



Town of Stow
SELECT BOARD
380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4515

February 2, 2022

Rieko Hayashi
Massachusetts Department of Housing and Community Development
380 Great Road
Stow, MA 01775

Dear Ms. Hayashi,

The Stow Select Board is pleased to formally support the three *Residences at Stow Acres* Local Initiative Applications (LIP) submitted by MCO Housing & Associates.

Over the past 18 months, the Town of Stow has advanced an intensive, multi-disciplinary effort to create a shared housing, conservation, and recreation vision for the future of the North and South courses of Stow Acres. In addition to the 96 units of mixed income housing that is proposed to count toward the Town's Subsidized Housing Inventory, Stow Town Meeting voted overwhelmingly to purchase the remainder of the Stow Acres North Course for municipal conservation and recreation purposes, and has also purchased a permanent conservation restriction on the South Course. A formal recommendation to the Select Board on behalf of the Planning Board, Conservation Commission and Stow Municipal Affordable Housing Trust, further detailing the effort, is attached for reference.

The enclosed LIP Applications from MCO Housing and Associates align with the overall vision for mixed-income housing at the Stow Acres site. Additionally, the proposed housing program conforms to many of the key components of the Select Board's Comprehensive Permit Policy, including the following Policy goals:

- Diversity of housing designs, occupancy ranges, and tenancy, i.e. ownership and rental units;
- Variety of income and demographic targets;
- Range of public benefits, in addition to housing affordability;
- Local preference program for affordable units.

The Stow Select Board fully supports the enclosed LIP Application and welcomes the housing diversity this exemplary project will provide.

Sincerely,

Ellen Sturgis – Chair
On behalf of the Stow Select Board

Cc: MCO Housing and Associates

MASSACHUSETTS
Department of Housing & Community Development
Local Initiative Program
Application for Comprehensive Permit Projects

I. GENERAL INFORMATION

Community: Stow, MA
Name of Development: The Residences at Stow Acres
Site Address: Randall Road, Stow, MA
Developer: Stow Acres Residential, LLC (MCO & Associates, Inc.)

1. Type of Housing:
☒ Single Family house ☐ Rental
☐ Condominium ☐ Age Restricted

2. Project Characteristics:
☒ New Construction ☐ Conversion
☐ Rehabilitation ☐ Other

3. Total Acres* 60 Acres Density of Project (units/acre) 3.15

** This refers to the overall "Residences at Stow Acres" development.
The area being utilized for the For Sale housing component is approximately 30 Acres.*

4. Unit Count:

Total Number of Units 124
Market Rate 93
Affordable 31

5. Unit Prices:
Market Rate \$575,000 to \$850,000
Affordable \$299,100

Required Signatures for the
Comprehensive Permit Project Application
Chief Executive Official
of Municipality:

Chair, Local Housing Partnership
(if applicable):

Signature: 

Signature: _____

Print Name: Ellen S. Sturgis, Chair

Print Name: _____

Date: 2/8/2022

Date: _____

MASSACHUSETTS
Department of Housing & Community Development
Local Initiative Program
Application for Comprehensive Permit Projects

I. GENERAL INFORMATION

Community: Stow, MA
Name of Development: The Residences at Stow Acres
Site Address: Randall Road, Stow, MA
Developer: MCO Cottage Rentals Stow, LLC (MCO & Associates, Inc.)

1. Type of Housing:
☐ Single Family house ☒ Rental
☐ Condominium ☐ Age Restricted
2. Project Characteristics:
☒ New Construction ☐ Conversion
☐ Rehabilitation ☐ Other
3. Total Acres* 60 Acres Density of Project (units/acre) 3.15

** This refers to the overall "Residences at Stow Acres" development
The area for this building is estimated to be approximately 1 Acre.
The area being utilized for the Cottage Rentals is approximately 7 acres.*

4. Unit Count:

Total Number of Units 40
Market Rate 30
Affordable 10
5. Unit Prices:
Market Rate \$ 2,500 - \$2,850
Affordable \$ 1,999 - \$2,173

Required Signatures for the
Comprehensive Permit Project Application
Chief Executive Official
of Municipality:

Chair, Local Housing Partnership
(if applicable):

Signature: Ellen S. Sturgis

Signature: _____

Print Name: Ellen S. Sturgis, Chair

Print Name: _____

Date: 2/8/2022

Date: _____

MASSACHUSETTS
Department of Housing & Community Development
Local Initiative Program
Application for Comprehensive Permit Projects

I. GENERAL INFORMATION

Community: Stow, MA
Name of Development: The Residences at Stow Acres
Site Address: Randall Road, Stow, MA
Developer: Stow Community Rentals, LLC (MCO & Associates, Inc.)

1. Type of Housing:
☐ Single Family house ☒ Rental
☐ Condominium ☒ Age Restricted
2. Project Characteristics:
☒ New Construction ☐ Conversion
☐ Rehabilitation ☐ Other
3. Total Acres* 60 Acres Density of Project (units/acre) 3.15

** This refers to the overall "Residences at Stow Acres" development
The area for this building is estimated to be approximately 1 Acre.*

4. Unit Count:

Total Number of Units 25
Market Rate 20
Affordable 5
5. Unit Prices:
Market Rate \$ 1,700
Affordable \$ 1,199

Required Signatures for the
Comprehensive Permit Project Application
Chief Executive Official
of Municipality:

Chair, Local Housing Partnership
(if applicable):

Signature: 

Signature: _____

Print Name: Ellen S. Sturgis, Chair

Print Name: _____

Date: 2/8/2022

Date: _____