



**Massachusetts
Housing
Partnership**

December 28, 2016

Mr. Victor Sheen
Oakgrove Residential, Inc.
420 Harvard Street
Brookline, MA 02446

Re: JFK Crossing, 420 Harvard Street, Brookline (the "Project") –
Update to Project Eligibility Letter

Dear Mr. Sheen:

This letter is issued to re-affirm and update the Project Eligibility Letter for the Project dated May 17, 2016 ("PEL") in light of substantial changes that have been made to the Project and the request by the Town of Brookline for subsidizing agency review pursuant to 760 C.M.R 56.04(5). The Project, as proposed in your revised application dated December 13, 2016, shall consist of twenty-five (25) rental housing units consisting of three (3) studio units, six (6) one-bedroom units, eleven (11) two-bedroom units and five (5) three-bedroom units in two buildings located at 420 Harvard Street and 49 Coolidge Street, Brookline, Massachusetts. A total of twenty-seven (27) parking spaces will be developed including twenty-three (23) below-grade spaces and four (4) at-grade outdoor spaces. The Project will include 5,065 square feet of ground floor commercial space, a management office and a courtyard. All capitalized terms not defined in this letter shall be as defined in the PEL.

The project eligibility findings in the PEL are updated as follows:

- (i) The Project, as proposed, appears generally eligible under the requirements of MHP's Permanent Rental Financing Program – FFB Risk-Sharing) (the "Program"), certain terms of which are set forth on revised Exhibit A, attached hereto, subject to final approval.
- (ii) The site of the proposed Project, with the addition of 49 Coolidge Street, is generally appropriate for residential development.
- (iii) The revised Project design is generally appropriate for the site. The reduction in height and massing reduces the impacts to the neighboring residential properties. The increase in commercial/retail space and the street-level design improves the visual commercial corridor on Harvard Street. The new landscaped courtyard area provides an outdoor gathering space for residents. The incorporation of 49 Coolidge Street allows for a small second parking area.
- (iv) Based upon updated comparable rentals and potential competition from other projects, the proposed Project appears financially feasible within the Brookline market.
- (v) The Project appears financially feasible on the basis of estimated development and operating costs set forth in the revised pro forma provided by the Applicant and a land value determination including 49 Coolidge Street consistent with the Comprehensive Permit Rules. In addition, the revised Project budgets are

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consistent with the Comprehensive Permit Rules relative to cost examination and limitations on profit and distributions.

- (vi) The Project will be owned by the Applicant and will be subject to MHP's limited dividend requirements. The Applicant meets the general eligibility requirements of the Program; and
- (vii) The Applicant controls 420 Harvard Street through ownership and 49 Coolidge Street through a purchase and sale agreement satisfactory to MHP.

Except as modified by this letter all other terms and conditions of the PEL remain unchanged and in full force and effect. Should you have any comments or questions concerning this letter, please do not hesitate to call me at 617-330-9944 x338.

Sincerely,



David Hanifin
Senior Loan Officer

cc: Roberta Rubin, Chief Counsel, Department of Housing and Community Development
Neil Wishinsky, Chair of Board of Selectmen, Town of Brookline
Jesse Geller, Chair, Zoning Board of Appeals, Town of Brookline
Alison Steinfeld, Director, Planning and Community Development Department, Town of Brookline

REVISED
EXHIBIT A

Affordability Requirements: At least five (5) of the units must be affordable to households earning up to fifty percent (50%) of the median area income. Such units shall include a mix of bedroom sizes satisfactory to MHP. The affordability requirements will be documented through an affordable housing agreement that will be recorded prior to the mortgage and shall create covenants running with the Property for a minimum period of thirty (30) years. Comprehensive permit requirements may extend the affordability requirements beyond the initial 30-year term.

Limited Dividend Policy: The owner must comply with MHP's limited dividend policy.