THE
RICHMOND
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September 22, 2015

MASS HOUSING
One Beacon Street
Boston, Massachusetts 02108

Attention: Gregory Watson, Manager of Comprehensive Permit Programs

Subject: Submittal of Comprehensive Permit Site Approval Application
"The Meadows II" Rental Apartment Residential Community
Old South Road - Town of Nantucket

Dear Mr. Watson:

On behalf of Richmond Nantucket Apartments One LLC, our project-specific limited dividend organization and the project applicant / developer, I am pleased to submit the attached "*Comprehensive Permit Site Approval Application / Rental*" for the proposed "The Meadows II" Rental Apartment Residential Community, to be permitted and developed in accordance with the provisions of MGL Chapter 40B.

As you know from our initial meeting with the members of your review team, the proposed project is comprised of a total of one hundred and fifty (150) rental apartments, to be developed on a +/- eleven (11) acre site located on a portion of the 20 Davkim Lane property and on the 20(Rear) Davkim Lane property in the Town of Nantucket.

The proposal is a mixed-income rental apartment project, whereupon twenty-five percent (25%), or thirty-eight (38) units of the one hundred and fifty (150) total units in the project will be leased to tenants whose annual income qualifies within the eighty-percent (80%) of area median income (AMI) limit for Nantucket County, as established by the United States Department of Housing and Urban Development (HUD), at monthly rents across all affordable unit types which are equal to an average approximately twenty-five percent (25%) below those of the commensurate market rate units in the project.

From a marketing standpoint, both the affordable and market rate apartments will be targeted to existing, year-round residents of Nantucket, to provide a desperately needed source of new, quality rental housing to this segment of the community, as opposed to vacation / seasonal rentals. To this end, we will be seeking approval of the maximum allowable seventy percent (70%) "local selection preference" priority for current Nantucket residents and for the other categories of applicants (such as municipal employees, employees of local businesses, and households with children attending local schools) who may be eligible for this priority in the affirmative fair housing marketing plan (AFHMP) and during the "affordable" unit outreach and lottery that will be conducted to determine the initial tenants for these units, as provided for under the provisions of the "*Guidelines for MGL Chapter 40B Comprehensive Permit Projects and the Subsidized Housing Inventory*" (as published by the Commonwealth of Massachusetts Department of Housing and Community Development) to be reviewed and confirmed by your agency, should we be fortunate enough to obtain approval for and develop the project.

As one of the single largest landowners in the Town of Nantucket, and based on our extensive experience over the last several years in participating in participating in collaborative master planning efforts with the Town of Nantucket Planning & Economic Development Commission, with the Town of Nantucket Planning Department, and with a number of our abutting property owners, we know first-hand the depth of the need for and the many challenges related to providing additional quality rental housing in this location, especially that which would be affordable to working families who live year round on the Island.

In addition to an ever-increasing acknowledgment of the critical need for such new housing by many Town officials and community leaders, as well as extensive reporting and editorial coverage of the issue by the Island's weekly flagship news publication, *The Inquirer and Mirror*, there is perhaps no better documentation of the critical nature and depth of this need in Nantucket than the evidence and conclusions set forth in the "*Workforce Housing Needs Assessment*" Report prepared by RKG Associates, Inc. (consultants) (primarily authored by Judi Barrett) on behalf of Housing Nantucket, a leading non-profit housing organization on the Island, and was published less than six months ago, in April of 2015. A copy of this report has been enclosed with this application, to supplement the documentation of market conditions and demand, as required in Section 5.2 of the application.

The report was based on extensive research and dozens of interviews and meetings with Town officials, community leaders, and other key local stakeholders who are directly involved in and impacted by the housing shortage issue, and also includes a substantial amount of empirical and statistical evidence of the extent of the crisis and the dire need for significant additional housing, particularly year round housing, both for sale and rental, that is within reach of the middle class and mixed-income segments of the community.

In terms of our ability to successfully implement the proposed project, as you know, in addition to our extensive experience in developing both single family and multi-family market rate residential projects over the last +/- twenty years in Eastern Massachusetts, The Richmond Company, Inc. is specifically well versed in the permitting, approval and development requirements relevant to projects undertaken under MGL Chapter 40B. This experience was most recently evidenced by the completion of our fourteen (14) unit "Richmond Vista at Wakefield" townhouse (home ownership) project and the abutting one hundred and fourteen (114) unit "Richmond Vista at Wakefield" apartments (rental) project, both of which were located in the Town of Wakefield, which were permitted, constructed and occupied over the past several years.

To supplement our own experience and to maximize the prospects for a successful project, we have assembled a highly capable project team that has decades of experience in permitting and developing mixed-income residential projects in Massachusetts, including, but not limited to SEB LLC, one of the pre-eminent 40B consulting firms in the Commonwealth (led by Robert Engler, Geoff Engler, and Brian Engler).

We are excited about the prospect of developing this project and the opportunity to do our part to help address the current, undeniable housing shortage in Nantucket, by providing a meaningful source of new, high quality rental housing, especially including the affordable units, in the community, and we look forward to working with you and the other members of your team at the Agency as the review of our project progresses.

Please feel free to contact me should you have any immediate questions with respect to our application, or any aspects of the proposed project.

Very truly yours,

Philip Pastan, President
The Richmond Company, Inc.

9/21/15

cc: Kathryn Fossa, The Richmond Company, Inc.
David Armanetti, The Richmond Company, Inc.
Patty Roggeveen, Richmond Great Point Development LLC
Robert Engler, SEB LLC
Geoff Engler, SEB LLC
Brian Engler, SEB LLC