



Issue: # 20 Specialized Solutions For Housing®

15th Anniversary  
November 1, 2014

IN THIS ISSUE

[Most Unusual Studies](#)

[Project Updates](#)

[40B WorkUpdates](#)

[New Studies](#)

[Resources](#)

[Other](#)

QUICK LINKS

[CONTACT US](#)  
[LEARN MORE ABOUT US](#)  
[MORE NEWS](#)

Greetings!

**Greetings:**

LDS opened its doors 15 years ago today. As we reflect back on our first day, we are grateful to our first clients who believed in us, Maureen DePalma and the Mirra Company. We are proud to have been a part of the development of Emerald Green in Tewksbury and Long View in Georgetown all those years ago. New to being an entrepreneur, we signed a nine month lease. In contrast, we will begin a new three year lease in December.

Thank you to our past and present employees who have contributed to the growth and success of LDS. To Christopher Davies of GreatBridge Properties who encouraged LDS to offer brokerage services which have become a valued offering to our clients.

In celebration of our 15th anniversary, we will be investing in the Massachusetts Community Incentive Tax Credit. This program invests in many of our clients who are hard working community development corporations, and we urge you to join us in this effort.

The past six months have been filled with new relationships, new business lines and many accomplishments.

**New Approved AHPP:** Congratulations to the Town of Danvers and its hard working housing trust on receiving state approval in September on your affordable housing production plan.

**New Clients:** Greystone Fund, Beantown Properties, Island Housing Trust Marthas Vineyard, Archdiocese of Boston, St. Mary's Center for Women and Children, LCB Senior Housing

**New HUD Market Study Business Line:** Rent Comparison Studies and 221D4 Market Studies.

**New Collaborations:** RKG Associates and Metropolitan Area Planning Council, HR&A Advisors and Pinck and Co.



**Success Stories:  
Many Building Dedications  
Congratulations**

**Neighborhood of Affordable Housing:** Benfield Farm (pictured here), 26 mixed income age restricted units in Carlisle, MA  
**Stow Community Housing Corporation:** Pilot Grove II, 23 units of multi-family affordable rental housing in Stow, MA

- **Winn Development:** Voke Lofts, 65 units of mixed income multi-family rental housing in Worcester, MA
- **Chinese Economic Development Council:** Ox Po Apartments, 38 affordable multi-family rental housing units in Chinatown, Boston, MA.
- **Mission Hill Neighborhood Housing Services:** Roxbury Crossing, 39 units of low income elderly supportive rental housing on Mission Hill, Boston, MA.

Also, congratulations to the brilliant outside consultants that bring many of these complicated developments to life and are also a steady source of referrals to LDS: Nina Schwarzschild, Richard Lefferts and Sharon Loewenthal.

**Funding Awards**

**Spring 2014 MA Homeownership Round:**

Springfield Neighborhood Housing Services for 6 affordable homeownership units in a neighborhood hit by a hurricane.

**Spring 2014 MA Rental Round:**

**The Neighborhood Corporation and NOAH:** Shoe Shop Place, 24 affordable rental units in Middleborough, MA.



**Christopher Heights Assisted Living:** Christopher Heights of Northampton will be 83 units of mixed income assisted living.

**Dakota Partners:** Phase 1 of Tenney Place, 70 units of mixed income affordable rental housing in Haverhill, MA.

**Connecticut:**

**Dakota Partners:** Capital Avenue Apartments, 112 units of mixed income multi-family rental housing.

**Maine:**

**Bateman Partners:** Boiler Housing Lofts, adaptive re-use of former mill building to 36 units of affordable multi-family rental housing.

## 40B Work Updates

**Monitoring:**

**Dover Farms, Dover:** Lottery received over 22 qualified households for four units. One unit sold and another under agreement.

**Northpoint Village, Salisbury, MA:** Two more units have closed, one under agreement.

**40B Technical Consultant:**

GreatBridge Properties, North Attleborough, MA received its site eligibility letter from DHCD in August and is currently in front of the ZBA and Con Com for 72 units of affordable rental housing.



**Market Study:** Bean Town Properties, 38 units of mixed income rental apartments in downtown Middleborough, MA.



**Thank you to the attorneys who have provided numerous referrals and on going development support: Peter Freeman, Allan Caggiano, Kathleen O'Donnell and Ed Rainen.**

## New Studies

**Coppersmith Village, East Boston**

LDS was hired to examine the supply and demand for the proposed development comprised of 56 rental apartments, 15 for-sale townhomes, and approximately 3,000 square feet of ground floor retail space which is planned for restaurant use. The rental apartments will be mixed income with 34 available to households earning 60% of AMI and below and 22 to be priced at market rates. Of the affordable rental units, eight will have rental assistance. The townhomes will be mixed income and 3 will be sold to households earning 80% of AMI or below and 12 are to be sold at market rates.

**Senior Housing**

LDS is working on two studies in New York State in Liberty and Ulster. Both developments are 100+ units of age restricted rental developments that will be applying for LIHTC's and RAD vouchers.

LDS is working on a HUD 2214 study for Greystone for an age restricted development proposed in Eliot, MA.

LDS is working on a study for the Grantham Group in connection with a potential affordable assisted living development in Belchertown, MA.

**By 2030 - when all baby boomers will have reached age 65 - there will be about 72.1 million older Americans, more than double their number in 2000, according to data from the Administration on Aging.**

#### ***Downtown Transit Oriented Development***

LDS has been part of a study team including MAPC, RKG Associates and the Cecil Group looking at the potential feasibility of TOD in Framingham, MA. LDS's work includes examining population statistics, housing statistics, supply and demand for rental and homeownership units and conducting an inventory of downtown business. LDS also participated in several stakeholder meetings. The goal of the work is to make recommendations to the town for potential rezoning, public and traffic improvements to further improve the economy of downtown Framingham.

#### ***General Consulting***

LDS assisting Hamlet Homes in the master planning of approximately 150 rental units and 60 homeownership units in Suffield, CT. The development will be permitted through the states affordable housing statute. LDS is providing planning, financial, team building services and will be working on the application as well as seeking development partners.

## **Resources**

**THE U.S. Census Bureau** released the 2011-2013 ACS 3- year estimates.

**MA DHCD** is offering Soft Subsidy Programs Occupancy Compliance Workshops in October and November. E-mail Mary Morales: [Mary.Morales@state.ma.us](mailto:Mary.Morales@state.ma.us).

**The Massachusetts Historical Commission** is accepting applications for Fiscal Year 2015 Survey and Planning [Grants](#).

As always, LDS is looking to partner with clients and consultants on new projects. Please feel free to contact us at [info@ldsconsultinggroup.com](mailto:info@ldsconsultinggroup.com) or 617-454-1144.

Sincerely,  
Lynne D. Sweet  
Managing Member  
LDS Consulting Group, LLC  
233 Needham Street, Newton, MA 02464

