



January 15, 2016

Mr. Robert Redfern – Chairman
Reading Zoning Board of Appeals
16 Lowell Street
Reading, MA 01867

Re: Department of Housing and Community Development (DHCD) Subsidized Housing Inventory

Applicant: Reading MKM, LLC

Dear Mr. Chairman:

SEB, LLC is representing Reading MKM, LLC – the applicant of a 77 unit rental development being proposed under Chapter 40B at Prescott and Lincoln Street. During the course of recent correspondence with the Town, a question was raised about our reference in our Comprehensive Permit Application (Introduction Section) to the “latest decennial census of the town and reported by the Department of Housing and Community Development as of December 5th 2014.” The question was whether this was in fact the latest available information regarding the Town of Reading’s subsidized housing inventory.

DHCD has not formally issued an updated Subsidized Housing Inventory for every municipality in the Commonwealth since the December 5th 2014 iteration. Thus, the reference in the application is still accurate. However, we did independently reach out to DHCD to obtain a more recent Subsidized Housing Inventory specific to the Town of Reading which is attached to this letter. Reading’s total affordable housing inventory as reported in December of 2014 was 7.5%. The latest subsidized housing inventory reflects a percentage of 7.75%, effectively the difference of one affordable unit being added to the inventory.

We look forward to discussing this project with the Town in greater detail and formally presenting this application to the full Zoning Board of Appeals on February 4th 2016. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,

Geoffrey Engler
Consultant to Reading MKM, LLC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Reading

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?		Subsidizing Agency
						No	Yes	
2602	n/a	Frank Tanner Dr.	Rental	40	Perp	No	No	DHCD
2603	n/a	Frank Tanner Dr.	Rental	40	Perp	No	No	DHCD
2604	n/a	74 Bancroft Ave.	Rental	8	Perp	No	No	DHCD
2605	n/a	Oakland & Waverly	Rental	6	Perp	Yes	No	DHCD
2606	n/a	Pleasant & Parker	Rental	4	Perp	No	No	DHCD
2607	Cedar Glen	2 Elderberry Lane	Rental	114	Perp*	Yes	No	MassHousing
2608	EMARC Reading	6 Pitman Dr.	Rental	12	2036	No	No	HUD
2609	Longwood Place at Reading	75 Pearl Street	Rental	86	2046	No	No	MassHousing
2610	Peter Sanborn Place	50 Bay State Rd.	Rental	74	Perp	Yes	No	HUD
2611	Reading Community Residence	40 Sanborn Street	Rental	3	2037	No	No	EOHHS
2614	Gazebo Circle	401,501,901 Gazebo Cr.	Rental	3	2016	No	No	FHLBB
2615	Pleasant Street	Pleasant Street	Rental	2	2020	No	No	FHLBB
2616	Wilson Street	Wilson Street	Rental	2	2021	No	No	FHLBB
3731	Archstone	40-42, 70 West Street	Rental	204	Perp	Yes	No	FHLBB
4000	Hopkins Street Residence	159 Hopkins Street	Rental	4	2042	No	No	HUD
4432	DDS Group Homes	Confidential	Rental	48	N/A	No	No	DDS
4600	DMH Group Homes	Confidential	Rental	4	N/A	No	No	DMH

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Reading

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?		Subsidizing Agency
						Yes	No	
4771	Sumner Cheney	1375 Main Street	Ownership	1	Perp	Yes		FHLBB
4772	George Street	23 George Street	Ownership	3	Perp	Yes		FHLBB
7904	Maplewood Village	201-275 Salem st	Ownership	9	2054	YES		DHCD
7909	Governor's Drive	Governor's Drive	Ownership	2	2103	YES		DHCD
8992	Johnson Woods	468 West Street	Ownership	11	Perp	NO		DHCD
9556	Oaktree	30 Haven Street	Rental	11	Perp	NO		DHCD
9593	Reading Woods	Jacob Way	Ownership	43	Perp	NO		DHCD
9848	Johnson Woods Phase II	30 & 39 Taylor Drive	Ownership	9	Perp	NO		DHCD
Reading Totals				743	Census 2010 Year Round Housing Units	9,584	Percent Subsidized	7.75%

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