

Weston Affordable Housing Trust

January 13, 2017

To: Weston Board of Selectmen
selectmen@westonmass.org

From: Weston Affordable Housing Trust
Sarah Like Rhatigan, Chair

Re: Proposed 40B Development – Stony Brook - 104 Boston Post Road

The Weston Affordable Housing Trust is charged with performing housing-related review and making recommendations to the Board of Selectman for all Chapter 40B proposals in Weston. The Trust has reviewed the proposed Stony Brook development located at 104 Boston Post Road on two occasions and has prepared the following recommendations as the BOS prepares comments on the Site Approval application submitted by the developer to MassHousing.

The Weston Affordable Housing Trust supports the proposed project as a viable opportunity to bring much needed affordable housing to Weston in the near term. The multi-family development would provide 39 units of rental housing affordable to households earning 80% or less than the area median income (AMI). We also strongly recommend that the Selectman encourage the developer to consider providing workforce housing through MassHousing's Workforce Housing Initiative. This program would target individuals and families with incomes of 61% to 120% AMI, creating a wider range of diverse affordable housing options in Weston.

A more detailed review of the project can be found in the attached letter that was submitted to the developer on November 16, 2016, conditionally supporting the proposed multi-family development. We understand that there may be concerns among some residents related to the aesthetics of the project; however, we urge residents and the relevant Town committees to consider the significant benefits of this project, and further to keep in mind the relatively minimal impact on our residential neighborhoods of this project due to its location in a commercial area at the periphery of town. We support the Town's efforts to require further information and modifications to address traffic and safety at the site, as well as the Conservation Commission's role in insuring that the development meet State environmental laws. The Trust urges the Town to continue to work cooperatively with the applicant in a genuine effort to help the development of affordable housing at this site.

Respectfully submitted,

Trustees of the Weston Affordable Housing Trust

* This letter of support was approved by a unanimous vote of the Weston Affordable Housing Trust at its meeting held on January 4, 2017.