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To: Gail Hunter <HunterG@manchester.ma.us>; Ann Harrison <harrisona@manchester.ma.us>; Chris Olney <olney@comcast.net>; Sarah Mellish <ZBACHairperson@manchester.ma.us>

Subject: [EXTERNAL] - MBTA Task Force - Economic Feasibility Study

Dear MBTA Task Force members,

I would like to recommend that as part of your data gathering, analysis and tasks for a Consultant - that you engage the Consultant to do an Economic Feasibility study for the Affordable Housing Component. Manchester is at roughly 5.1% Affordable units, and any additional Market Rate units puts us further behind for the States 10% threshold. Manchester needs more Affordable housing units.

DHCD has stated, with the MBTA Multi Family zoning, that they will permit more than the 10%, but no more than 20%, of units in a project to be Affordable units. In order for this to happen, the zoning must be supported by an economic feasibility analysis. I strongly urge that as part of this process, Manchester has this data. As one member said at the September 7, 2023 meeting, it is important to look at every possible option.

Thank you for your work on this.

Mary Foley
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Gail - Please forward to all MBTA Task Force members not on this original email