

## Hummel, Robert

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**From:** Jack Dawley <jdawley@northlandresidential.com>  
**Sent:** Tuesday, November 2, 2021 2:37 PM  
**To:** Heller, Rachel; Lipson, Betsy  
**Cc:** Hummel, Robert; Jack Dawley; Alan Aukeman (AAukeman@ryan-assoc.com); Nina Babbitt  
**Subject:** [EXTERNAL]FW: Housing Trust comments on McLean

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Rachel and Betsy,

Robert, please share with the Board and Board Chair in advance of tonight's meeting.

Following up in our conversation last week with some feedback/answers. I have not copied Judy Singler and Judy Feins as I do not have their respective emails. Note that I have spoken with DHCD and await further input from them.

Relating to:

### Bedroom Distribution:

- As presently envisioned:
  - Building 100 would contain 58 total units of which 7 would be 3 bedroom units
  - Building 200 would contain 54 total units of which 4 would be 3 bedroom units
    - Building 200 is anticipated to be the Age Restricted building (subject to confirmation with DHCD, which is pending) and if so may revert to exclusively 1 & 2 bedroom units.
- As envisioned the 25% affordability would spread evenly across both buildings, meaning
  - Building 100 – would have 15 affordable units of which 2 would be a 3 bedroom units.
  - Building 200 – would have 13 affordable units of which 1 would be a 3 bedroom unit.
- The affordable units will float, as opposed to be assigned throughout each building.

Note: Discussions are ongoing with DHCD which may alter the distribution, mix and location of bedroom types and hence affordable unit unit types.

### Accessibility:

- Buildings 100 and 200 will comply with 521 CMR regulations and will contain **6 Group 2A units** (5% of 112) which will be distributed across each building.
  - Per 521 CMR 9.4 –
    - Group 2A units: Applies to dwelling units that have features similar to Group 1, but have the additional feature of greater floor space to accommodate the needs of occupants who need such space due to their disability.
    - Group 2B units: Applies to dwelling units that contain features that provide, at the time of initial construction, full accessibility without need for further modification.
    - The balance of the multi-family units (106 units) will be Group 1 units.

### Heating/Water Heating:

- Heating-
  - The Project is planning to install individual, high-efficiency air-source heat pumps (ASHP) in both Subdistricts (Townhouse and Apt units).
- Domestic Water Heating-
  - Subdistrict A (Townhouses) – Air-source heat pump hot water heaters will be included in each TH unit.
  - Subdistrict B (Apts) – The Project Team will be exploring the use of both gas-fired central domestic hot water heating and electric-resistance domestic hot water storage tanks (electric water tanks). Centralized ASHP water heaters are not as yet a proven hot water delivery option in our market.

**Appliances:**

- Subdistrict A- electric induction range/cook top units
- Subdistrict B – Electric-resistance range/cook top units

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**From:** Rachel Heller [<mailto:heller.housingtrust@gmail.com>]  
**Sent:** Thursday, September 23, 2021 2:19 PM  
**To:** Jack Dawley <[jdawley@northlandresidential.com](mailto:jdawley@northlandresidential.com)>  
**Subject:** Fwd: Housing Trust comments on McLean

Hi Jack,

This is what we have shared with the Planning Board to date.

-Rachel

----- Forwarded message -----

**From:** Rachel Heller <[heller.housingtrust@gmail.com](mailto:heller.housingtrust@gmail.com)>  
**Date:** Wed, Sep 15, 2021 at 5:10 PM  
**Subject:** Housing Trust comments on McLean  
**To:** Hummel, Robert <[rhummel@belmont-ma.gov](mailto:rhummel@belmont-ma.gov)>  
**Cc:** Betsy Lipson <[lipson.housingtrust@gmail.com](mailto:lipson.housingtrust@gmail.com)>

Hi Robert,

Please share the Housing Trust's comments with the Planning Board regarding the homeownership units being developed by Northland at McLean.

**Unit finishes**

For durability and lower long-term replacement costs, the Housing Trust recommends that

- countertops be made of corian or quartz rather than laminate;
- Instead of acrylic tub surrounds, all homes have age-friendly elements, such as grab bars; walk-in showers with tile and/or corian and quartz finishes; and, if there is a second bathroom, that it include a tub with tile finishes.

### **Unit size distribution**

The Trust is in favor of a 1 bedroom affordable homeownership unit because it will have a lower price point and could be attractive to a large number of Belmont seniors who are living alone or as couples.

Northland has proposed that the remainder of the affordable units be 2 bedroom units. However, this is inconsistent with the requirements included in Belmont's Inclusionary Zoning bylaw. The Trust recommends the development include one 3 bedroom affordable unit.

### **Unit location**

Outside of the 1 bedroom home in the chapel, Northland's proposal places the affordable units on the interior. The Housing Trust requests that one of the affordable units be an end unit.

Please let me know if you would like to discuss these recommendations.

Thank you,  
Rachel and Betsy