



Massachusetts Housing Finance Agency
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July 7, 2020

John V. Hurd, Chair
Select Board
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

**RE: Proposed 40B—1165R Massachusetts Avenue
Arlington, MA**

Dear Mr. Hurd:

The Massachusetts Housing Finance Agency (MassHousing) is currently reviewing an application for Site Approval submitted by 1165R Massachusetts Avenue, LLC (the Applicant). The proposed development will consist of 130 units of rental housing on approximately 2.05 acres of land located at 1165R Massachusetts Avenue in Arlington, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and site plans for 1165R Massachusetts Avenue. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office by Monday, August 10, 2020, so we may process this application in a timely manner. During the course of its review, MassHousing will conduct a site visit pursuant to 760 CMR 56.02. In light of the circumstances surrounding COVID-19, MassHousing staff have been directed to refrain from scheduling in-person meetings with external parties at this time and will conduct the site visit independently. As such, we strongly encourage local officials

to visit the Site independently, as well. MassHousing will hold a conference call with local officials to address any initial questions and/or concerns about the Site. Please notify me promptly if any representatives of your office or of other Local Boards would like to be included in the conference call.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the town's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at kbosse@mhp.net.

If you have any questions, please do not hesitate to email me at mbusby@masshousing.com.

Thank you for your assistance.

Sincerely,

Michael Busby
Relationship Manager