



Issue: # 19 Specialized Solutions For Housing®

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Dear Lynne,

Greetings:

We are feeling grateful that spring has finally arrived in New England after a long, snowy and extremely busy winter.

New Staff: Please welcome Noah Hodgetts who joins LDS this month. Noah recently received his masters in urban and regional policy from Northeastern University. Thank you to everyone who assisted in our employment search.

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

New Clients: Arlington Housing Assistance Corporation, Craftsman Village - Wayland, New England Center for Homeless Veterans, Springfield Neighborhood Housing Services, The Holland Companies and the Town of Wayland.

Expert Testimony: Lynne Sweet testified at the MassGaming commission regarding surrounding community petitions as a fact checker.

New Relationship: Elizabeth Fekete, who is a seasoned residential real estate appraiser by training, rolled up her sleeves and helped to update market studies for the MA rental housing funding round in March.

New HO Round: LDS worked on several home ownership developments with developers applying to the Commonwealth's first funding round in many years in April 2014.

Most Unusual Studies

Parking Demand Study

LDS completed a supply and demand analysis for a location in a major east cost city. The client's vision is to create a new parking structure with retail spaces, an indoor waiting room for persons waiting for water taxis, and a drive through pick up and drop off for vehicular taxis cabs. At some point in the future, an additional

floor may be added to the garage to support housing and retail. In general, this garage building could be a main transportation hub for area residents and visitors.

Mass Gaming Commission Work

While we recognize this is a very controversial issue in Massachusetts, our role was very limited to fact checking with regard to surrounding community petitions for Slots Parlors and Resort Style Casinos. In accordance with the Massachusetts General Laws, c. 23K 17(a) and 205 CMR 125.01(2), any Massachusetts community has the right to petition the Massachusetts Gaming Commission for declaration as a Surrounding Community. Pinck and Co. contracted with LDS to review petitions by surrounding communities with regard to potential impacts to housing, schools and certain municipal costs for slots parlors and resort casinos. LDS prepared reports that were submitted to the MassGaming commission ombudsman as well as appeared before the MassGaming Commission to provide testimony and answer questions.

Project Updates

Dakota Partners

Dakota Partners has been keeping busy in Massachusetts and Connecticut with significant success. They reported that they received funding for their 112 unit mixed income rental adaptive re-use development in Hartford, CT that is expected to start construction in six months. They also reported that the first 60 unit phase of Village Green in Hyannis, MA is under construction. In addition, Dakota received funding for 72 units of LIHTC rental housing in Brookfield, CT that is under construction and units will be ready for occupancy in 9 months.

Benfield Farms, Carlisle

We are looking forward to attending the Ribbon Cutting for Benfield Farms in Carlisle, a new construction mixed income rental housing development.

Brokerage

Lynne Sweet is the seller's broker for the Cedars Assisted Living facility expected to close in June 2014, and buyer's broker for an assisted living site in Canton expected to close in summer 2014. She also represented the sellers of a two family home in Brookline that went under agreement within 24 hours of listing.

Please share with LDS news and pictures about your project milestones so we can include them in our newsletter and website.

40B Work Updates

Monitoring:

Brierneck Crossing, Gloucester - 3 homeownership units. This development recently received final sign off from MassHousing.

Dover Farms, Dover: Lottery underway with applications due June 19, 2014. Contact Kristen Costa at kriscosta@verizon.net.

Northpoint Village, Salisbury, MA: Second lottery for six units about to begin. Contact Maureen O'Hagan at: maureen@mcohousing.com.

Site Eligibility Applications:

40B Technical Consultant: The Holland Companies, Randolph Avenue, Milton, MA - 72 unit rental development. LDS provided a market study and is working with the client on development, income and operating pro-formas as well as on completing application materials such as the AHFMP, Smart growth score card. SEA expected from MassHousing mid-may 2014.

New Studies

Veterans Housing

LDS was hired to examine the supply and demand for the proposed redevelopment and renovation of a portion of the New England Center for Homeless Veterans, a multi-use facility for homeless and at-risk veterans located at 17 Court Street in Boston, Massachusetts. Specifically, the study was for the creation of 35 new permanent subsidized rental, single person occupancy (SPO) units and renovation of 59 SRO units. The Center, which was founded in 1989, is one of the nation's largest private resources for Veterans of every era who face challenges and are at risk of homelessness.

Senior Housing

Chestnut Hill Realty and Jerry Rappaport have proposed a cutting edge age restricted development for households age 55 plus in Westwood, MA. The proposal includes building 53 units in a three story elevator building with parking under the building and 19 town house units. Fifteen percent or 11 units will be affordable to households earning at or below 80% of AMI. LDS provided a feasibility analysis.

Pawtucket, RI

LDS provided a basic supply and demand study to Cruz Development for affordable rental housing in Pawtucket Rhode Island in connection with its planning efforts for the adaptive re-use of a mill building. The proposal is to develop affordable rental housing for households who earn at or below 60% Area Median Income (AMI) including 33 age restricted units and 47 multi-family units. The development will include one and two bedroom units and will charge below market 60% AMI rents.

Resources

RFP for affordable housing developer: 6 Cherry Street, Ashland, MA - Contact Steve Greenburg: steveg68@comcast.net.

Link to FHLBB: [AHP Affordable Housing Funding Round](#)

Link to: 2014 [Home Income Limits](#)

Link to: 2014 [HOME RENTS](#)

Link to: [Gloucester Times Article on MA Costs of Housing](#)

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

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

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LDS Consulting Group, LLC | 233 Needham Street | Newton | MA | 02464