



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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle Chan, Undersecretary

November 19, 2019

Ted Malone
Community Housing Resource, Inc.
P.O. Box 1015 / 36 Conwell Street
Provincetown, MA 02657

RE: Cloverleaf Truro Rental Housing - Truro, MA– Project Eligibility Letter

Dear Mr. Malone:

I am pleased to inform you that your application for project eligibility determination for the proposed Cloverleaf Truro Rental Housing project located in Truro, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 22 Highland Road in Truro, Massachusetts. This approval indicates that the proposed plan is for 40 units, 21 of which are affordable (52.5%) at no more than 60% of area median income. In addition there will be 6 units at no more than 80% of area median income, 6 units at no more than 110% of area median income, and 7 units at market rate. The proposed development will consist of 18 one-bedroom, 14 two-bedroom and 8 three-bedroom units and 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 Cloverleaf Truro Rental Housing project. It does create a presumption of fundability under 760 CMR 56.04, and permits Community Housing Resource, Inc. (the "Applicant") to apply to the Truro Zoning Board of Appeals for a comprehensive permit. The applicant 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 Cloverleaf Truro Rental Housing project and has determined during the comment period (October 16, 2019 to November 18, 2019), that the proposed site is an appropriate location for the project. (Alana Murphy, Deputy Associate Director of the Housing Development Division at DHCD, conducted a site visit for this proposed application.)
3. The proposed housing design is appropriate for the site. (preliminary elevations and site plan submitted with application)

4. The proposed project appears financially feasible in the context of the Truro housing market. (applicant has submitted a preliminary budget and operating proforma)
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. (applicant has submitted a preliminary budget and operating proforma)
6. Community Housing Resource, Inc. intends to create a single purpose ownership entity for the project which will be a limited dividend organization, and which will meet the general eligibility standards of the Low Income Housing Tax Credit program.
7. The applicant controls the site. (fully executed development agreement with the Town of Truro)

In addition, DHCD received the attached comments from the Town of Truro during the comment period.

The proposed Cloverleaf Truro Rental Housing 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 Applicant 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 November 20, 2021, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the Town of Truro to increase its supply of affordable housing.

Sincerely,



Catherine Racer
Associate Director



TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

Office of the Select Board

Tel: 508-349-7004, Extension: 110 or 124 Fax: 508-349-5505

November 12, 2019

Catherine Racer
Associate Director, Division of Housing Development
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Dear Ms. Racer:

The Truro Select Board is in receipt of your notice that Community Housing Resource, Inc. has applied for subsidy under the Low-Income Housing Tax Credit program. The Town of Truro has long been invested in the development of affordable and community housing at the parcel located at 22 Highland Road, known as the "cloverleaf" for the unbuilt on-ramp to Route 6 originally intended for the site.

The Town began discussions with the Commonwealth about acquiring the land for this purpose in 2015. The transfer was completed in 2017, and the above referenced project is the result of a competitive selection process that occurred in 2018. The award was ultimately granted to the applicant by the Town's Select Board.

Community Housing Resource, Inc. has a long track record of housing development on the Outer Cape, including the Sally's Way project here in Truro. They have worked closely with the community to refine the proposal, and the Town looks forward to beginning the local review process.

We encourage the issuance of a favorable determination of Project Eligibility for the proposal.

Sincerely,

Janet Worthington, Chair
Truro Select Board