



**Grafton Affordable Housing Trust**

c/o Planning Department  
Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

May 26, 2016

Mrs. Jennifer Thomas, Chairwoman  
Grafton Board of Selectmen  
30 Providence Road  
Grafton, MA 01519

*Daniel Crossin, Chairman*  
*Mary Campbell, Vice Chairwoman*  
*Bruce Spinney, Treasurer*  
*Charles Pratt, Clerk*  
*Ruth Anderson*  
*John Carlson*  
*Kris Koliss*

Dear Mrs. Thomas & Members of the Board:

We are writing to your Board to offer the Trust's support for Prentice Place, a 54 rental unit project proposed by Prentice Place LLC at the location of 23 Prentice Street in North Grafton.

Representatives of Prentice Street LLC, Sotir Papalilo, presented the proposal to the Trust on two separate occasions (June 17, 2015 and March 29, 2016). In addition the Trust participated in a site walk with Mr. Papalilo in August 2015. Currently they are proposing 5 structures totaling 54 residential units – 21 one bedroom units, 28 two bedroom units, and six three bedroom units. Twenty five percent of the units will be restricted as affordable. However, the Town will receive full credit for all 54 units on the Subsidized Housing Inventory in accordance with State regulations pertaining to development of affordable rental housing unit.

The Trust has reviewed the documentation prepared by Mr. Papalilo including his application to seek funding from the Massachusetts Housing Partnership as well as site and concept plans. At this time Mr. Papalilo intends to move forward with seeking funding and to advance his project under the 40B Comprehensive Permit process with the Zoning Board of Appeals. He is not seeking funding from the Trust to assist with his project but notes that a letter of support from the Town is advantageous to his funding application to MHP.

The Trust supports the project as presented for several reasons. The development of affordable rental units has been identified in the Affordable Housing Plan as important to the increase in affordable housing stock particularly in light of the low inventory of such units. A second fact to consider is that a full credit of 54 units on the Subsidized Housing Inventory would meet state requirements which would allow the Town to freeze any new 40B projects for two years in accordance with State law. This freeze would be for a two year period and would allow the Town the opportunity to address the development of appropriate measures to achieve our 10% requirement of affordable units. This was identified as a key goal by the participants at the recent Affordable Housing Action Plan Workshop held in March.

The Trust recognizes that the density of the project will be of concern to Town as well as the neighbors which will have to be addressed during the permitting phase with the Zoning

Board of Appeals. At this point in time the Trust encourages your Board to weigh all the factors, including the potential for a 40B permit freeze, when determining your Board's willingness to support this project. The Trust further notes that any major changes in the site program would require additional presentations to the Trust in order to maintain ongoing support.

Please feel free to contact me if you have any questions.

Sincerely yours,



Daniel Crossin  
Chairman

cc: Town Administrator  
Sotir Papalilo  
File