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Mayor

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James Freas
Acting Director

May 4, 2015

Re: 1521 Beacon Street

Dear Neighbor,

The Planning Department has received notice that Waban AMA Realty Ventures, LLC (the applicant) has filed a request for a determination of Project Eligibility with the Massachusetts Housing Finance Agency (MassHousing) for the above address. As currently proposed, the project would consist of 12 townhouse units along Karen Road and 36 units in a four-story building closer to Short Street. Ten (10) of the 48 units would be affordable to households earning up to 50% of the area median income pro-rated for family size. The proposal includes a mix of studio, one-, two- and three-bedroom units. A total of 105 on-site parking spaces are proposed. All vehicular access would be from Karen Road. The project is proposed under Massachusetts General Laws Chapter 40B, and filing for Project Eligibility is the first step in filing a Comprehensive Permit application with Newton's Zoning Board of Appeals.

The Planning Department will be compiling a letter addressing comments and concerns with the project to MassHousing. MassHousing must make the findings set forth on the back of this letter to make a determination of Project Eligibility. Comments relevant to the required findings that would assist the Planning Department as we consider the applicant's request should be submitted by **Friday, May 29th**. Please direct any comments to 1521BeaconStreet@newtonma.gov. Comments will be used to inform the content of the Planning Department's letter, as well as compiled and attached to our letter.

The application can be viewed online at:

http://www.newtonma.gov/gov/planning/current/devrev/hip/beacon_street.asp. General information on the Comprehensive Permit process is also available through this webpage.

Please also be advised that the applicant will hold a community meeting on **Wednesday May 6th at 6:45 p.m. at the Windsor Club, 1601 Beacon Street**. The applicant will also be meeting with the Newton Housing Partnership, a citizen advisory committee on affordable housing proposals, on **Wednesday, May 13th at 7:45 a.m. in Room 211, Newton City Hall, 1000 Commonwealth Avenue**. Additional meetings will be posted at the above web address so please check this site regularly for any updates.

Please feel free to contact me with any questions about this project or the process. I can be reached at 617-796-1121, or aananth@newtonma.gov.

Sincerely,

Alexandra Ananth
Chief Planner for Current Planning
Newton Planning and Development Department

A determination of Project Eligibility, to be issued by the Subsidizing Agency after the close of the 30-day review period, shall make the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under M.G.L. c.40A, and overlay districts adopted under M.G.L. c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

(e) that an initial *pro forma* has been reviewed, including a land valuation determination consistent with the Department's guidelines, and the Project appears financially feasible and consistent with the Department's guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

Source: 760 CMR 56.04(4)