



Greetings:

As we wind down the year, I want to acknowledge all the hard work of the LDS staff, both on site and out in the field.

We are also blessed by many professional partners who allow this small company to not only look big, but accomplish big things.

Most importantly, LDS is privileged to have clients that are not only loyal, but continue to amaze us with their creativity and accomplishments in this challenging and ever changing industry of real estate development.

We are happy to continue to support **Massachusetts Association of Community Development Corporations** with our annual contribution to the states community development tax credit.

LDS News
December 2017

In This Issue

- Client Success Stories

- Research and Analysis

- Regional Study/Master Planning

- Development Consulting

- LDS Administrative/In tthe Press

Client Success Stories - Congratulations!

Newton, MA - Mixed Income Zoning Approval

Langley Montrose received a special permit approval from the City of Newton Land Use Committee followed by a vote to grant the special permit from the Newton City Council for an infill project of 20 mixed income rental units. The permit was granted in just four months, a record time in a city that is often is resistant to change when it comes to housing production. LDS consulted for the developer on the inclusionary housing plan, fiscal impact and the affirmative fair marketing and resident selection plan.

Town of Georgetown, MA Housing Production Plan

Congratulations to the Town of Georgetown Affordable Housing Trust. LDS worked with the Trust for the better part of a year to update the plan, obtain approval from the Planning Board and the Board of Selectman. **The plan received approval from DHCD on December 12, 2017, just under four weeks from submission and with no comments!**

DHCD 2017 Funding Round Awards

Congratulations to **Veterans Transition House** for receiving funding awards for their proposed permanent housing for veterans in New Bedford and **Nue View Communities** on funding awards for their Carter School development in Leominster.

Research and Analysis

Funding Round Studies

LDS started working on housing studies for various Funding Rounds starting in August of 2017. First up was for the City of Boston Department of Neighborhood Development ("DND") September 2017 round, then for the DHCD October 2017 9% mini-round, followed by the Rhode Island December 15th funding round. Presently, we are working on studies for the winter 2018 DHCD funding round which will continue through the first part of the year. We also worked on some market study letters for the DHCD Community Scale Housing round in March 2018.

While the developments are too numerous to name, we note that many are for age restricted developments this year. We also want to welcome our new clients: **Codman Square Neighborhood Development Corp. and Northampton Valley CDC** as well as our numerous returning clients.

New Market Tax Credit Study

LDS was privileged to provide a Building Lease Analysis for East Boston Neighborhood Health Center in connection with their financing for a proposed 40,000 community health center in Revere.

Regional Study/Master Planning

Southern Berkshire County Market Demand Study

LDS was hired by Framework Properties to examine the demand for market rate rental housing in Southern Berkshire County. The study involved examining regional economic conditions, rental housing supply, a consumer survey and stakeholder interviews.

Riverwalk Properties, Lawrence, MA



LDS has been hired by the Lipoli Companies in connection with their master planning efforts for the complete build out of Riverwalk Properties. We are looking forward to rolling up our sleeves in the new year to examine the demand for all things housing, retail, office and community. We will be examining demographics as well as conducting both employee and resident surveys and stakeholder interviews. Please reach out to us if you have ideas/opinions on this matter.

Development Consulting

Fuller Mixed Use Development Financial Consulting

LDS was hired by the City of Gloucester to review operating, income and development numbers relative to a proposed 200 unit apartment development. In particular, LDS was asked to examine the numbers as they relate to the economic hardship argument presented by Fuller Mixed-Use Venture as it relates to the 15% affordability requirement under section 5.11.8 of the City of Gloucester Zoning Ordinance.

Chapter 40B Consulting

LDS is working for Ten Gates Development in connection with their proposed 7 unit rental development in Gloucester, MA. LDS is coordinating the M.G.L. Chapter 40B application process which includes obtaining mayoral approval, as well as an application to the Affordable Housing Trust.

M.G.L. Chapter 40B Expert Witness

Lynne Sweet provided expert witness testimony to the Holland Company in connection with a M.G.L. Chapter 40B hearing for their proposed 90 unit rental development. The Hollands were granted a comprehensive permit for only 35 units. LDS provided market research services relative to rents and testified at the Housing Appeals Committee.

Lynne Sweet also provided expert witness testimony to the Holland Company in connection with a proposed 72 unit rental development and 8 unit home ownership development in Braintree, MA. The town exercised a safe harbor provision under M.G.L. Chapter 40B claiming that 1.5% of the towns land area was affordable. Lynne worked closely with Peter Freeman of Freeman Law Offices on the 1.5% issue including title research, GIS mapping etc.

LDS Administrative and In the Press



[Welcome Samantha Moskol](#)



Samantha joined LDS in early December. She is new to the Boston area, having grown up in Milwaukee. She received her Master of Science in Community and Regional Planning from the University of Texas at Austin earlier this year where she focused her studies on affordable housing policy and real estate development.

Good Bye and Good luck

LDS is grateful to the nearly four years of professional service provided by Noah Hodgetts. As a newlywed, Noah will be heading north to Concord, New Hampshire on his next adventure. We wish him well in his future endeavors.

LDS Holiday Pizza Party

LDS is looking forward to some Pepe's Pizza and White Birch Beer soda at the end of the week. We will be taking a much needed lunch break to say good bye to Noah, officially welcome Samantha, and just enjoy some holiday cheer after a very busy fall.

In the Press

Lynne had articles published in Banker and Tradesman and the New England Real Estate journal this past fall on "Affordable Housing Real Estate Tax Assessing" and "Fiscal Impact Studies".

Contact us at info@ldsconsultinggroup.com or
www.ldsconsultinggroup.com

STAY CONNECTED



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