Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES
Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus, Jr., Secretary

April 8, 2025

Leah D. Basbanes, Chair
Dunstable Select Board
511 Main Street
Dunstable, Massachusetts 01827

Matt McGovern, Manager
Brattle Development , LLC
147 Depot Street
Dunstable, Massachusetts 01827

RE: Villages at Brattle Farm, Dunstable, Massachusetts
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Ms. Basbanes and Mr. McGovern:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed Villages at Brattle Farm project has been approved. This approval is based on your application that sets forth a plan for the development of 156 homeownership units. The proposed sales prices of the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, the Executive Office of Housing and Livable Communities (EOHLC) staff has performed an on-site inspection of the proposed project site. EOHLC has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Local Initiative Program, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Dunstable housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;
6. The project sponsor and the development team meet the general eligibility standards of the Local Initiative Program;

7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The EOHLC legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and EOHLC prior to starting construction.

As stated in the application, the Villages at Brattle Farm project will consist of 156 units, 39 of which will be affordable and eligible for inclusion in the town's subsidized housing inventory. The affordable units will be marketed and sold to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final EOHLC approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans;*

2. Any changes to the application EOHLC has just reviewed and approved, including but not limited to alterations in unit mix, sales price, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by EOHLC;

3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and

4. The town shall submit to EOHLC the finalized details of the comprehensive permit.

As the Villages at Brattle Farm project nears completion of construction, EOHLC staff may visit the site to ensure that the development meets program guidelines.

When the units have received certificates of occupancy, the developer must submit to both EOHLC and the Dunstable Select Board a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on April 8, 2027 unless a comprehensive permit has been issued.

We congratulate the town of Dunstable and Brattle Development, LLC on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please contact Rieko Hayashi at rieko.hayashi@mass.gov.

Sincerely,

Catherine Racer
Undersecretary

cc: Jon Hughes, Dunstable Affordable Housing Committee
Jason Silva, Town Administrator
Leo Tometich, Zoning Board of Appeals
Office of the Chief Counsel, EOHLC

Enc.

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Sincerely,

Catherine Racer
Undersecretary

cc: Jon Hughes, Dunstable Affordable Housing Committee
Jason Silva, Town Administrator
Leo Tometich, Zoning Board of Appeals
Office of the Chief Counsel, EOHLC

Enc.

RESPONSIBILITY FOR COST CERTIFICATION:

By your signature below, Brattle Developer, LLC, acknowledges and accepts this approval letter, including the obligation under law to provide the Executive Office of Housing and Livable Communities and the town of Dunstable with a project cost examination.

Signature:_____

Name (print):_____

Date:_____

Upon receipt, please make a copy of this letter and return a signed copy to the Executive Office of Housing and Livable Communities, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program.

Village at Brattle Farm, Dunstable, Massachusetts

Sponsor:

Brattle Development, LLC
147 Depot Street
Dunstable, MA 01827

Project Addresses:

41 Lowell Street
Dunstable, MA 01827

This project will provide ownership opportunities according to the following breakdown:

Type of Unit	# of Units	# of Baths	Gross SF	Condo Fee*	Maximum Sales Price**
A. LIP Units					
One Bedroom Garden	2	1	1,283	$150	$188,900
Two Bedroom SF	2	2.5	2,843	$200	$208,750
Two Bedroom Duplex	6	2.5	2,673	$200	$208,750
Two Bedroom Garden	26	2	1,340	$200	$208,750
Three Bedroom Garden	3	2	1,725	$250	$228,400
Total LIP Units	39				
B. Market Units					
One Bedroom Garden	6	1	1,283	$150	$308k-$389k
Two Bedroom SF	6	2.5	2,843	$200	$1.1m-$1.4m
Two Bedroom Duplex	18	2.5	2,673	$200	$1.1m-$1.3m
Two Bedroom Garden	78	2	1,340	$200	$313k-$439k
Three Bedroom Garden	9	2	1,725	$250	$409k-483k
Total Market Units	117				