



**Comprehensive Permit
SiteApproval Application
Rental**

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Attached is the Massachusetts Housing Finance Agency (“MassHousing”) application form for Project Eligibility/Site Approval (“Site Approval”) under the state’s comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as “Chapter 40B”. Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund (“NEF”) program must receive Site Approval from MassHousing. This approval (also referred to as “project eligibility approval”) is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves , conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing’s Rental Lending Department. Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at:

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf .

Instructions for completing the Site Approval Application are included in the application form which is attached . The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development . Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one .

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site. If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package

Application for Chapter 40B Project Eligibility / SiteApproval
for MassHousing Financed and New England Fund (“NEF”) Rental Projects

Section 1: GENERAL INFORMATION

Name of Proposed Project: 55 West
Municipality: Ashland **County:** Middlesex
Site Address: 55 West Union Street
Cross Street:
Zip Code: 01721
Tax Parcel I.D. Number(s): Map 19 Parcel 62

Name of Proposed Development Entity: 55 West Union LLC
(typically a single purpose entity)

Entity Type: Limited Dividend Organization
** If the proposed Development Entity is a non-profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has This Entity Been Formed? Yes **State Formed:** Massachusetts

Name of Applicant: 55 West Union LLC
(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address:

Does the applicant have a related party relationship with any other member of the development team? No
If yes, please explain:

Primary Contact Information

Contact Name: Lynne Sweet
Company Name: LDS Consulting Group, LLC
Address: 170 Worcester Street, Suite 206
Municipality: Wellesley **State:** Massachusetts **Zip Code:** 02481
Phone: 781-943-3963 **Cell Phone:** 617-671-2064 **Email:** ldsweet@ldsconsultinggroup.com
Relationship to Applicant:

Secondary Contact Information

Contact Name: John Dudley
Company Name: 55 West Union LLC
Address: 60 Pleasant Street, Suite 3
Municipality: Ashland **State:** Massachusetts **Zip Code:** 01721
Phone: 508-881-8555 **Cell Phone:** (781) 953-7072 **Email:** johnjr@unitedhomeexperts.com
Relationship to Applicant:

Anticipated Construction Financing: NEF Bank

Name of Lender (if not MassHousing Financed): Needham Bank

Anticipated Permanent Financing: NEF Bank

Anticipated Permanent Lenders: Needham Bank

Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years

Age Restriction: None

Brief Project Description:

The Applicant is 55 West Union LLC, a Massachusetts corporation (the "Applicant"). The development will be located at 55 West Union Street, Ashland, MA which is currently owned by the Applicant by a deed recorded with the Middlesex South Registry of Deeds in Book 82146, Page 335. The development site is 4.90 acres (the "Subject Property"). The Subject Property is located on Assessors Map 19, Parcel 62. The Applicant proposes to build one four-story elevator building offering a total of 116 rental units, including 87 units priced at market and 29 units income restricted in perpetuity to households earning at or below 80% of area median income. All units will be apartment flats accessed via elevator and therefore will be visitable Massachusetts Group One units. Five percent of the units will be Massachusetts Group Two accessible units and two percent will be Hearing Impaired units. The development will offer 72 one-bedroom units (62%), 32 two-bedroom units (28%), and 12 three-bedroom units (10%). All the units will be eligible to be counted on the Town's Subsidized Housing Inventory, and to the extent approved by MassHousing, 70% of the income restricted units will carry a local preference. Units will be finished with Class A apartment finishes, open concept floor plans, breakfast bars and in-unit washers and dryers. Some units will have balconies and/or patios. Amenities will include a fitness room, business center, and bicycle storage. The site will offer 184 surface parking spaces for residents (1.58 per unit), including 6 handicap spaces and electric vehicle charging spaces as required by the state building code.

**Application for Chapter 40B Project Eligibility / Site Approval
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Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations (Acres)

Total Site Area:	4.86
Wetland Area (per MA DEP):	0.44
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.44
Total Buildable Area:	4.42

Current use of the site and prior use if known:

The site is vacant and treed

Is the site located entirely within one municipality? Yes
if not, in what other municipality is the site located?
How much land is in each municipality?

Additional Site Addresses:

Address 1	Address 2	Municipality	State	Zip Code	Tax Parcel ID
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Current Zoning classification and principal permitted uses:

CH: Uses single family home and commercial

Previous Development Efforts:

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant’s role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

None

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater: Private Wastewater Treatment	No	
Wastewater: Public Sewer	Yes	within Memorial Drive
Storm Sewer	Yes	will be treated on site
Water: Public Water	Yes	within Memorial Drive
Water: Private Well	No	
Natural Gas	Yes	within Memorial Drive
Electricity	Yes	within Memorial Drive
Roadway Access to Site	Yes	
Sidewalk Access to Site	Yes	
Other	No	

Describe Surrounding Land Uses:

The proposed development is in a quiet light commercial neighborhood abutting the athletic fields of Ashland Middle School and a storage facility and is steps from the trailhead of Trolley Brook Trail. The proposed development is within walking distance of a small retail center on West Union Street. A new regional YMCA is planned to be constructed across from Memorial Drive.

Surrounding Land Use/Amenities	Distance from Site (miles)	Available by Public Transportation?
Shopping Facilities	0.40	N/A
Schools	0.40	N/A
Government Offices	0.90	Yes
Multi-Family Housing	0.80	No
Public Safety Facilities	0.80	Yes
Office/Industrial Uses	1.40	No
Conservation Land	1.00	Yes
Recreational Facilities	0.90	Yes
Houses of Worship	0.60	No
Other	0.00	N/A

Public transportation near the site, including type of transportation and distance from site

Nearest bus stop is 0.3 miles from the proposed development and is served by MetroWest Regional Transit Authority Route 5.

The Ashland MBTA Commuter Rail station is 0.8 miles from the proposed development.

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	Yes
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	Yes
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	No
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No

**Application for Chapter 40B Project Eligibility / SiteApproval
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Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

Total Dwelling Units: 116 **Total Number of Affordable Units:** 29
Number of Market Units: 87 **Number of AMI 50% Affordable Units:** 0
Number of AMI 80% Affordable Units: 29

Unit Information:

Unit Type	Bedrooms	Baths	# Units	Unit Sq. Ft.	Gross Monthly Rent	Utilities
Market	1 Bedroom	1 Bath	54	800	\$2,300	\$0
Market	2 Bedroom	2 Baths	24	1,050	\$2,800	\$0
Market	3 Bedroom	2 Baths	9	1,380	\$3,300	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	18	800	\$2,443	\$217
Affordable Unit - Below 80%	2 Bedroom	2 Baths	8	1,050	\$2,931	\$328
Affordable Unit - Below 80%	3 Bedroom	2 Baths	3	1,380	\$3,387	\$441

Utility Allowance Assumptions (utilities to be paid by tenants):

all utilities paid for by tenant including heat, hot water, cooking, in unit electric and domestics water and sewer

Percentage of Units with 3 or More Bedrooms: 10.34

** Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

Handicapped Accessible Units - Total: 6 **Market Rate:** 3 **Affordable:** 3
Gross Density (units per acre): 23.87 **Net Density (units per buildable acre):** 26.24

Buidling Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Nbr Buildings
Residential	Multi-family	Construction	4	52	134,806	1

Will all features and amenities available to market unit residents also be available to affordable unit residents? Yes

If not, explain the differences:

Parking:

Total Parking Spaces Provided: 184 **Ratio of Parking Spaces to Housing Units:** 1.59

Lot Coverage:

Buildings:	10%	Parking and Paved Areas:	40%
Usable Open Space:	41%	Unusable Open Spaces:	9%
Lot Coverage:	50%		

Does project fit definition of “Large Project” (as defined in 760 CMR 56.03 (6))? No

**Application for Chapter 40B Project Eligibility / SiteApproval
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Section 4: Site Control

Grantor/Seller: Apple Ridge Realty Trust

Grantee/Buyer: 55 West Union LLC

Grantee/Buyer Type: Development Entity

If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Lease(s): 10/24/2023

Purchase Price: \$1,100,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration:

Date of Extension (if extension granted):

New Expiration Date (if extension granted):

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed? No

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Option Agreements:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted):

Purchase Price: \$0

**Application for Chapter 40B Project Eligibility / SiteApproval
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Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$16,623,513
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$3,131,176
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity	Equity In land	\$1,100,000
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt		\$22,000,000
Permanent Debt		\$0
Construction Debt	<i>for informational purposes only, not included in sources</i>	\$22,000,000
Additional Source		\$0
Additional Source		\$0
Total Sources		\$42,854,689

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$1,100,000
Reasonable Carrying Costs:	\$20,000
Total Pre-Permit Land Value:	\$1,120,000

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual)	
Actual Acquisition Cost: Land	\$1,100,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Subtotal: Acquisition Costs	\$1,100,000
Construction Costs-Building Structural Costs (Hard Costs):	
Building Structure Costs	\$31,500,000
Hard Cost Contingency	\$1,575,000
Subtotal: Building Structural Costs (Hard Costs)	\$33,075,000
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$1,500,000
Utilities On-Site	\$0
Utilities Off-Site	\$0
Roads and Walks	\$0
Site Improvement	\$0
Lawns and Plantings	\$0
Geotechnical Conditions	\$0
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$0
Subtotal: Site Work (Hard Costs)	\$1,500,000
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$0
Builder's Overhead	\$0
Builder's Profit	\$0
Subtotal: General Conditions, Builder's Overhead & Profit	\$0
General Development Costs (Soft Costs):	
Appraisal and Marketing Study (<i>not 40B "As Is" Appraisal</i>)	\$8,000
Marketing and Initial Rent Up (<i>include model units if any</i>)	\$30,000
Real Estate Taxes (<i>during construction</i>)	\$7,712
Utility Usage (<i>during construction</i>)	\$3,000
Insurance (<i>during construction</i>)	\$125,000
Security (<i>during construction</i>)	\$10,000
Inspecting Engineer (<i>during construction</i>)	\$5,000
Construction Loan Interest	\$2,244,000
Fees to Constructon Lender:	\$55,000
Fees to Permanent Lender:	\$0
Fees to Other Lenders:	\$0
Architecture / Engineering	\$900,000

General Development Costs (Soft Costs) continued:

Item	Budgeted
Survey, Permits, etc.	\$738,970
Clerk of the Works	\$0
Construction Manager	\$250,000
Bond Premiums	\$0
Environmental Engineer	\$70,000
Legal	\$100,000
Title (<i>including title insurance</i>) and Recording	\$25,000
Accounting and Cost Certification (<i>including 40B</i>)	\$10,000
Relocation	\$0
40B Site Approval Processing Fee	\$8,188
40B Technical Assistance/Mediation Fee	\$8,300
40B Land Appraisal Cost (<i>as-is value</i>)	\$5,500
40B Final Approval Processing Fee	\$26,100
40B Subsidizing Agency Cost Certification Examination Fee	\$100,000
40B Monitoring Agent Fee	\$0
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fee	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$0
Development Consultant	\$40,000
Other Consultant: Lottery consultant/Advertising	\$100,000
Other Consultant: ZBA peer review and traffic study	\$35,000
Syndication Costs	\$0
Soft Costs Contingency	\$153,143
Other Development Costs: FF+E Common Areas Interior	\$200,000
Subtotal: General Development Costs (Soft Costs)	\$5,257,913
Developer Fee and Overhead	
Developer Fee	\$3,131,176
Developer Overhead	\$0
Subtotal: Developer Fee and Overhead	\$3,131,176
Capitalized Reserves	
Development Reserves	\$0
Initial Rent Up Reserves	\$250,000
Operating Reserves	\$40,600
Net Worth Account	\$0
Other Capitalized Reserves	\$0
Subtotal: Capitalized Reserves	\$290,600

Summary of Subtotals

Item	Budgeted
Acquisition Costs (Actual)	\$1,100,000
Building Structural Costs (Hard Costs)	\$33,075,000
Site Work (Hard Costs)	\$1,500,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$0
Developer Fee and Overhead	\$3,131,176
General Development Costs (Soft Costs)	\$5,257,913
Capitalized Reserves	\$290,600
Total Development Costs (TDC)	\$44,354,689

Summary

Total Sources	\$42,854,689
Total Uses (TDC)	\$44,354,689

Projected Developer Fee and Overhead*	\$3,131,176
Maximum Allowable Developer Fee and Overhead**	\$3,131,176
Projected Developer Fee and Overhead Equals	100.0 % of Maximum Allowable Developer Fee and Overhead
	0

* Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.

** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.

Initial Rental Operating Pro Forma (for year one of operations)

Item	Notes	Amount
Permanent Debt Assumptions		\$0
Loan Amount	Needham Bank	\$22,000,000
Annual Rate		7.50%
Term (months)		360
Amortization (months)		360
Lender Required Debt Service Coverage Ratio		1.25
Gross Rental Income		\$3,489,872
Other Income (utilities, parking)	pet rent	\$16,800
Less Vacancy (market units): 5% (vacancy rate)		\$175,334
Less Vacancy (affordable units): 5% (vacancy rate)		\$0
Gross Effective Income		\$3,331,338
Less Operating Expenses		\$8,772
Net Operating Income		\$2,313,748
Less Permanent Loan Debt Service		\$1,850,998
Cash Flow		\$462,750
Debt Service Coverage		1.25
Describe Other Income:		
Pet		

Item	Notes	Amount
Assumed Maximum Operating Expenses	<i>Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.</i>	\$1,107,590
Assumed Maximum Operating Expenses/Unit*	Number of Units 116	\$8,772

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Application for Chapter 40B Project Eligibility / SiteApproval
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Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role Desc	Applicant	Dev Entity	Primary
55 West Union LLC	John Dudley	Developer	Yes	Yes	Yes
LDS Consulting Group, LLC	Lynne Sweet	Development Consultant	No	No	Yes
CONNORSTONE ENGINEERING, INC.	Vito Colonna	Consultant - Architect and Engineering	No	No	No
Studio Cann	Talia Cannistra	Consultant - Architect and Engineering	No	No	No
Blatman, Bobrowski, Haverty, & Silverstein, LLC	Paul J. Haverty, Esq.	Attorney	No	No	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Consultant Name
Architecture and Engineering	No	Vito Colonna / CONNORSTONE ENGINEERING, INC.
Architecture and Engineering	No	Talia Cannistra / Studio Cann
Construction Management	Yes	John Dudley / 55 West Union LLC
Finance Package	No	Lynne Sweet / LDS Consulting Group, LLC
Local Permitting	No	Paul J. Haverty, Esq. / Blatman, Bobrowski, Haverty, & Silverstein, LLC
Local Permitting	No	Lynne Sweet / LDS Consulting Group, LLC

Affiliated Entities:

Company Name	Individual	Affiliation	Relation
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Previous Applications:

Project Name:	Filing Date:
Municipality:	Decision Date:
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

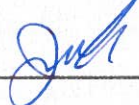
(Please attach a written explanation for all of the following questions that are answered with a "Yes" . Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above -referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agree- ment or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature:  _____

Name: John C. Dudley
 Title: Manager

Date: 4/1/2025

**Application for Chapter 40B Project Eligibility / SiteApproval
for MassHousing Financed and New England Fund (“NEF”) Rental Projects**

Section 7: NOTIFICATION AND FEES

Notices:

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	3/31/2025
Date of Pre-Application Meeting with MassHousing:	3/4/2025
Date copy of complete application sent to chief elected office of municipality:	4/3/2025
Date notice of application sent to DHCD:	4/3/2025

Fees:

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#).

Fee	Amount	Description
MassHousing Application Processing Fee:	\$8,118	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$5,800	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$8,300	(Payable to Massachusetts Housing Partnership)

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MasHousing will contact you once a quote has been received for the cost of the appraisal.

**Application for Chapter 40B Project Eligibility / SiteApproval
for MassHousing Financed and New England Fund (“NEF”) Rental Projects**

Section 8: SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 2 - Consistency With Sustainable Development Principles

Development meets a minimum of **five (5)** of the Commonwealth’s *Sustainable Development Principles* as shown in the next section below.

If the development involves strong municipal support, the development need only meet four (4) of the Sustainable Development Principles. However, one (1) of the Principles met must be **Protect Land and Ecosystems**. Please check the applicable boxes within the "Optional - Demonstration of Municipal Support" section below, include an explanation in the box if necessary and provide attachments where applicable.

Optional - Demonstration of Municipal Support

- Letter of Support from the Chief Elected Official of the municipality * No
- Housing development involves municipal funding No
- Housing development involves land owned or donated by the municipality No

* Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.

Explanation (Required)

Please explain at the end of each category how the development follows the relevant Sustainable Development Principle(s) and explain how the development demonstrates each of the checked "X" statements listed under the Sustainable Development Principle(s).

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- Higher density than surrounding area Yes
- Mixes uses or adds new uses to an existing neighborhood Yes
- Includes multi-family housing Yes
- Utilizes existing water/sewer infrastructure Yes
- Compact and/or clustered so as to preserve undeveloped land Yes
- Reuse existing sites, structured, or infrastructure No
- Pedestrian friendly Yes
- Other (discuss below) No

Explanation (Required)

The project seeks to build new multi-family housing on a currently undeveloped site while preserving the surrounding natural landscape. The project will utilize existing water/sewer and electrical infrastructure within Memorial Drive. The site has pedestrian connections to retail and services by existing sidewalks along Memorial Drive and runs adjacent to the very popular local multi-modal Upper Charles Rail Trail.

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

- Concerted public participation effort (beyond the minimally required public hearings) No
- Streamlined permitting process, such as 40B or 40R Yes
- Universal Design and/or visitability No
- Creates affordable housing in middle to upper income area and/or meets regional need Yes
- Creates affordable housing in high poverty area No
- Promotes diversity and social equity and improves the neighborhood No
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community No
- Other (discuss below) No

Explanation (Required)

This project will be a 40B development that will include 25% affordable housing units.

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

- Creation or preservation of open space or passive recreational facilities Yes
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands Yes
- Environmental remediation or clean up No
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) No
- Eliminates or reduces neighborhood blight No
- Addresses public health and safety risk No
- Cultural or Historic landscape/existing neighborhood enhancement No
- Other (discuss below) No

Explanation (Required)

The site contains wetlands that have been delineated and the ORAD has been received. They will be protected by an order of conditions under the states wetland act. The site is located next to the entrance to the multi-modal Upper Charles Rail Trailhead which will connect to the site via sidewalks.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

- Uses alternative technologies for water and/or wastewater treatment No
- Uses low impact development (LID) for other innovative techniques No
- Other (discuss below) Yes

Explanation (Required)

The development will adhere to the State's 10 stormwater management principals thereby protecting natural resources. The building will be all electric and will provide EV charging stations.

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- Includes rental units, including for low/mod households Yes
- Includes homeownership units, including for low/mod households No
- Includes housing options for special needs and disabled population No
- Expands the term of affordability Yes
- Homes are near jobs, transit and other services Yes
- Other (discuss below) No

Explanation (Required)

25% of the project's rental units will be affordable for households making below Area Median Income in perpetuity. The project will also include accessible units. The site is served by an existing nearby MERTA bus transit stop and it is walkable to nearby outdoor recreation, retail, and services. The site is approximately 0.6 miles from the Ashland MBTA Commuter Rail Station and is accessible by bus.

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- Walkable to public transportation Yes
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) No
- Increased bike and ped access Yes
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations Yes
- Other (discuss below) No

Explanation (Required)

Memorial Drive already has existing sidewalks on one side and the site is walkable to outdoor recreation, retail amenities, and services. The site is also 0.3 miles from a Metro West Regional Transit Authority (MWRTA) bus route that travels along West Union Street (Route 135) and stops at the Ashland Middle School. The building will provide bike storage. The site is approximately 0.6 miles from the Ashland MBTA Commuter Rail Station and is accessible by bus.

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

- Permanent Jobs Yes
- Permanent jobs for low- or moderate- income persons Yes
- Jobs near housing, service or transit Yes
- Housing near an employment center Yes
- Expand access to education, training or entrepreneurial opportunities No
- Support local business Yes
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) No
- Re-uses or recycles materials from a local or regional industry's waste stream No
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials No
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products No
- Other (discuss below) No

Explanation (Required)

The project will add housing that is walkable to local businesses and services, providing a larger potential customer base for these businesses. The project will also create new housing options for current employees at nearby businesses. Residents will also be able to reach local businesses by MWRTA bus transit. Development will also create construction jobs as well as long term jobs to management and maintain the buildings and grounds.

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels

- Energy Star or Equivalent* Yes
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources Yes
- Other (discuss below) No

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

Units in the new development will be Energy Star compliant. The building will be all electric in compliance with Massachusetts Building Code. Roof areas will also be "solar ready" and designed to accommodate the weight and electrical requirements to support solar panels. There will be EV charging stations per state building code.

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

- Consistent with a municipally supported regional plan Yes
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing Yes
- Measureable public benefit beyond the applicant community No
- Other (discuss below) No

Explanation (Required)

The development will support the goals of Ashland for All: Phase I Housing Production Plan Update dated May 2021 which identifies a significant need for more housing options within the town.