

SAINT ANN'S SENIOR VILLAGE
February 19, 2023



I wanted to provide an update about the senior affordable housing development at St Ann's. I have written three times earlier about this exciting and needed development in our town. For several years, I served on the Town of Wayland Housing Partnership as the clergy representative. I learned during my term of service of the dire need for senior affordable housing in Wayland. Liliana Lucas, our Finance and Operations Manager, and I contacted Bill Grogan who is the head of the Planning Office for Urban Affairs (POUA). We explored the feasibility of such a development on an unused portion of land at the Saint Ann's campus.

As background, POUA is affiliated with the Archdiocese of Boston. Its mission is to develop high quality housing where people can live with dignity and respect in homes/apartments they can afford. POUA has done this work since 1969 and successfully completed over 3,000 units and developed over 1,400 affordable senior housing developments throughout metropolitan Boston including a recent project in Ashland.

Once it was determined that the land on the rectory's north side could support the development, informal and exploratory conversations began with Town of Wayland on the feasibility of providing affordable housing on the site. The first public hearing on the project was presented to the Wayland Select Board on January 10, 2023. Some of the factual information from that hearing is that the development:

- is subject to property taxes and will pay those taxes to the Town of Wayland.
- will be comprised of ONLY adults aged 62+ with no children.
- will provide housing for residents who earn in a range of between less than 30% to 60% of Area Medium Income (AMI).
- is designed to provide 60 to 65 rental one-bedroom units.
- will advance the Town of Wayland effort to achieve its subsidized housing inventory production goal.
- will lease the specific land from Good Shepherd on a ground lease at an annual lease payment with a proper/fair lease amount to be researched by POUA.
- The Town of Wayland Housing Trust has pledged \$250,000 to support the development.

The Parish and Finance Councils are fully informed and are enthusiastically supportive of the development. Many more meetings are ahead, and submitting funding grants for state and federal agencies are in process. The Saint Ann's Senior Village project continues our Parish's commitment to live our faith as Jesus teaches in Matthew 25: 'Whatever you did for one of these least brothers and sisters of mine, you did for me.'

Pax Christi,

Fr. Dave O'Leary
Pastor

Saint Ann's Senior Village

124 Cochituate Road, Wayland



**Planning Office
for Urban Affairs**
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Mission

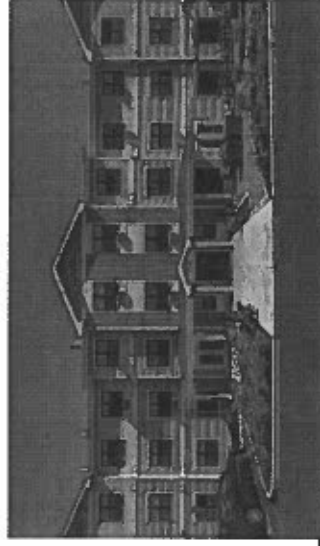
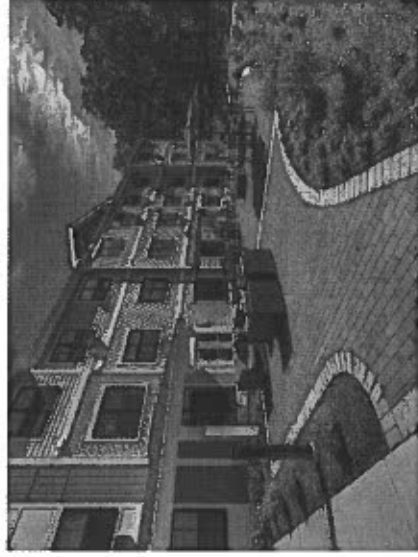
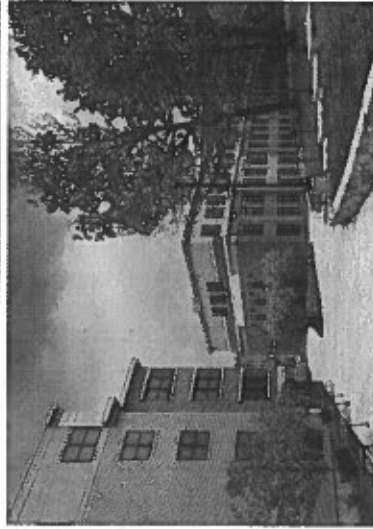
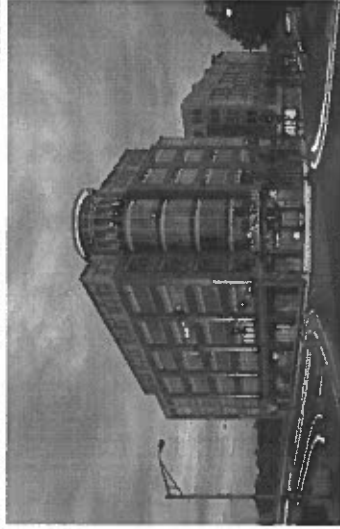
Develop high quality housing where people can live with dignity and respect in homes that they can afford, in order to create inclusive and vibrant communities

Overview

- Formed in 1969 by the Archdiocese of Boston
- Affordable, workforce and mixed-income housing
- Commercial and community development
- Neighborhood and community revitalization
- Focus on building vibrant and inclusive communities

Experience

- Completed over 3,000 units to date, with financing over \$675M
- Developed nearly 1,400 affordable senior housing developments in over a dozen cities and towns across Massachusetts
- Provided for a wide range of affordable rental and homeownership opportunities throughout a variety of income levels

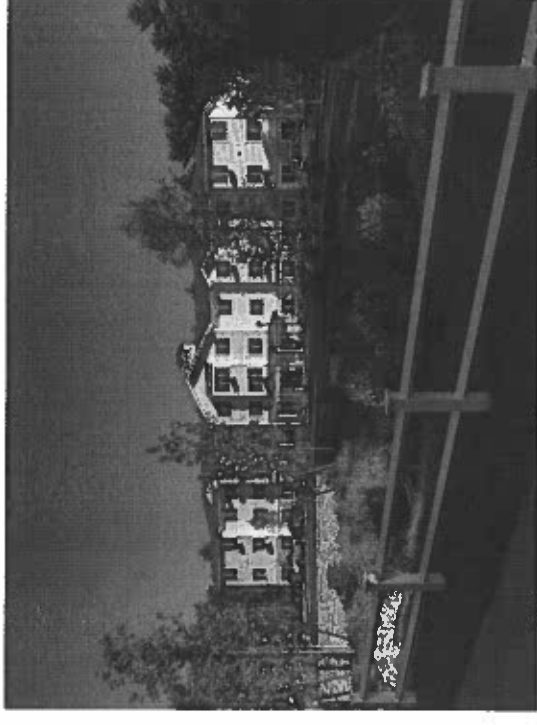


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Preliminary Project Overview

- Approximately 60 units of age 62+ senior housing
- Serves a mix of very low- and extremely low- income households at 30% - 60% AMI
- Informed by partnership with the parish & local development including Oxbow



Advancing Local Priorities in Housing Production Plan

- Addresses unmet need for deeply affordable units
- Adds senior housing to a community with growing number of seniors
- Commitment to sustainability and climate resiliency
- *Helps achieve Subsidized Housing Inventory production goal*



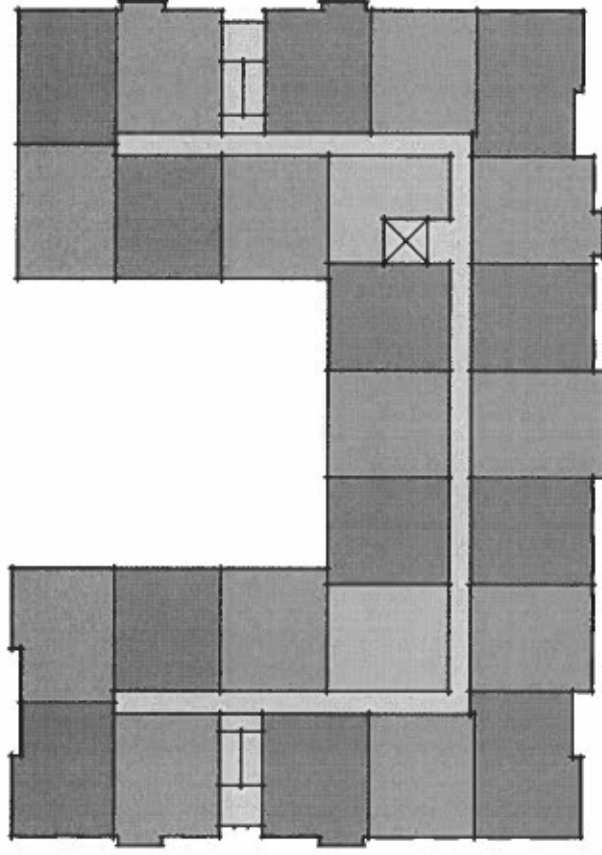
RENDERED PERSPECTIVE FROM GREEN WAY / COCHITUATE ROAD – PRELIMINARY

Southwest Elevation

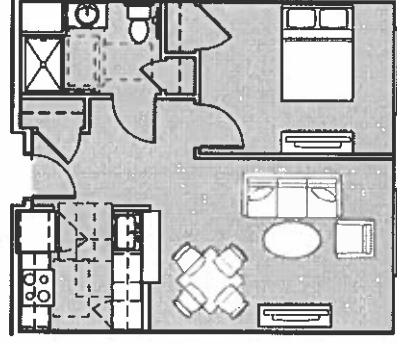


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FLOOR PLANS - PRELIMINARY



TYPICAL UPPER FLOOR



TYPICAL ONE-BEDROOM UNIT PLAN





The Feast of EPIPHANY 2023

Good Shepherd Parish is God's Light!

Good Shepherd Parish has been God's Light in our community for many years. Since 2011, we have led the way in showing how two churches can become one Parish family. We take as our model of Matthew 25 as we feed the hungry, clothe the naked, visit the sick and prisoners and bury the dead. We are God's Light in our community *"seeking to welcome home the new, the lost, and the disheartened."* Now we embark on a new venture of providing housing.

As mentioned in my earlier letter to parishioners, and with the full support of the Parish Pastoral and Financial Councils, I have been working with the Planning Office for Urban Affairs of the Archdiocese of Boston to explore the possibility of leasing unused land at Saint Ann for an apartment building to house the elderly and people with disabilities who are 62 years old and older. This land is located on the northside of the rectory. There is great excitement among Town of Wayland boards and officials for this proposal. Good Shepherd Parish would lease the land to a developer who would build the single units for the elderly and people with disabilities. There would be off-street parking for the residents. This project will also provide the Town of Wayland with needed affordable apartment space. Housing is a fundamental human right and this will be one more way Good Shepherd Parish will continue bringing God's Light into the world.

The project is still a long way off as it is in the early proposal stage and meetings with the various town boards will begin soon. To repeat, housing is a fundamental human right and Good Shepherd Parish is taking steps to be a leader in advancing this project for that very reason. This initiative highlights Good Shepherd Parish's continuing efforts to bring God's Light into our community, to bring the gospel to life among us, and by our parish's compassionate creativity in providing housing for those in need in our community.

May this Epiphany bring you the light of Christ.

Fr. Dave O'Leary

Pastor