



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

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

August 10, 2022

Ms. Nanette Perkins  
Villages 801 Main Street, LLC  
815 Main Street  
Wareham, Massachusetts 02571

RE: 801 Main Street, Wareham, Massachusetts  
Determination of Project Eligibility under the Housing Stabilization Fund (HSF)

Dear Ms. Perkins:

I am pleased to inform you that your application for project eligibility under the Housing Stabilization Fund (HSF) for the proposed 801 Main Street project has been approved. This approval is based on your application that sets forth a plan for the development of eight rental units. The proposed rents for the HSF units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

This approval does not constitute a guarantee that HSF funds will be allocated to the 801 Main Street project, but it does create a presumption of fundability under 760 CMR 56.04 and allows the Villages 801 Main Street, LLC to apply to the Wareham Zoning Board of Appeals for a comprehensive permit. The sponsor should 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 part of the review process, the Department of Housing and Community Development staff has performed an on-site inspection of the proposed project sites and has made the following findings:

1. The proposed project appears generally eligible under the requirements of HSF, 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 Wareham housing market;
5. The project sponsor and the development team meet the general eligibility standards of HSF; and,
6. The applicant has provided a copy of the recorded quitclaim deed as evidence of site control.

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