



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

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Videophone: 857.366.4157 or Relay: 711

January 16, 2019

Danny Danesh
500 Harvard Street, LLC
c/o The Danesh Group
1368 Beacon Street, #109
Brookline, MA 02446

**Re: 500 Harvard Street
Project Eligibility/Site Approval
MassHousing #1007**

Dear Mr. Danesh:

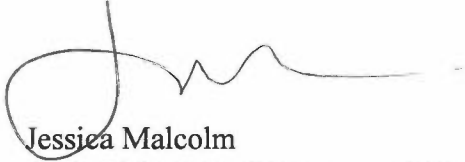
It has been brought to MassHousing's attention that there was a clerical error in the Site Approval Application submitted on October 19, 2018 and subsequent Project Eligibility (Site Approval) Letter issued on January 31, 2019, for the above captioned Project. The original Application and PEL indicated that the six (6) of the proposed 30 rental units would be restricted as affordable to households earning at or below **80% of the Area Media Income**. However, the six (6) affordable units will in fact be restricted as affordable to households earning at or below **50% of the Area Media Income**.

We have reviewed a revised rent schedule and have determined that the Project remains eligible under the NEF housing subsidy program and at least 20% of the units will be available to households earning at or below 50% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 50% of the current median income for a four-person household in Brookline is \$59,250. Proposed gross rent levels for the affordable units, less utility allowances accurately reflect current affordable rent levels for the Boston-Cambridge-Quincy HMFA under the NEF Program.

Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

If you have any further questions regarding this project, please contact Jessica Malcolm in this office at (617) 854-1201.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jessica Malcolm', with a large loop at the beginning and a wavy line extending to the right.

Jessica Malcolm
Acting Manager, Planning and Programs

cc: Town of Brookline, Planning and Community Development Department
(via e-mail to mmorelli@brooklinema.gov)