

# Bird Meadow Lane Project

## ATM Article 42, May 2022

8 Acre parcel accessed at 144 Red Acre Road

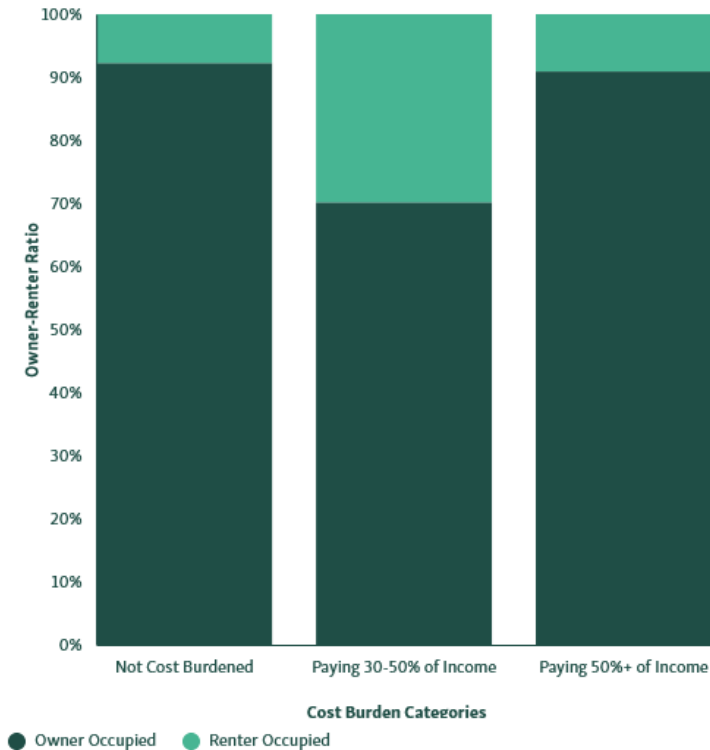
Stow Municipal Affordable Housing Trust & Community Preservation Committee

# Why is Affordable Housing important?

- Provides community stability
  - Housing diversity strengthens economic base for local businesses
  - Current low- and moderate-income families can remain in the community
    - Permits single income families to maintain consistent home life
  - Municipal employees who strengthen the community – teachers, public safety, & all support staff can live close to work
  - Enables young adults who grew up here to stay & raise their own families
  - Senior residents on fixed incomes can remain in town
  - Reduces stress on households who may be forced to make impossible choices among housing, health care, food and transportation

# Housing Burden in Stow

Housing Cost Burden



- Housing cost >30% of household income is defined as 'housing cost burdened'.
- 1 in 7 households in MA (14%) spend more the ½ their income on housing

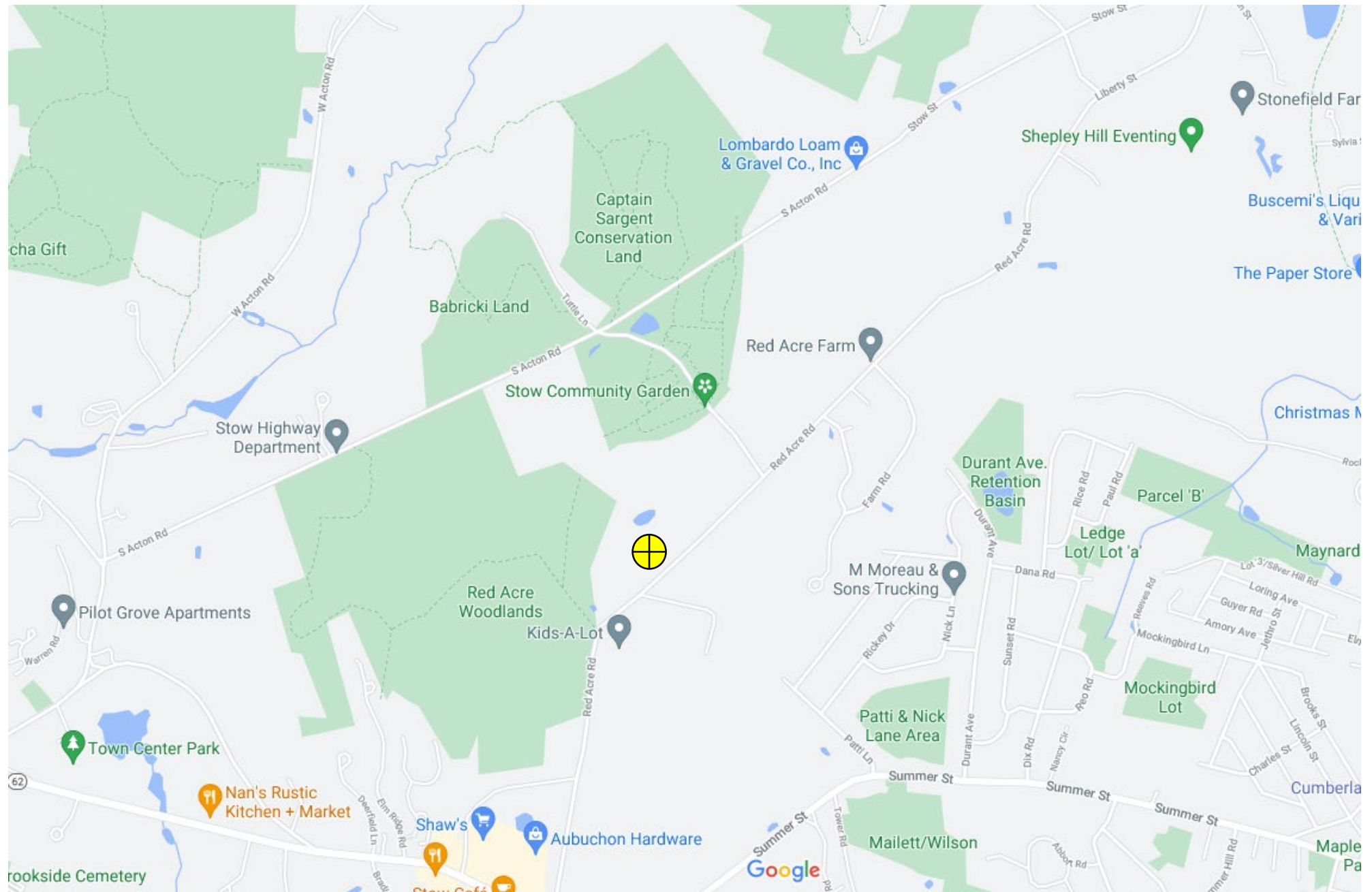
Type	Total	30-50% INCOME	>50% INCOME	Percent Cost burdened
Total	2546	258 (10%)	289 (11.3%)	21.5%
Owner Occupied	2209	154 (6.9%)	257 (11.6%)	18%
Rental Units	360	104 (28%)	32 (8.9%)	37.8%

Source: American Community Survey Years: 2014-2018 5-Year Estimates  
 Link to: [Cost Burdened Households \(Municipal\)](#)

# Bird Meadow Lane Activities Timeline

- ✓ Land purchase [\$225,000] (2018)
  - ✓ Purchased in conjunction with CPC funds & Stow Conservation Trust
- ✓ Barn, Stable, and Riding Arena demolition and disposal [\$50,000] 2019
- ✓ Pre-Engineering studies [\$11,000] (2019)
  - ✓ Soil & Percolation Tests
  - ✓ Site analysis: topographic, wetlands
- ✓ Community Engagement and Communication (Spring 2021)
  - ✓ Neighborhood Input needed and encouraged
  - ✓ Provide guidance for subsequent steps
  - ✓ Visualization of development options
- Request for Proposal/Qualifications (2022-23)
  - Define project to define what community wants
  - Develop constraints and requirements for permitting/zoning
  - Remove risk to non-profit developer by securing funding

# East Side of Stow







# Kunelius Property

## Google Maps

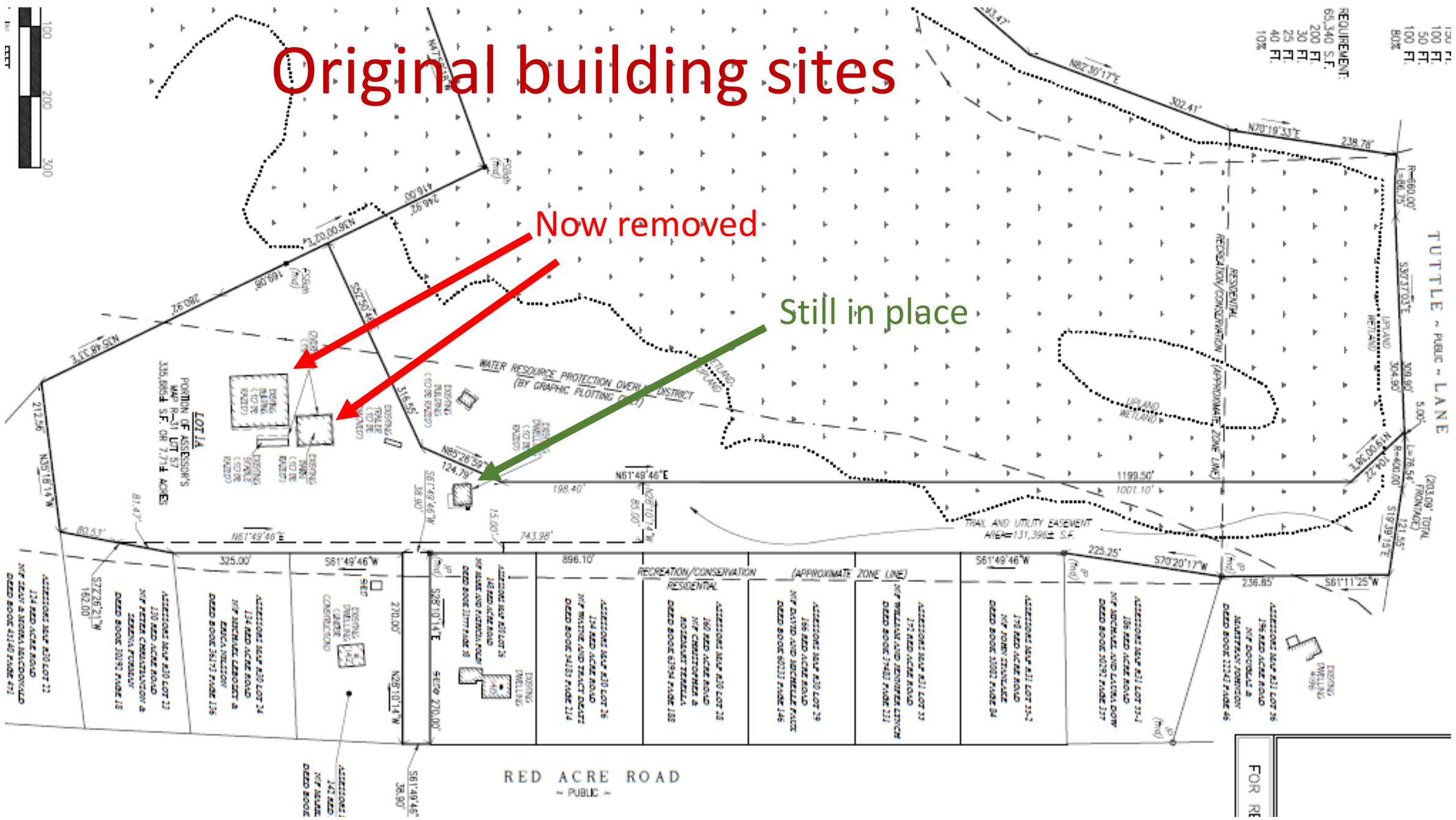
### Satellite View

- Pond outlined in **blue**
- Driveway shown in **gray**
- Former Barn/Stable area outlined in **brown**
- Future homes site traced in **yellow**

120 FT.  
100 FT.  
50 FT.  
100 FT.  
80%

REQUIREMENT:  
65,340 S.F.  
200 FT.  
30 FT.  
25 FT.  
40 FT.  
10%

## Still in place



# Site Details

- Six units maximum by agreement – single, duplex, or combination
- Approx. 8 acres total in parcel, nearly 3 acres buildable upland
- Site is located 2 miles from the commuter rail station in South Acton.
- Contiguous to conservation land
  - 41 acre conserved parcel purchased at the same time by ConComm & SCT
  - Red Acre Woodland
  - Tuttle Lane Conservation Land (incl. Community Garden)
  - Access to conservation parcel through right-of-way
- Community support confirmed via public forum in June 2021.

# Potential Unit Types



# Bird meadow Lane Project Costs

Costs		
Land		225,000.00
Demolition of Existing Structures		50,000.00
2020 Development Cost per AH unit (avg)	\$330,000	
2022 Dev Cost Estimate (25% increase)	\$400,000 x 6	2,400,000.00
Total		\$2,675,000.00

The maximum allowable price for affordable housing units at 80% of Area Median Income is based on the AMI and mortgage interest rates at current time

# Funding and Subsidy needed

Source	Land	Pre-Dev		
SMAHT Funds	225,000	68,000		293,000
2021 Unit Sale Prices			6 x \$250,000	1,500,000
2023 Unit Sale Estimate			6 X \$240,000	1,440,000
CPC		\$25,000		25,000
Other Grants				0?
Total Funding				1,818,000
Total Cost				2,675,000
Revenue gap				\$857,000-917,000
Contingency (12%)				
Total CPC request				\$1,100,000

# Why is funding necessary now?

- Development proposals may not proceed as currently planned
- Larger developments will be phased, so AH units may be spread over 4-5 years
- 10% target will increase in 2030, so “safe harbor” from those larger projects may only apply for 3-4 years
- Secured funding reduces risk for potential non-profit developers
- Some current SHI units have restrictions that expire soon
- Restricted CPC Affordable Housing funds may only be used for AH

# Summary

- Project has been under consideration for 3+ years
- Consistent with Stow's Housing Production Plan
- Concept approved at past Town Meetings
- Subsidy per unit is less than past requests
  - Low cost of parcel acquisition
  - Use of Trust funds to purchase parcel
  - Low interest rates, increasing Boston median income
- CPC & SMAHT have been planning and saving for this project
  - Currently >\$800,000 in Reserved Affordable Housing Funds
- It is important to use CPC AH funds to build as many units as we can