



Massachusetts Housing Finance Agency
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August 9, 2023

Villebridge Acquisitions LLC
1150 Great Plan Ave #920056
Needham, MA 02492
Attention: Lars Unhjem, Manager

Re: Notice of Project Change
Villebridge Middleton
MH ID No. 1180

Dear Mr. Unhjem:

We have received your Notification of Project Change describing proposed modifications to the above-captioned Chapter 40B development. The Project received a Determination of Project Eligibility (Site Approval) from MassHousing on July 24, 2023, for the construction of 60 rental units on approximately 3.05 acres of land located at 10 Boston Street (the “Project”).

MassHousing has reviewed the revised plans and has determined that a reduction in the size of the Site by approximately 25%, resulting in a new site area of approximately 2.28 acres and an increased project density, is, in fact, a substantial change in accordance with 760 CMR 56.04 (5) and 760 CMR 56.07(4)(c). MassHousing has also reviewed the revised proposal with attention to the project eligibility requirements set forth in 760 CMR 56.04(1). Since compliance with those requirements will not be affected by the proposed changes, MassHousing can confirm that a new Project Eligibility Letter is **not** required in this instance.

It is MassHousing’s interpretation of the Comprehensive Permit Regulations that Subsidizing Agencies should normally not update Project Eligibility Letters as a project develops but should, rather, consider whether the initial proposal is eligible for a subsidy program at the project eligibility stage and then consider whether the final proposal is eligible directly before construction at the Final Approval stage. Any other approach could interfere with Chapter 40B’s goal of expedited permitting. It is for this reason that a Project Eligibility Letter issued pursuant to the Comprehensive Permit Regulations shall, pursuant to 760 CMR 56.04(6), be conclusive evidence that the project and the applicant have satisfied the project eligibility requirements.

MassHousing will review the approved Comprehensive Permit Plans once the Project returns for Final Approval, and at that point will determine whether the approved plans still meet the requirements of the 40B regulations and guidelines.

If I can answer any further questions regarding this Project, please do not hesitate to contact me.

Sincerely,

Jessica L Malcolm

Jessica Malcolm
Manager of Planning and Programs

cc: Ed Augustus, Secretary, EOHL
Jeff Garber, Chair, Middleton Select Board
Richard Benevento, Chair, Middleton Zoning Board of Appeals
Justin Sultzbach, Middleton Town Administrator
Jackie Bresnahan, Middleton Interim Town Administrator
Katrina O'Leary, Middleton Town Planner
John Smolak, Smolak & Vaughan