

KINCASA, INCORPORATED

325 DONALD LYNCH BOULEVARD
SUITE 100
MARLBOROUGH, MA 01752

Town of Millbury
Laurie Connors
Director of Planning & Development
127 Elm Street
Millbury, MA 01527

May 7th, 2021

Dear Ms. Connors;

KinCasa, Inc. is a not for profit organization engaged in the purchase of land and buildings for the construction and rehabilitation of affordable community-based housing. This housing is principally for people with low incomes, living with disabilities. Our business model is to partner with human services providers who provide counseling, education and rehabilitation programs within the 24-hour staffed residential program. These programs provide a safe and affordable place to live. The majority of these programs are licensed through the Department of Developmental Disabilities (DDS) or the Department of Mental Health (DMH).

We wish to confirm that (i) group homes licensed through DDS and/or DMH may be included in the Subsidized Housing Inventory of your Town and (ii) the construction of a group home which is subject to a use restriction limiting its use to community-based housing for people with psychiatric, physical, sensory, developmental or other disabilities, all of whom have been found eligible under the guidelines and regulations of the Facilities Consolidate Fund (FCF), should satisfy your Town's Inclusionary Housing Regulations for Off-Site Units.

Each bed in one of the deed restricted developments described above is classified as an SHI unit for 40b purposes.

As outlined in our opening paragraph we would like to help your town work towards its goal for affordable housing. KinCasa, with your permission, would like to use the affordable housing credits allotted for such projects to produce a single-family residence with 4-5 40b SHI eligible units. The units developed by KinCasa are of superior quality, fit into the existing neighborhood and provide complete accessibility for people with wide range of disabilities from your community.

KinCasa will construct community housing in the form of a community residence and other approved projects thereon under agreement with and for the benefit of the not for profit corporation formed for the purpose of developing affordable Community-Based Housing.

We believe that using a community residence in this manner is consistent with the goals for affordable housing of DHCD, which encourage a “mix of types of housing, consistent with local and regional needs and feasible within the housing market in which they will be situated, including rental, homeownership and other occupancy arrangement, if any, for families, individuals, person with special needs and the elderly”.

We look forward in establishing a community residence in your town and supporting the population that is in great need. We hope to develop our long-term goals with your permission and guidance.

For more information please reach out to our office at (508)485-9900.

Shaun Kinsella
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Kincasa, Inc.
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