



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

January 14, 2011

Ms. Susan Gittelman
B'nai B'rith Housing New England
34 Washington Street
Brighton, MA 02135

RE: The Coolidge at Sudbury, Sudbury, MA – Site Approval Letter

Dear Ms. Gittelman:

I am pleased to inform you that your application for project eligibility determination for the proposed The Coolidge at Sudbury project located in Sudbury, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located on Boston Post Road in Sudbury, Massachusetts. This approval indicates that the proposed plan is for 64 units, all of which are affordable (100%) at 60% of area median income. The proposed development will consist of 61 one-bedroom units and three two-bedroom units, and the rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to The Coolidge at Sudbury project. It does create a presumption of fundability under 760CMR 56.04, and permits B'nai B'rith Housing New England to apply to the Sudbury Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a One Stop submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.
2. DHCD has performed an on-site inspection of the proposed The Coolidge at Sudbury project and has determined that the proposed site is an appropriate location for the project.
3. The proposed housing design is appropriate for the site.
4. The proposed project appears financially feasible in the context of the Sudbury housing market.
5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development

and operating costs. Please note again that a One Stop submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.

6. B'nai B'rith Housing New England is a non-profit organization, and meets the general eligibility standards of the Low Income Housing Tax Credit program.
7. The applicant controls the site.
8. In addition, during the review period, DHCD received the attached comments from the Town of Sudbury. We anticipate that all issues will be thoroughly reviewed by the appropriate town boards and resolved to the satisfaction of all parties and the project sponsor.

The proposed The Coolidge at Sudbury project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of Final Approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD.

This letter shall expire two years from this date, or on January 14, 2012, unless a comprehensive permit has been issued.

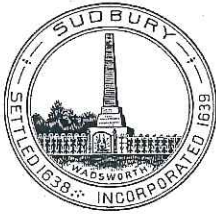
We congratulate you on your efforts to work with the Town of Sudbury to increase its supply of affordable housing.

Sincerely,



Catherine Racer
Associate Director

Cc: Chair, Sudbury Board of Selectmen



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

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278 Old Sudbury Rd
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December 21, 2010

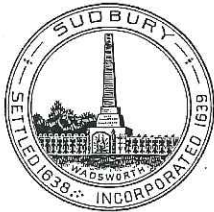
Wendy Cohen, Director
Low Income Housing Tax Credit Program
DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114

RE: The Coolidge at Sudbury, Sudbury, MA

Dear Ms. Cohen:

Thank you for your letter of December 13, 2010 and the opportunity to provide comments relative to the above project. The Sudbury Board of Selectmen reviewed this application in September, and provided comments to MassHousing. We understand that the Subsidizing Agency has changed to DHCD due to the funding request for Low Income Housing Tax Credits and to provide greater flexibility with financing, but that the project itself has not changed. Given the significant amount of feedback received from different boards, commissions and residents in September, we are submitting the comments from our original review for your consideration.

1. The Selectmen believe the location of this property is appropriate for a comprehensive permit. There are relatively few abutters who will be significantly impacted by the density of this development. It is close to commercial services and the downtown business area. It will provide 64 units of housing, most if not all of which will be affordable. B'nai B'rith is a taxable entity and the development will not drain constrained Town resources.
2. The Board requests that DHCD require a market study be submitted during the Comprehensive Permit process to determine the demand for this type and price of housing in the region. It is in Sudbury's best interest to make sure the development is successful and addresses a documented need.
3. We also request that the unit mix be revisited, and the number of two bedroom units be increased. The market study may address this issue directly, however anecdotally, one bedroom units which are only 700 sq. ft. will not be attractive to senior households who move from homeownership into a rental development. As larger units are likely what will be desired by Sudbury residents, we feel that the developer should make this small accommodation.
4. The Town is in the process of designing a traffic signal at the corner of Landham Road and Boston Post Road. Easements and/or property takings may be necessary along the frontage of this property to construct the signal. The applicant should be expected to work with the Town on designing the intersection and abutting driveways, as these eventual improvements will benefit the residents of this development.



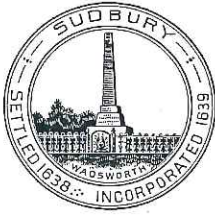
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5. The Board requests that DHCD require a traffic impact study be submitted during the Comprehensive Permit process in order to ascertain the safest location for the access driveway.
6. The applicant should be required to install a walkway along the frontage of the property, and to nearby destinations. No walkways exist on the south side of Boston Post Road currently.
7. The applicant is encouraged to apply under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw. Preliminary discussions with the Conservation Commission indicate a willingness to work with the applicant to achieve Town goals.
8. The applicant should work with the Department of Public Works and MassHighway on any needed drainage improvements along this stretch of Boston Post Road.
9. The Town will carefully review the appearance of the development from Boston Post Road. Massing should be minimized to avoid the appearance of high density development. Appropriate screening and landscaping to make the front of the development attractive is also recommended. Preservation of existing large trees is encouraged.
10. Local preference for the affordable units will be requested to the maximum extent allowed by law.
11. The Town of Sudbury requests to be the initial Lottery Agent for the project.
12. The Board notes that Sudbury has recently adopted the Stretch Energy Code, which this development will be subject to. The developer should submit a new pro-forma incorporating the additional energy improvements.
13. The developer of this project has willingly entered into discussions with the Town of Sudbury staff and boards to receive input on this project. The Selectmen strongly urge that this collaborative effort continue as the plans are brought to finalization.
14. The Town has had preliminary discussions with the developer regarding the ability to further subsidize this project with local funds. Sudbury is a member of the WestMetro HOME Consortium, and receives program funds each year from the Consortium. This project is a strong candidate for these funds.
15. The developer is urged to contact abutting property owners immediately to ascertain their concerns with development of the property as proposed.
16. The Town of Sudbury has voted to pass on its right of first refusal to purchase this property under c. 61B.



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Thank you for your consideration of these comments.

On behalf of the Board of Selectmen,

John C. Drobinski, Chairman

cc: Holly Grace, B'nai B'rith
Jody Kablack, Director of Planning and Community Development
Board of Appeals