



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ◆ Aaron Gornstein, Undersecretary

April 2, 2014

Mr. Daniel L. Kolenda, Chairman  
Southborough Board of Selectmen  
Town House- 17 Common Street  
Southborough, MA 01772

**Housing Production Plan – Certification Approved**

Dear Mr. Kolenda:

The Department of Housing and Community Development (DHCD) is pleased to acknowledge that the Town of Southborough is in compliance with its Housing Production Plan (HPP). This certification is effective for a one year period beginning on February 13, 2014, to February 12, 2015. This Certification of Municipal Compliance is based on the following findings:

1. Southborough has provided evidence that the required number of units described in its request is eligible to be counted towards certification.
2. The 28 additional Subsidized Housing Inventory (SHI) eligible units in this project (Madison Place SHI ID # 9558) meets the number necessary to satisfy a one year certification threshold.
3. The housing development is consistent with the production goals outlined in Southborough's Housing Production Plan.

The other two developments submitted with the Town's certification request, Woodland Meadows and Stonebrook Village, are not eligible for certification or for the SHI. The Woodland Meadows project initially received a comprehensive permit in 2010 for four affordable ownership units. The comprehensive permit was modified in 2011 and 2012 with no new affordable ownership units added as part of those modifications. The units are currently ineligible pursuant to 760 CMR 56.03(2)(c) because one year has lapsed since the comprehensive permit was issued, the project is still subject to an appeal and the project has not been issued building permits. The Stonebrook Village project is also currently ineligible for the SHI, as more than one year has lapsed since the (2010) comprehensive permit was issued and building permits have not yet been issued.

I have included an updated list of SHI eligible units. Southborough's current SHI stands at 8.33%. Please note that all 28 units must retain eligibility for the SHI pursuant to the regulations at 760 CMR 56.03(2) for the entire certification period. If the units become ineligible for inclusion on the SHI, they will no longer be in compliance for certification purposes and therefore certification may be suspended.

DHCD applauds the Town of Southborough in achieving certification of its HPP. If you have any questions or need assistance, please contact Phillip DeMartino, Technical Assistance Program Coordinator, at (617) 573-1357 or [Phillip.DeMartino@state.ma.us](mailto:Phillip.DeMartino@state.ma.us).

Sincerely,



Leverett Wing  
Associate Director

cc: Senator James B. Eldridge  
Representative Carolyn C. Dykema  
Greg Watson, Director of Comprehensive Permits, MassHousing  
Mark J. Purple, Town Administrator, Southborough  
Jennifer L. Burney, Town Planner, Southborough

Attachment

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Southborough**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2861 n/a		3 North St	Rental	8	Perp	No	DHCD
2862 Colonial Gardens		49 Boston Rd.	Rental	56	Perp	No	DHCD
2863 n/a		Boston Rd.	Rental	2	Perp	No	DHCD
2864 The Highlands		Stockwell & Fitzgerald Lane	Ownership	4	Perp	No	DHCD
4462 DDS Group Homes	Confidential			0	N/A	No	DDS
4789 Fairfield Green at Marlborough		155 Northborough Road	Rental	30	Perp	Yes	MassHousing
6411 Meeting House Farm		Middle Road	Ownership	7	Perp	Yes	MassHousing
7947 Gilmore Rd		Gilmore Rd	Ownership	1	Perp	No	FHLBB
8757 1 Cordaville Road		1 Cordaville Road	Rental	1	Perp	No	DHCD
9084 DMH Group Homes	Confidential		Rental	8	N/A		DMH
9558 Madison Place		0 Turnpike Road & Crystal Pond Road	Rental	168	Perp	YES	MassHousing
9640 Parkerville Road		Parkerville Road	Ownership	1	Perp	No	DHCD
<b>Southborough Totals</b>				286	<b>Census 2010 Year Round Housing Units</b>	<b>3,433</b>	
					<b>Percent Subsidized</b>	<b>8.33%</b>	