



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus, Jr., Secretary

May 30, 2024

Ronald Mikol, Chair
Board of Selectmen
Town of Dunstable
511 Main Street
Dunstable, Massachusetts 01827

Mark C. O'Hagan
MCO Cottage Rentals Dunstable, LLC
c/o MCO & Associates
P.O. Box 372
Harvard, MA, 01451

RE: MCO Cottage Rentals, Dunstable, Massachusetts
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Messrs. Mikol and O'Hagan:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed MCO Cottage Rentals project has been approved. This approval is based on your application that sets forth a plan for the development of 44 rental units. The proposed rents for the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, Executive Office of Housing and Livable Communities (EOHLC) staff has performed an on-site inspection of the proposed project sites. EOHLC has made the following findings:

1. The proposed project appears generally eligible under the requirements of LIP, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Dunstable housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;

6. The project sponsor and the development team meet the general eligibility standards of LIP;
7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The EOHLC legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and EOHLC prior to starting construction.

As stated in the application, the MCO Cottage Rentals project will consist of 44 units, 11 of which will be affordable; all will be eligible for inclusion in the Town's subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

Please note that under the Comprehensive Permit Guidelines, IV.B.1.b, this project qualifies as an exception to the requirement to submit an as-is appraisal of the property.

The conditions that must be met prior to final EOHLC approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application it has just reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by EOHLC;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local

health and safety laws regulating the number of occupants in dwelling units); and

4. The Town shall submit to EOHLC the finalized details of the comprehensive permit.

As the MCO Cottage Rentals project nears completion of construction, EOHLC staff may visit the site to ensure that the development meets program guidelines.

When the units have received Certificates of Occupancy, the developer must submit to both EOHLC and the Dunstable Board of Selectmen a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on May 30, 2026, unless a comprehensive permit has been issued.

We congratulate the town of Dunstable and MCO Cottage Rentals Dunstable, LLC on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please contact Rieko Hayashi at rieko.hayashi@mass.gov.

Sincerely,



Catherine Racer
Undersecretary

cc: Jason Silva, Town Administrator
Leo Tometich, Zoning Board of Appeals
Office of the Chief Counsel, EOHLC

Enc.

RESPONSIBILITY FOR COST CERTIFICATION:

By your signature below, MCO & Associates, acknowledges and accepts this approval letter, including the obligation under law to provide the Executive Office of Housing and Livable Communities and the town of Dunstable with a project cost examination.

Signature: _____

Name (print): _____

Date: _____

*Upon receipt, please make a copy of this letter and return a signed copy to the Executive Office of Housing and Livable Communities, 100 Cambridge Street, Boston, MA 02114
ATTN: Local Initiative Program.*

MCO Cottage Rentals, Dunstable, Massachusetts

LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT

Sponsor:

MCO Cottage Rentals Dunstable, LLC
c/o MCO & Associates
P.O. Box 372
Harvard, MA 01451

Project Addresses:

164 Pleasant Street
Dunstable, MA 01827

This project will provide rental opportunities according to the following breakdown:

Type of Unit	# of Units	# of Bdrms.	# of Baths	Gross SF	Utility Allowance	Maximum Rent
LIP Units	1	1	1.5	1,152	\$280	\$1,614
	9	2	1.5	1,296	\$344	\$1,786
	1	3	2	1,406	\$421	\$1,945
Market Units	2	1	1.5	1,152	N/A	\$2,850
	27	2	1.5	1,296		\$3,225
	4	3	2	1,406		\$3,600
Total Units	44					