



April 1, 2024

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Mr. Victor Normand
Chair
Devens Jurisdiction Framework Committee
Harvard, MA

VIA EMAIL ONLY

Dear Mr. Normand,

Thank you for your letter of February 16, 2024, stating that the Devens Jurisdiction Framework Committee is recommending that the Devens Reuse Plan be amended to permit up to 400 residential units in the Vicksburg Square area. As you know, the Commonwealth is in the midst of a housing crisis and we need to find ways to boost the production of all types of housing, in all of our communities.

Maura Healey
Governor

Kim Driscoll
Lieutenant Governor

Yvonne Hao, Chair
*Secretary of Economic
Development*

Dan Rivera
President and CEO

We applaud the Committee for considering draft language for a warrant article that seeks to allow more housing at Devens and appreciate that you have requested MassDevelopment's cooperation and concurrence with the provided language to facilitate consideration at a future super town meeting. We would welcome the opportunity to work collaboratively with the Committee and the Towns to ensure that the warrant article will, when adopted, have its intended effect, and would offer the following suggestions for your consideration in advance of, and with the hope of, scheduling some time together in the near future:

- In our experience, to avoid further amendment and multiple votes, the proposed language would need to specifically cite any proposed and required amendments or revisions to the Devens By-laws, Reuse Plan and/or affected zoning maps to effectuate the desired change.
- We would offer MassDevelopment's services and legal review to draft proposed warrant language to share with the boards of selectmen and other stakeholders to outline an intentional process to seek consensus and develop a schedule for an important educational campaign and ultimately super town meeting. We are also mindful, as you are, of the eventuality of the sections of the pending Economic Development Bill, and its charge to stand up the working group of stakeholders to determine a strategy and plan to provide for increased housing production within Devens.
- We believe the unit mix and affordability requirements in the draft warrant article as currently drafted will make it more difficult for housing developers to propose financially feasible projects. For that reason, we recommend, as is typical with most zoning by-laws, that the warrant article not dictate a specific mix of rental and for-sale units, nor dictate the types of housing.

- Recognizing the importance of an affordability mix (as you do) in the proposed new project; we recommend that affordability levels be set consistent with Devens zoning regulations for affordable housing which require a mix of affordability for both low- and moderate-income households.

If you would like to meet with me and my team to discuss these matters further, please let me know and we will find a time to do so as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Rivera', with a long horizontal stroke extending to the right.

Dan Rivera

cc: Yvonne Hao, Secretary EOED
Ed Augustus, Secretary EOHLC
James B. Eldridge, State Senator
John J. Cronin, State Senator
Danillo A. Sena, State Representative
Tania Hartford, EVP Real Estate