



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus, Jr., Secretary

August 17, 2023

Christopher Naff, Chair  
Board of Selectmen  
Town of Millbury  
127 Elm Street  
Millbury, Massachusetts 01527

Steven Venincasa  
Rice Pond Village, LLC  
118 Turnpike Road, Suite 200  
Southborough, MA 01772

RE: Rice Pond Village, Millbury, Massachusetts  
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Mr. Naff and Mr. Venincasa:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed Rice Pond Village project has been approved. This approval is based on your application that sets forth a plan for the development of 192 rental units. The proposed rents for the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, the Executive Office of Housing and Livable Communities (EOHLC) staff has performed an on-site inspection of the proposed project sites. EOHLC has made the following findings:

1. The proposed project appears generally eligible under the requirements of LIP, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Millbury housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;

6. The project sponsor and the development team meet the general eligibility standards of LIP;
7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

*Please provide us with a copy of the comprehensive permit as soon as it is issued.* The EOHLC legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and EOHLC prior to starting construction.

As stated in the application, the Rice Pond Village project will consist of 192 units, 48 of which will be affordable; all will be eligible for inclusion in the Town's subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final EOHLC approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application it has just reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by EOHLC;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and
4. The Town shall submit to EOHLC the finalized details of the comprehensive permit.

As the Rice Pond Village project nears completion of construction, EOHLC staff may visit the site to ensure that the development meets program guidelines.

When the units have received Certificates of Occupancy, the developer must submit to both EOHLC and the Millbury Board of Selectmen a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on August 17, 2025, unless a comprehensive permit has been issued.

We congratulate the town of Millbury and Rice Pond Village, LLC on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please call Rieko Hayashi at 617-573-1426.

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine Racer', with a long horizontal line extending to the right.

Catherine Racer  
Director

cc: **Conor McCormack, Director of Planning and Development**  
**Sean Hendricks, Town Manager**  
**Kenneth Perro, Zoning Board of Appeals**  
**Office of the Chief Counsel, EOHLC**

Enc.

**RESPONSIBILITY FOR COST CERTIFICATION:**

By your signature below, Rice Pond Village, LLC, acknowledges and accepts this approval letter, including the obligation under law to provide the Executive Office of Housing and Livable Communities and the town of Millbury with a project cost examination.

Signature: 

Name (print): STEVEN VENIERESE

Date: 9/5/23

*Upon receipt, please make a copy of this letter and return a signed copy to the Executive Office of Housing and Livable Communities, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program.*

Rice Pond Village, Millbury, Massachusetts

**LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT**

**Sponsor:**

Rice Pond Village, LLC  
118 Tumpike Road, Suite 200  
Southborough, MA 01772

**Project Addresses:**

17 Rice Pond Road  
Millbury, MA 01527

This project will provide rental opportunities according to the following breakdown:

Type of Unit	# of Units	# of Bdrms.	# of Baths	Gross SF	Utility Allowance	Maximum Rent
<b>LIP Units</b>	26	1	1	956	\$204	\$1,564
	16	2	2	1,358	\$294	\$1,725
	6	3	2	1,727	\$372	1,837
<b>Market Units</b>	76	1	1	956	N/A	\$2,500
	50	2	2	1,340		\$2,910
	18	3	2	1,727		\$3,400
<b>Total Units</b>	192					