



Massachusetts Housing Finance Agency
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May 13, 2020

Roy Epstein, Chair
Select Board
Town of Belmont
Town Hall, 2nd Floor
455 Concord Avenue
Belmont, MA 02478

RE: **Proposed 40B—91 Beatrice Circle
Belmont, MA
MH ID No. 1080**

Dear Mr. Epstein:

The Massachusetts Housing Finance Agency (MassHousing) is currently reviewing an application for Site Approval submitted by 91 Beatrice Circle, LLC (the Applicant). The proposed development will consist of 16 units of rental housing on approximately ½ an acre of land located at 91 Beatrice Circle in Belmont, 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 plans for 91 Beatrice Circle and that the Applicant has met with the Town to discuss the proposal. 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, June 15, 2020, within 30 days of the date of this letter is issued, 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 has been directed to refrain from scheduling in-person meetings with external parties at this time and will conduct this site visit independently. As such, we strongly encourage local officials to visit the Site independently, as well. MassHousing will subsequently hold a conference call 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 email me at mbusby@masshousing.com.

Thank you for your assistance.

Sincerely,

Michael Busby
Relationship Manager