



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

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

June 22, 2022

Ms. Caitlin Madden  
Metro West Collaborative Development  
79 Chapel Street  
Newton, MA 02458

Re: West Newton Armory, Newton, MA – Project Eligibility Letter

Dear Ms. Madden:

We are pleased to inform you that your application for project eligibility determination for the proposed West Newton Armory project located in Newton, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 1135-1137 Washington Street, Newton, Massachusetts. This approval indicates that the proposed plan is for 43 units of rental housing for families, all of which will be affordable at no more than 60% of area median income. The proposed development will consist of 15 one-bedroom units, 21 two-bedroom units, and 7 three-bedroom units. 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 West Newton Armory project. It does create a presumption of fundability under 760 CMR 56.04 and allows Metro West Collaborative Development, Inc. to apply to the Newton Zoning Board of Appeals for a comprehensive permit. As sponsor, please 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 sponsor, please note that DHCD will review the total cost per unit as part of its analysis, to determine that it is reasonable.

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 West Newton Armory project and has determined that the proposed site is an appropriate location for the project. The project consists of the development of housing in the former Massachusetts State National Guard armory. It is located on a main street across from a supermarket. It also is within walking distance of a bus stop and the West Newton commuter rail stop.
3. The proposed housing design is appropriate for the site. The 43 units will be built in the historic headhouse with a new addition. The project will include a community room, a public gallery, and

office space. As sponsor, you have indicated that you intend to incorporate elements of green and sustainable design as part of the project.

4. The proposed project appears financially feasible in the context of the Newton housing market. The proposal includes 43 units for households earning up to 60% AMI, with 15 of those units to be reserved for households earning less than 30% of 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. No appraisal has been commissioned. No acquisition costs were carried. 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. At this time, as indicated, there is no acquisition price proposed.
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 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. The City of Newton has submitted a letter of support for the project.

The proposed West Newton Armory 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 on 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 June 22, 2024, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the city of Newton 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](mailto:Rebecca.Frawley@mass.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Racer', followed by a long horizontal line extending to the right.

Catherine Racer  
Director

cc: Mayor Ruthanne Fuller, City of Newton, MA