



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

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lt. Governor

January 12, 2023

Ms. Betsy Collins
Walnut Master Ground Lessee LLC
536 Granite Street
Braintree, MA 02184

Re: Walnut Street Foxborough Senior, Foxborough, MA – Project Eligibility Letter

Dear Ms. Collins:

We are pleased to inform you that your application for project eligibility determination for the proposed Walnut Street Foxborough Senior project located in Foxborough, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 51 Walnut Street, Foxborough, Massachusetts. This approval indicates that the proposed plan is for 200 units of rental housing for seniors, 185 (92.5%) of which will be affordable at no more than 60% of area median income. The proposed development will consist of 200 one-bedroom units. 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 Walnut Street Foxborough Senior project. It does create a presumption of fundability under 760 CMR 56.04 and allows Walnut Master Ground Lessee LLC to apply to the Foxborough 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 Walnut Street Foxborough Senior project and has determined that the proposed site is an appropriate location for the project. The project consists of the development of housing on an unimproved site near Route 140 in a residential neighborhood. It is close to Interstate 95. There will be improvements via a MassWorks grant near the site.
3. The proposed housing design is appropriate for the site. The 200 units will be built in three buildings in two phases. The three-story buildings will be in the center of the site,

preserving existing trees on the perimeter of the property. There will also be central open space for the residents. The buildings will be designed in the style of typical New England rural housing.

4. The proposed project appears financially feasible in the context of the Foxborough housing market. The proposal includes 185 units for senior households earning up to 60% AMI, with 47 of those units to be reserved for senior households earning at or below 30% of AMI. The remaining 15 units will be reserved for senior households earning up to 80% of AMI.
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. No appraisal has been commissioned. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs. If this project applies for funding under the Low-Income Housing Tax Credit Program, the acquisition price in the proposed budget should reflect these program guidelines. There is no acquisition cost carried for the project.
7. The ownership entities will be single-purpose entities controlled by the applicants and subject to limited dividend requirements. The ownership entities meet the general eligibility standards of the Low Income Housing Tax Credit program. The applicant will need to demonstrate sufficient capacity to successfully develop the project under the Low-Income Housing Tax Credit program.
8. Walnut Master Ground Lessee LLC will enter into a ground lease for the site.
9. The Town of Foxborough has submitted a letter of support for the project.

The proposed Walnut Street Foxborough Senior 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. When construction is complete, a Chapter 40B cost certification and an executed and recorded 40B regulatory agreement in compliance with DHCD's requirements pertaining to Chapter 40B must be submitted and approved by DHCD prior to the release of a Low-Income Housing Tax Credit form 8609.

This letter shall expire two years from this date, or on January 12, 2025, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the town of Foxborough to increase its supply of affordable housing. If you have any questions as you proceed with the project, please feel free to call or email Rebecca Frawley Wachtel at (617) 573-1318 or at Rebecca.Frawley@mass.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'CR', with a long horizontal line extending to the right.

Catherine Racer
Director

cc: The Honorable Leah B. Gibson, Chairwoman of the Foxborough Board of Selectmen