the Green – 57 Main Street
Marlborough, Massachusetts***

This is a larger building featuring 73 apartments along with first floor retail and office space with subsurface parking. This property was developed by MCO & Associates, Inc. with strong support with the City and is in the process of being sold to another developer.

***Craftsman Village Acton – Main Street
Acton, Massachusetts***

The Main Street property is a modest project of 8 townhomes in two buildings. The project was a LIP through DHCD. The community was built and sold out within 8 months from the start of construction. Completed in 2021.

***Craftsman Village Grafton – Ferry Street
Grafton, Massachusetts***

This property had been initially developed by another entity that did not have the resources to build the project. The project consisted of 24 townhomes (6 affordable). We acquired with partners, redesigned the homes and successfully completed the project in 2020.

***Craftsman Village Bolton – Sugar Road
Bolton, Massachusetts***

The Sugar Road property had been previously approved as an affordable community but had an undesirable site plan as well as an uneconomic infrastructure design. The property was reduced from its original 42 homes to 30 detached condominiums. The project is in groupings of six homes focused on individual private green spaces. This project was completed in 2019

***Craftsman Village Wayland
Wayland, Massachusetts***

The Wayland project is a continuation of our Craftsman series of projects featuring cluster affordable homes in high quality communities. The project features 8 homes with market rate pricing in the mid 700's and two affordable homes. This was completed in 2016.

***Craftsman Village Hingham
Beal Street, Hingham, Massachusetts***

After an extensive search we were selected by the Town of Hingham to construct and develop a project the local Housing Trust had secured a Comprehensive Permit for. The site consists of 8 detached condominium residences reflecting our Craftsman Style home with a coastal look. The homes are walking distance to commuter rail and commuter boat services as well as the shops and restaurants at The Hingham Shipyard complex. This was completed in 2015.

***Craftsman Village at Elizabeth Brook
Boxborough, Massachusetts***

The Craftsman Village Boxborough project is a small community of 4 detached condominium residences featuring our charming craftsman style bungalows. The homes are close to all major highways and provide access to the Boxborough School System. This was a 40B with one affordable home. Completed 2014.

***Craftsman Village Needham I – High Street
Needham, Massachusetts***

The High Street project was the first of our Craftsman Village Communities. A small project with only 6 detached homes in a dynamic clustered setting features charming craftsman style bungalows. The homes are walking distance to commuter rail, shops and restaurants in Needham Heights; close to all major highways and provide access to the Needham school system. Completed 2013



RECENT COMPLETED AFFORDABLE PROJECTS

<u>Project Name</u>	<u>Address</u>	<u>Size</u>	<u>Value</u>	<u>Status</u>
Craftsman Village Harvard	361 Ayer Road Harvard, MA	20 Detached Condominiums	\$11M	Under Construction 70% Complete
Craftsman Village Acton	184 Main Street Acton, MA	8 Townhome Condominiums	\$4.8M	Completed 2021
Craftsman Village Grafton	125 Ferry Street Grafton, MA	24 Townhome Condominiums	\$9M	Completed 2020
Craftsman Village Bolton	42 Sugar Road Bolton, MA	30 Detached Condominiums	\$14M	Completed 2019
Craftsman Village Wayland	Village Way Wayland, MA	8 Townhome Condominiums	\$5M	Completed 2016

MCO & Associates, Inc., 206 Ayer Road, Suite 5, P. O. Box 372, Harvard, MA 01451
 Phone: 978-456-8388 www.mcoassociates.com FAX: 978-456-8986

JOSEPH TATONE & ASSOCIATES, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN

Resume - Joseph Tatone

EDUCATION

Boston Architectural Center - Boston, Massachusetts 1990
Bachelor of Architecture, Deans List; 1988, 1989

University of New Hampshire - Durham New Hampshire 1980
Associates in Applied Science, Civil Engineering Technology

PROFESSIONAL EXPERIENCE

Joseph Tatone and Associates, LLC. - North Reading, MA.

PRINCIPAL 2003 - Present
Principal of the firm specializing in residential and light commercial projects. Responsibilities included client contact, programming, zoning and building code analysis, schematic design, design development, construction documents and specifications and construction administration.

Modern Continental Enterprises, Inc. - Architecture Department

SENIOR PROJECT ARCHITECT 1994 - 2003
Department Manager responsible for all phases of Architectural services including; consulting with development team during project inception, programming, zoning and building code analysis, schematic design, design development, construction documents and specifications and construction administration.

Joseph Tatone and Associates - North Reading, MA.

PRINCIPAL 1992-1994
Principal of the firm specializing in residential and light commercial projects. Responsibilities included client contact, programming, zoning and building code analysis, schematic design, design development, construction documents and specifications and construction administration.

Thomas Bakalars Architects, P.C. - Cambridge, Massachusetts

PROJECT MANAGER 1989 - 1991
Managed multiple commercial and residential projects. Responsible for schematic design, design development, site design, consultant coordination and production of construction drawing and specifications and construction administration.

Homer P. Young Jr. Associates - Haverhill, Massachusetts

PROJECT MANAGER 1983 - 1989
Design development, presentation graphics, model building, construction documents, and construction administration for commercial and municipal buildings, health clubs, restaurants, single and multi-family residential projects.

Costello, Lomasney & DeNapoli, Inc. - Portsmouth, New Hampshire

SENIOR DRAFTSMAN 1982 - 1983
Structural and civil engineering drafting, and all maps and graphics for draft evacuation plans for the Seabrook Nuclear Power Plant.

Suntree Design Group, Ltd. - Bedford, New Hampshire

DRAFTSMAN / SURVEY ASSISTANT 1980 - 1982
Boundary and topographical surveys, survey and civil engineering drafting including presentation drawings, color boards and models.

PROFESSIONAL REGISTRATION

State of Massachusetts - # 9080, 1992

STAMSKI AND McNARY, INC.

ENGINEERING - PLANNING - SURVEYING

HOME

ABOUT

SERVICES

PROJECTS

CONTACT

ABOUT

Stamski and McNary, Inc., is a full-service civil engineering, land surveying, and land-use planning company providing services since 1984 to homeowners, businesses, real estate development corporations, educational and religious organizations and municipalities in Massachusetts. Our projects range in size from Septic System repairs for single family homes to Site Plan designs for hundreds of thousands of square feet of commercial and retail facilities. Our staff is geared to efficiently and cost effectively execute tasks of varying sizes and complexity, whether in the office or in the field. We have extensive, proven experience in finding solutions to the most complex challenges.

Phone Directory:

ph: 978-263-8585

fax: 978-263-9883

Personnel:

Joseph March, P.E., P.L.S., Principal	ext: 202	jm@stamskiandmcnary.com
George Dimakarakos, P.E., Principal	ext: 212	gd@stamskiandmcnary.com
Jonathan Bollen, P.L.S., Associate	ext: 206	jdb@stamskiandmcnary.com
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Joseph Westerman	ext:211	jrw@stamskiandmcnary.com
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Stamski and McNary, Inc.

(978)-263-8585 1000 Main Street Acton, MA 01720 admin@stamskiandmcnary.com

Contact Us

Stamski and McNary, Inc.
1000 Main Street
Acton, MA 01720

Phone: (978) 263-8585

Featured Project

Miracle Field



About The Project

The Miracle League of Massachusetts is a 501(c)(3) charitable organization that provides children with mental, emotional and/or physical challenges an opportunity to play baseball as a team member in an organized league. Stamski and McNary, Inc. had the honor of applying its extensive experience and expertise in Civil Engineering and Land Surveying in making this truly miraculous field come to fruition. Our firm, in conjunction with the profuse generosity and dedication of others, helped make this dream a reality for countless families and children in the area.



ABOUT

History & Philosophy

Staff

Awards

Publications

HISTORY & PHILOSOPHY

Founded by Harry Dodson in 1986, Dodson & Flinker (formerly Dodson Associates, Ltd.) is a landscape architecture and planning practice offering a wide range of services to both private and public sector clients. The firm has pioneered the use of site planning and design principles based on historic precedents and environmental sustainability to blend new development with the traditional patterns of communities. The range of services offered includes site design and construction observation for institutional, commercial and residential clients; design of urban neighborhoods, parks and streetscapes; regional planning, growth management and watershed protection; scenic resource analysis; and greenway-based open space planning.

Clients include landowners, developers, private and public institutions, non-profit organizations, local, state and national governments, universities, architects, engineers and businesses. For site-scale master planning and landscape design, Dodson & Flinker has the resources to carry a project from initial concept development and presentation graphics through the approval process and into working drawings, cost estimating and construction observation. For planning projects, the latest GIS tools are combined with skill in photography, illustration and communication to make complex issues more accessible to decision makers and to the public.

This broad range of skills and experience allows Dodson & Flinker to bring to each project an understanding of how the site fits into its larger

social, economic and environmental context. Likewise, detailed knowledge of site-scale design and construction brings a unique perspective to planning at the scale of the town and region. This approach has earned Dodson & Flinker a national reputation for projects that fit in with their surroundings, allowing growth to continue in a way that enhances, rather than erodes, historic urban centers and rural landscapes.

Principal authors of the award-winning book, *Dealing with Change in the Connecticut Valley*, Dodson & Flinker practices and promotes contextual design: the blending of new construction with its natural and cultural environment. The firm has implemented these principles for clients across the US and abroad, including Regional Plan Association and The Nature Conservancy and the NY Department of State.

ABOUT

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Peter Flinker



Principal

Peter Flinker received a Master's degree in landscape architecture from the University of Massachusetts in 1987 and has been with Dodson Associates (now Dodson & Flinker) ever since, becoming a principal in 1999 and named partner in 2012. As both a registered landscape architect and member of the American Institute of Certified Planners, the focus of his work has been projects that bridge the gap between site design and planning at the town and regional scale. Peter maintains an active portfolio of work that includes downtown revitalization, watershed protection, greenway planning and sustainable design for new communities. He is a frequent presenter to conservation groups, town boards and professional organizations on the topics of Smart Growth and Sustainable Development.

As an author and illustrator, Peter has prepared numerous publications designed to help both professionals and laypeople understand complex planning and design concepts. These projects include The South County Design Manual, winner of a 2002 national honor award from the American Society of Landscape Architects, and the Rhode Island Conservation Development Manual. Another recent publication, the Urban Environmental Design Manual, winner of a 2007 merit award

from the Boston Society of Landscape Architects, applies the firm's unique visual approach to explore how low impact development techniques can be combined with urban revitalization to build more sustainable communities. Each of these publications combine a general introduction to the topic with case studies and detailed instructions for implementing the techniques at the local level. For many of Dodson & Flinker's municipal clients, Peter has applied these ideas to the development of illustrated design guidelines and form-based zoning codes that help communities move projects from vision to reality.

Peter has been a leader in developing approaches to watershed management and regional open space planning that give cultural, historic and recreational resources equal weight with natural resources in setting priorities for greenway planning and open space preservation. Exemplified by the Rhode Island Greenspace program, winner of a 2008 honor award from the Boston Society of Landscape Architects, this approach builds on extensive public participation on the local level to establish priorities for greenways and greenspaces that are then merged into regional plans at a watershed scale. Dodson & Flinker has applied this approach in many other areas, including Massachusetts's Deerfield River Watershed, the bi-state Blackstone River National Heritage Corridor and the Upper Housatonic River Valley in Connecticut. In each of these projects, an understanding of natural, cultural and recreational systems is tied to visionary plans for conservation and development that allow communities to grow and thrive while preserving both ecological health and historic character.

Share this:   



your resource for Affordable Housing



Background Information

MCO Housing Services has been dedicated to providing lottery services to developers and municipalities for over 20 years; within the last 15 years MCO Housing Services has managed over 50 affordable housing homeownership and rental lotteries. Additionally, MCO Housing Services has provided consultant services to local municipalities; assisting them in managing their affordable unit resales and homeowner refinancing; assisting with local buy down programs and training staff on affordable housing criteria.

MCO Housing Services has created a website, www.mcohousingervices.com, to announce and manage their affordable housing lotteries. All client lotteries are posted online. As a website member, applicants receive emails when new lotteries are posted or to notify of program changes.

Maureen O'Hagan has been with MCO Housing Services for over 20 years specializing in the distribution of affordable housing units. As Director of Lottery Programs, she works with builders and municipalities in the marketing, managing and execution of affordable housing lotteries for homeownership and rental new construction projects, manages the annual recertification on rental units and consults with various towns on affordable housing. She also handles the resales of existing affordable units for local communities and DHCD. Maureen has a Masters Degree in Education from Boston College, is a Licensed Real Estate Agent and a Certified Occupancy Specialist (COS).

Following is a partial list of rental lotteries that MCO Housing Services has conducted with MassHousing, MHP or DHCD as the Project Administrators as well as some properties we provide recertification services to only:

Rentals

Archstone Avenir – Boston	17 units
Madison Place – Shrewsbury	15 units
Old Colony Square @ Cohasset Station – Cohasset	2 units
Sudbury Housing Authority Duplex Project – Sudbury	6 Units
Acton Housing Authority Duplex Project – Acton	2 Units
Madison Place – Southborough	35 units
Edgewood Apartments – Plainville	30 units
Americana Apartments – Wakefield	8 units
Walnut Place – Natick	8 units
Queset Commons – Easton (phase One)	13 units
Sunset Lake Apartments – Braintree	3 units
Turnpike Village – Townsend	12 units
Renaissance Station – Attleboro	5 units

Meadows at Acton – Acton	2 units
One Upland – Norwood	66 units
Berry Farms – N. Andover	49 units – lottery only
Parc Westborough – Westborough	63 units
Commonwealth Residences – Wayland	13 units
Matrix Hudson now The Point at Hudson	44 units
The Tremont – Burlington	18 units
Wakefield Vista - Wakefield	28 units recertifications
Pembroke Woods - Pembroke	60 units recertifications
Everly – Wakefield	33 units recertifications
Stonegate – Marlboro	83 units recertifications
West Village – Mansfield	50 units recertifications
Oasis at Plainville – Plainville	62 units
Links 480 – Beverly	11 units
Flats at 131 – Beverly	9 Units
600 North – Wakefield	4 units
Metrowest Ellington – Westborough	69 units Recertifications
Danvers Bradlee – Danvers	72 units Recertifications
The Point at Marlborough - Marlborough	69 units Recertifications
The Point at Stoughton – Stoughton	41 units Recertifications
The Point at Andover – Andover	29 units Recertifications
Terrace Estates – Peabody	5 units
Sylvan Street – Danvers	2 units
Riverview Meadows Phase 1 – Raynham	Recertifications
Riverview Meadows Phase 2 – Raynham	15 units
Riverview Mcadows Phase 3 – Raynham	19 units
The Huntington – Burlington	12 units
Briggs Mill – Amesbury	9 units
Canvas Apartment – Beverly	13 units –
Heritage Trail – Burlington	2 units –
Cohasset Realty Trust	5 units – approval/lottery pending
One Mansfield – Mansfield	13 units
Terrace Estates	5 units
Schoolhouse Commons – Reading	4 units
149 Main Street – Upton	11 units –
598 North Ave. – Wakefield	4 units –
Wellesley Place – Wellesley	7 units
Eli Apartments – Sharon	48 unit –
Sadja Gardens – W. Boylston	21 units Recertifications
Newburyport Crossing	19 units
Print Lofts – Norwood	10 units
The Met – Reading	17 units Recertifications
The Nines – Wellesley	88 units
Windjammer Cove – Braintree	19 units



MADISON
MANAGEMENT

STRATEGIC PROPERTY SOLUTIONS

ABOUT MADISON MANAGEMENT

Madison Management offers its clients a boutique style relationship and service with extensive industry knowledge. Each scenario offers unique challenges that Madison Management is ready to undertake. Offering a full suite of services allows us as a company to completely control the success of the project. We have experience with lease up, stabilized, and mixed income developments.

A background in customer service and the ability to build a strong team, capitalizing on each member's unique strengths further catapults each community's reputation to first class status. Creating relationships, increasing the bottom line, and pursuing the most out of the community itself is what keeps us going.



OUR MARKETING STRATEGY

Our goal is to develop a cohesive brand for the community to utilize in all phases of marketing. A strong and timeless brand will envelop the signage, site materials, print and media advertising to create a lasting impression.

The creation of a marketing strategy in which all available avenues are utilized will generate interest and a positive reputation in the community. A comprehensive digital campaign encompassing a distinctive website and web presence to impact online renters' interest, which may incorporate SEO and PPC strategies on top of online apartment advertising platforms.

PROPERTY MANAGEMENT SERVICES



PROPERTY MARKETING

Our team will develop and execute a unique marketing plan based on the needs of your property. Whether you're marketing a single unit or an entire lease-up, we can stylize a cohesive plan within your budget.

CONSULTING

Our team can offer consultation on matters including: market analysis, rent schedules, budgets, redevelopment plans, and more. Rest assured – our goal is to provide the resources and guidance you need to move forward.

MAINTENANCE

Our on staff maintenance team members are polished and skilled. Capable of handling all types of repairs, apartment turnovers, after-hours on-call services, and preventative maintenance plans. Our trustworthy staff can handle all maintenance calls from start to finish.

RESIDENT RELATIONS

Madison Management prides itself on offering white glove service with each interaction. We are available to guide residents through the application and move-in process, to their final walk-through at move-out.

LEGAL GUIDANCE



Today's rental industry can be a minefield of legalities to navigate if you're unfamiliar with your responsibilities as a landlord. Our team is versed in fair housing laws, ever-changing landlord/tenant laws and hold industry designations to keep a fresh handle on reducing your liability.

- REPORTING
- RENT COLLECTION
- REPUTATION MANAGEMENT
- REDEVELOPEMENT ORGANIZATION
- MARKETING PLAN DEVELOPMENT
- RENEWAL MANAGEMENT
- RESIDENT RETENTION
- MARKET STUDIES

WHY CHOOSE MADISON MANAGEMENT?

For some, self-managing may be a consideration. However, navigating through Fair Housing compliance, creation of community policies, and tenant relations can be an arduous task, and frankly a liability heavy process.

Madison Management is familiar with the ins-and-outs of creating a baseline for community documents to ensure reduced liability. Our vast experience with market rate and mixed income communities will ensure your community is successful.

Being a smaller firm allows us to really hone in on the individual needs of your community without having to navigate through a huge corporate culture.

MOVE FORWARD WITH US



508.523.5958



INFO@MADISONMGMT.COM



MADISONMGMT.COM



JENNIFER MICHALIK

**OWNER, MANAGER
MADISON MANAGEMENT
EST. 2016**

CONTACT ME AT

-  P.O. BOX 314,
SHREWSBRUY MA 01545
-  INFO@MADISONMGMT.COM
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-  508.523.5958

EDUCATION

 BECKER COLLEGE

AFFILIATIONS

-  NATIONAL APARTMENT ASSOCIATION
-  MA LICENSED REAL ESTATE BROKER

SPECIALTIES

-  MARKET STUDIES
-  REPUTATION MANAGEMENT
-  PROFORMA AND OPERATING BUDGETS
-  PROPERTY REPOSITIONING
-  MARKETING PLANS AND EXECUTION
-  LEASE UP STRATEGY
-  CONSULTING

COMPANY DIRECTION

MADISON MANAGEMENT OFFERS ITS CLIENTS A BOUTIQUE STYLE RELATIONSHIP AND SERVICE WITH EXTENSIVE INDUSTRY KNOWLEDGE SPANNING OVER 22 YEARS. A SPECIALTY IN LEASE UP AND PROPERTY REPOSITIONING. EACH SCENARIO OFFERS UNIQUE CHALLENGES THAT MADISON MANAGEMENT IS READY TO UNDERTAKE. CREATING RELATIONSHIPS, INCREASING THE BOTTOM LINE, AND PURSUING THE MOST OUT OF THE COMMUNITY ITSELF IS WHAT KEEPS UP GOING.

SELECTIVE PORTFOLIO



ORIOLE LANDING, LINCOLN, MA

60 UNITS
LEASE-UP AND STABILIZATION
MIXED INCOME - 15 LAU
LEED CERTIFIED



149 MAIN, UPTON, MA

44 UNITS
LEASE-UP AND STABILIZATION
MIXED INCOME - 11 40B Units



COBBLESTONE VILLAGE, MILLBURY MA

72 UNITS
LEASE-UP AND STABILIZATION
MIXED INCOME - 2 LAU



THE BROOKSIDE, BOYLSTON MA

66 UNITS - 100% OCCUPIED
STABILIZED
MIXED INCOME- 7 LAU



**MADISON
MANAGEMENT**

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

Section V: ADDITIONAL INFORMATION

- Letters of Recommendations – Stow & Lancaster Town Planners
- Affordable Marketing & Outreach Plan
- Preliminary Traffic Analysis
- Executed Required Forms



Town of Stow
PLANNING DEPARTMENT

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-5098
FAX (978) 897-2321

December 2, 2022

Town of Dunstable
David DeManche, Town Administrator
511 Main Street
Dunstable, MA 01827

Re: 160-164 Pleasant Street Development Proposal

Dear Mr. DeManche,

The Stow Planning Department is pleased to provide our recommendation of Mark O'Hagan and MCO Housing & Associates for their interest in creating a rental cottage community development in the Town of Dunstable.

Over nearly the past three years, MCO Housing & Associates has engaged in an intensive, multi-disciplinary effort to create a shared housing, conservation, and recreation vision for the future of the Stow Acres Country Club. The project team for this effort included representatives from the Town of Stow, Stow Acres Country Club, Stow Conservation Trust, a professional landscape design firm, and MCO Housing & Associates. Through this partnership, priority locations on the existing golf course were determined to focus development and meet the town's housing diversity needs. Stow's housing goals include the creation of deed-restricted affordable housing as well as diverse types of housing, such as cottage dwellings, to address the needs of both older adults and first time home buyers. MCO Housing & Associates worked closely with this team on concept plans to provide a unique mix of housing types, including 25 age restricted rental units, 40 units of cottage style rental housing, and 124 single family homes as part of a Local Initiative Program (LIP) Application. The project has received broad community support and the Town anticipates a Comprehensive Permit filing this winter to complete the permitting for this development.

Throughout this planning process, MCO Housing & Associates has been a true partner, listening to the needs and concerns of residents and the project team to thoughtfully forward plans with an eye toward architectural design, landscape design, and the diversity of housing needs of our community. Mark O'Hagan's knowledge of affordable housing development and commitment to finding housing solutions that fit the unique needs of the communities he works with make it easy to offer our enthusiastic endorsement of MCO Housing & Associates.

Sincerely,

Valerie Oorthuys
Planning Director



Town of Lancaster

695 Main Street, Suite 4
Lancaster, MA 01523
Telephone: 978-365-3326 ext. 1310
Fax: 978-368-4009

*Community
Development and
Planning*

December 2, 2022

David DeManche
Interim Town Administrator
511 Main Street
Dunstable, MA 01827

RE: Letter of Reference for Mark O'Hagan

Dear Administrator DeManche,

The Community Development and Planning (CDP) has had the pleasure of working with Mr. O'Hagan on multiple projects within Lancaster.

The most relevant project is a 40B that was left unfinished since 2006 that Mr. O'Hagan recently purchased. We believe that Mr. O'Hagan has not only been a thoughtful developer in regard to the 40B permit that had already been approved, but he has also been a proactive neighbor.

Mr. O'Hagan has had to re-file with our Zoning Board of Appeals for an amendment to the 40B. The project was previously proposed as a 32-lot subdivision of single-family homes and a Homeowners Association. Mr. O'Hagan proposed, to the Town's preference, to rescind the subdivision and have one lot with 32 rental units. This is highly advantageous to Lancaster, as well as a preferred tax base.

Mr. O'Hagan has also had to re-file with our Conservation Commission and has been responsible and respectful of our Wetland By-laws and procedures. Mr. O'Hagan has also offered screening between an abutting neighbor and the proposed development.

Overall Mr. O'Hagan has not only been a respectful, responsible developer but a pleasure for each Board, Commission, and Department to work with. His design is highly preferential to the previously proposed development and his temperament with abutters is exemplary. We highly refer him for development in Dunstable.

Please contact our office if you wish to see the previous and existing plans, or with any questions or concerns.

Thank you,

Jasmin Farinacci

Jasmin Farinacci
Director of Community Development and Planning



your resource for Affordable Housing



MCO Cottage Rentals Dunstable

At

160 – 164 Pleasant Street

Dunstable, MA

Marketing and Outreach Plan

Lottery Plan

Introduction

MCO Cottage Rentals Dunstable is a proposed affordable community which shall include 44 detached cottage style residences to be for rent. This plan describes the marketing program and minority outreach for MCO Cottage Rentals Dunstable. There will be 11 affordable 1, 2 & 3 bedroom rental cottages which will be distributed by lottery.

The units will be distributed based upon criteria established by the Department of Housing and Community Development (DHCD) and the Local Initiative Program (LIP). These units will be distributed through Local and Open applicant pools with appropriate outreach to the areas minority population. There will be 1 one bedroom, 9 two bedroom cottages and 1 three bedroom cottage leased to affordable applicants.

The objective of the marketing program is to identify a sufficient pool of applicants for the available, affordable homes. Based upon the lottery results, all applicants would have their proper rank in the appropriate pools. This will enable us to quickly determine who would have the first opportunity for the lease a cottage.

Potential tenants will not be discriminated against on the basis of race, color, religious creed, marital status, military status, disability, national origin, sex, age, ancestry, sexual preference, source of income, presence of children, or any other basis prohibited by local, state or federal law.

What follows is a list of activities and materials we intend to utilize to assist in our marketing of the homes, processing of the applicants and our attempts to reach out to the local community's minority population.

General Information

The Town of Dunstable and MCO & Associates, Inc have worked together to create the affordable housing opportunity at MCO Cottage Rentals Dunstable located on Pleasant Street in Dunstable, Massachusetts. The cottages will be leased, by lottery, to households meeting the eligibility requirements and having income at or below 80% of the median income for the Lowell MA HUD Metro FMR Area, adjusted for household size.

There will be four types of cottages available for rent which shall range in size from 1,152 to 1,400 square feet. There is a one bedroom bungalow, two homestyles offering two bedrooms – a bungalow all on one level, the second style it located on in a two story cottage. There is a three bedroom cottage which features a master

bedroom on the first level. There will be one dedicated parking space for all cottages and additional parking to accommodate a second vehicle for all cottages. Rents (based upon current income levels per DHCD) will range from \$1,484 for a one bedroom cottage to \$1,787 for a three bedroom cottage. Tenants will be responsible for all utilities, pets will be allowed with breed restrictions at rates to be determined and the cottages are smoke free properties.

MCO Cottage Rentals Dunstable, LLC will be sponsoring an application process and lottery to rank the eligible program applicants. The application and lottery process as well as the eligibility requirements, are described in this plan. MCO Housing Services, LLC of Harvard, MA, has been hired as their lottery agent. MCO Housing Services, LLC has been providing Lottery Services to area developers and municipalities for over 20 years. Our contact information is:

MCO Housing Services, LLC
Maureen O'Hagan
P.O. Box 372
Harvard, MA 01451
(978) 456-8388
maureen@mcohousingservices.com

Applicants must include all required financial documentation with the application to be included in the lottery. The application and the related financial information must be received prior to lottery deadline or have a postmark prior to the lottery deadline to be included.

Applicants who submit an incomplete application will be notified *after* the application deadline and will NOT be included in the lottery. Applicants who submit an incomplete application will be notified via email, if available, or by letter. The email or letter will include the list of missing documentation. If applicant submits the missing documentation and their application is determined complete *and* they are determined eligible - they would then be added to the waiting list. If units remain after the lottery, the available units would then be offered based on the date applicant was added to the waiting list.

If an applicant is determined ineligible they will have the opportunity to appeal the decision and will be notified in writing, via email or letter, the appeal process and timeframe to appeal.

Marketing and Outreach Plan

Dunstable is located approximately 29 miles northwest of Boston with easy access to Routes 3 & 495. Application availability and a public information meeting will be announced, with a minimum of two ads over a 60 day period, in the following papers:

Lowell Sun
Dunstable Neighbor to Neighbor Newsletter
The Groton Herald

Minority outreach will be conducted through:

Vocero Hispano
Bay State Banner
Sampan

A listing on the www.massaccesshousingregistry.org and www.massaffordablehomes.org will also announce the lottery and application availability. A posting will be submitted to MetroList. Additionally, a mailing will be sent to local social service and public organizations.

MCO Housing Services, LLC will post the lottery information and application online at www.mcohousingservices.com . Applicants can print an application from www.mcohousingservices.com, can receive by mail by contacting MCO Housing Services, LLC at 978-456-8388 or lotteryinfo@mcohousingservices.com. Applications will also be available for pick-up at the Dunstable Town Hall or Dunstable Public Library.

A Public Information Meeting will be scheduled via Zoom where questions regarding program eligibility requirements, preferences for selections and the lottery process will be addressed. For those applicants who are unable to attend the live Zoom, or otherwise want to review, the meeting will be recorded, with those portions not containing unauthorized sensitive personal information and will be available for viewing up to the application deadline, upon request.

A confirmation letter or email will be sent to each eligible applicant stating their lottery code after the application deadline. Lottery codes (as compared to applicant names) will be announced during the lottery drawing to ensure applicants privacy.

Eligibility Requirements

Each lottery applicant must meet the following eligibility requirements:

1. Income cannot exceed the following maximum allowable gross income guidelines, adjusted for household size, (as approved by DHCD) as follows:

Household Size	1	2	3	4	5	6
Max Allowable Income	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750

(Note: This represents 80% of the annual household median income for the area and is subject to adjustments. This assumes a household size of 1-6 people. The income limits are subject to change per DHCD.)

2. For assets over \$5,000, the calculation of income will include an imputation of .06% of the value of total household assets or the actual interest/dividends earned, whichever is greater. For assets \$5,000 or less, the earned interest/dividend will be added to income to determine final eligibility. Assets include checking and savings accounts, investment accounts, CD's retirement, etc.

3. Potential tenants may not own another home, including in a Trust. The affordable unit must be their principal, full-time residence.

4. Persons with disabilities who need the features of the type of accessible or adaptable unit will be given first preference for such units regardless of what pool they are in based on the requested bedroom size. Where a person with a disability is awaiting such a unit with adaptive features and a unit becomes available, the owner/management agent must offer to adapt the unit within reason. Persons with disabilities are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing.

The lottery application is used to determine income eligibility to have the opportunity to lease an affordable unit. An applicant with an opportunity to lease will also need to complete a Lease Application, through the Leasing Agent, and go through the leasing process as determined by the Leasing Agent. This process may include credit



screening, CORI and landlord checks to the extent consistent with DHCD guidance in effect at such time. Attached is a copy of the Commonwealth of Massachusetts CORI which will be used if a CORI check is done. If applicants do not pass the Leasing Office screening, they will not be able to lease a unit.

Annually each affordable tenant will go through an eligibility review. At least 90 days before lease renewal current affordable residents will need to provide updated financial documentation to be reviewed for continued eligibility. Current residents are considered income eligible for an affordable unit as long their household income does not exceed 140% of 80% of AMI or maximum allowable income, adjusted for household size. Annually tenants will be recertified for eligibility. If household income exceeds 140% of 80% of AMI of the maximum allowable income, adjusted for household size, the tenant will no longer be income-eligible and will have the option of paying market rent or vacating the residence at the end of the lease.

Complete financial documentation will be required to participate in the lottery. Applications will be logged in when received. Review of applications will take place after the application deadline. Incomplete applications will not be included in the lottery and the applicant will be notified of what is needed to complete their application after the deadline via email, if available, or by letter. After the lottery, applicants can submit missing documentation or present any mitigating circumstances. If qualified at that time, they can be added to the waiting list. If the lottery list is exhausted the remaining units will be filled by the waiting list based on the date a complete application is received.

Lottery Process and Preferences

MCO Housing Services, LLC will screen all applications. Applicants who submit an application, postmarked on or before the deadline, and are determined eligible will receive a confirmation email with their lottery code. Applicants that are not determined eligible will receive an email or letter notifying them of the decision.

There will be two pools for this lottery, Local and Open. 7 cottages to the Local Pool and 4 cottages to the Open Pool.

Local Preference

Upon the initial lease up only, 7 of the 11 available cottages will be offered to applicants who meet one of the following local preference categories:

- Current Dunstable Resident
- Employed by the Town of Dunstable, the Dunstable Public Schools or the Groton-Dunstable Regional School District
- Employee working in the Town of Dunstable or with a bona fide job offer from an employer located in the Town of Dunstable.
- Parents of children attending the Groton-Dunstable Regional School District

Proof of local preference will be required if they have an opportunity to lease and will be verified by the Town.

Household Size

Preference for the three bedroom cottages will be given to households who require three bedrooms. Preference for the two bedroom cottages will go the households requiring two bedrooms. The one Bedroom cottage will be available to single applicants.

Cottage size preferences are based on the following:

1. There is a least one occupant per bedroom.
2. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom.
3. A person described in the first sentence of (2) shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on his or her mental or physical health and the lottery agent receives reliable medical documentation as to such impact of sharing.
4. A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application.
5. If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorces or separation has begun or has been finalized, as set forth in the application.

Minority Consideration

If the percentage of minority applicants in the Local Preference Pool is less than the percentage of minorities in the surrounding HUD-defined area, currently 33.4%, a preliminary lottery will be held comprised of all the minority applicants who do not qualify for the Local Preference Pool. These minority applicants would be drawn at random from the general pool until their percentage in the local pool closely approximates the percentage in the surrounding HUD-defined area. Applicants not selected for the local pool would be in the Open pool only. Minority households are identified in accordance with the regulatory classifications established by DHCD.

Lottery Pools

Ten affordable cottages are available by lottery in Dunstable. Subject to the preceding Minority Consideration provision, the lottery has two pools: Local and Open. You must meet at least one of the Local Preference Criteria to be included in the Local Pool. The Cottage breakdown is as follows:

<u>Unit Size</u>	<u># of Units</u>	<u>Local Pool</u>	<u>Open Pool</u>
One Bedroom	1	-	1
Two Bedroom	9	6	3
Three Bedroom	1	1	-

All of the applicants for a given pool will be pulled at the time of the lottery. This will establish the rankings for the distribution of units. This means if you are a two-person household and meet the household size preference above for a two-bedroom cottage and are drawn first in the lottery, you will be offered a two bedroom cottage. If you are a three-person household and by definition require a three bedroom cottage and are drawn first you will be offered a three bedroom cottage. Local Pool applicants will have first selection of the cottage, unless there are no households in the Local Pool that meet the Household Size preference, in which case selection will proceed directly from the Open Pool considering household size preference.

Once the lottery rankings have been determined your information will be forwarded to the Leasing Office for their screening which may include, but is not limited to, credit, CORI, past landlord checks, etc., to the extent consistent with DHCD guidance in place at the time of such determinations. If the Leasing Office determines you are eligible, then you will be offered a cottage.

You need to be determined eligible by MCO Housing Services, LLC and the Leasing Office before you will be offered a cottage. If either MCO Housing Services, LLC or the Leasing Office determines you do not meet their eligibility criteria, then you will not be able to lease a cottage.

If you have a Section 8 or other housing voucher, the Public Housing Authority (PHA) will need to approve the project and rent before you will be able to sign a lease.

Monitoring Agent and Tenant Annual Eligibility Certification

MCO Housing Services, LLC will determine applicants' income eligibility and will conduct the annual tenant eligibility certification.

Rental: Opening Waiting Lists, Re-Marketing or Continuous Marketing

MCO Housing Services, LLC will incorporate the following DHCD guidelines in opening rental waiting lists, re-marketing or continuous marketing for rental cottages located at MCO Cottage Rentals Dunstable, LLC in Dunstable, MA.

Although owner/management agent standards for opening waiting lists or re-marketing to generate sufficient applications after the initial rent-up stage may vary, the following are generally applicable: the waiting list is re-opened when it contains less than the number of applicants anticipated to be placed in the next 12 months, or, if the waiting list has not closed, additional marketing is undertaken to generate at least enough applicants as was needed to fill the previous year's vacancies.

a. Minimum Application Period

At such or similar points in time, consistent with a Developer or management agent's policies and practices with respect to marketing and wait lists, when a wait list (whether for a project or a particular unit type) is re-opened or units are remarketed, a minimum application period during which applicants may receive and submit applications is required. The appropriate length of the application period may vary depending on the number of units that are or will become available. In some instances 20 or more business days will be appropriate, but in no event shall the application period be less than 10 business days.

b. "First Come, First Served"

A "first-come, first-serve" method of generating the waiting list order of new applicants that apply during said application period shall not be permitted as it may present an impediment to equal housing opportunity for some applicants, including some applicants with disabilities. Therefore, a random selection or other fair and equitable procedure for purposes of adding persons to a wait list upon opening the wait list or remarketing the units must be utilized, subject to the approval of the Subsidizing Agency. This does not require any changes to the wait list as it exists prior to adding the new applicants. Local Preference does not apply beyond the initial marketing/lease up period.

c. Continuous Marketing/Persons with Disabilities

If the wait list is not closed and marketing is ongoing continuously in order to generate sufficient applicants, then, so as to avoid a disparate impact on persons with disabilities who require a reasonable accommodation with the application process, including additional time to receive, complete and/or submit an application, and who therefore may be disadvantaged by wait list placement based upon the date/time of receipt of the application, the application will be date/time stamped prior to being mailed or otherwise provided to such applicants and upon submission of a complete application the household shall be placed on the wait list based upon such date/time stamp, *provided that* the application is returned or postmarked not more than 30 days of such date/time stamp. The ongoing affirmative and general marketing/outreach materials will contain language that explicitly gives notice of the availability of reasonable accommodations with respect to the application process and a telephone number for applicants who may want to request a reasonable accommodation and/or assistance with the application process.

Summary

We believe this outreach program will ensure the Town of Dunstable and the surrounding communities will be notified of the available opportunities and the smooth and fair processing of all potential applicants. It is our intention to work with the Town of Dunstable to incorporate local requests and ideas.

As authorized representatives of MCO Cottage Rentals Dunstable, LLC and MCO Housing Services, LLC, respectively, each of us has reviewed this plan and agrees to implement this AFHMP, which shall be made effective as of the approval date. Further, by signing this form, MCO Cottage Rentals Dunstable, LLC agrees to review and update its AFHMP as necessary in order to comply with all applicable statutes, regulations, executive orders and other binding DHCD requirements pertaining to affirmative fair housing marketing and resident selection plans reasonably related to such statutes, regulations, executive orders, as same may be amended from time to time. We hereby certify that all the information stated herein, as well as any information provided herewith, is true and accurate.

Mark C. O'Hagan
MCO Cottage Rentals Dunstable, LLC

Date

Maureen O'Hagan
MCO Housing Services, LLC

Date

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE RFP for 160-164 PLEASANT STREET

PRELIMINARY ANALYSIS OF TRAFFIC IMPACTS

The proposed MCO Cottage Rentals Dunstable development would contain 44 detached cottage style residences ranging from 1 to 3 bedrooms and shall be offered on a Rental Basis. (ITE Classification of 220 "Apartments"). These rental cottages are projected to generate a total of approximately 284 vehicle trips per day (142 entering/142 exiting).

During the morning peak hour there are expected to be a total of 25 trips, representing 8.6% of all vehicle trips.

During the evening peak hour the volumes are expected to be a total of 30 vehicle trips, representing 10.7% of all vehicle trips.

The proposed development is an extension of an existing drive off Pleasant Street which currently has adequate site distances in both directions.

This data is based upon the Institute of Traffic Engineers (ITE) "Trip Generation, 5th Edition.

(This is an internal analysis done based upon generally accepted traffic guidelines from the ITE, there are later editions of the manual with nominal changes to the traffic rates displayed.)