



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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

TOWN CLERK, ROCKLAND
FEB 15 '22 PM 1:14

November 4, 2021

Ms. Jennifer Connolly
Connolly and Partners, LLC
439 Washington Street
Braintree, MA 02184

Re: Schoolhouse Apartments Rockland, Rockland, MA – Project Eligibility Letter

Dear Ms. Connolly:

We are pleased to inform you that your application for project eligibility determination for the proposed Schoolhouse Apartments Rockland project located in Rockland, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 6 Delprete Avenue, Rockland, Massachusetts. This approval indicates that the proposed plan is for 27 units of rental housing for seniors, all of which will be affordable at no more than 60% of area median income. The proposed development will consist of 27 one-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 Schoolhouse Apartments Rockland project. It does create a presumption of fundability under 760 CMR 56.04 and allows Connolly and Partners, LLC ("CAP") to apply to the Rockland Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a One Stop submission for funding for each phase of 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 Schoolhouse Apartments Rockland project and has determined that the proposed site is an appropriate location for the project. It plans to turn the former Holy Family School on the Holy Family Church campus into affordable housing for seniors.
3. The proposed housing design is appropriate for the site. The sponsor will redevelop the school building into senior housing units. There will be common and supportive service space. The residential use is appropriate for the surrounding neighborhood.
4. The proposed project appears financially feasible in the context of the Rockland housing market. The proposal includes eight units for households earning up to 30% of area median income (AMI) and 19 units for households earning up to 60% AMI.

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.
6. A third-party appraisal has been commissioned. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs. If this project applies for funding under the Low-Income Housing Tax Credit Program, the acquisition price in the proposed budget should reflect these program guidelines. The sponsor is responsible for reviewing the guidelines and ensuring that the acquisition price will conform to the guidance.
7. The ownership entity will be a single-purpose entity controlled by the applicant subject to limited dividend requirements and meets the general eligibility standards of the Low Income Housing Tax Credit program. The applicant will need to demonstrate sufficient organizational capacity to successfully develop the project under the Low-Income Housing Tax Credit program.
8. The applicant is the designated developer of the site.
9. DHCD didn't receive comments from the Town of Rockland regarding the project.

The proposed Schoolhouse Apartments Rockland 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 project sponsor 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 4, 2023, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the town of Rockland to increase its supply of affordable housing. If you have any questions as you proceed with the project, please feel free to call or email Rebecca Frawley Wachtel at (617) 573-1318 or at Rebecca.Frawley@mass.gov.

Sincerely,



Alana Murphy
Deputy Director

cc: Chairperson Michael O'Loughlin, Rockland Select Board