



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

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

December 9, 2020

Mr. Charlie Adams  
Pennrose, LLC  
One Brewery Park  
1301 North 31<sup>st</sup> Street  
Philadelphia, PA 19121

RE: 4 Littleton Drive, Wareham, MA - Project Eligibility Letter

Dear Mr. Adams:

I am pleased to inform you that your application for project eligibility determination for the proposed Wareham Littleton Drive project located in Wareham, MA, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 4 Littleton Drive in Wareham, MA. The project consists of two components:

- a 49-unit mixed-income non age-restricted component consisting of ten townhome style structures; and
- a 44-unit age-restricted component in a single structure.

This approval indicates that the proposed plan is for a total of 93 units, 85 of which will be affordable at no more than 60% of area median income. The proposed project will consist of a total of 62 one-bedroom units, 25 two-bedroom units, and six 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 Wareham Littleton Drive Housing project. It does create a presumption of fundability under 760 CMR 56.04, and permits Pennrose, LLC (the "Applicant") to apply to the Wareham Zoning Board of Appeals for a comprehensive permit. If Pennrose decides to seek two separate comprehensive permits for the two components of the project, as described above, Pennrose must provide the Department and the town with further information on the composition of each component. The sponsor should further note that a OneStop+ application 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 application.

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 Wareham Littleton Drive project and has determined that the proposed site is an appropriate location for the project. The project will place housing for seniors and families in an existing residential neighborhood. The site also abuts a small pond on the southeastern corner.

3. The proposed housing design is appropriate for the site. The family units will be constructed in ten small townhouse style buildings with four or five units each. The senior units will be constructed in a single three-story building . The project will be clustered around a central green and playground as well as a community building which will hold community space and the management office.
4. The project will offer housing to 85 households earning no more than 60% of the area median income. It also will offer eight units affordable to households earning up to 100% of AMI.
5. The initial pro forma 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 OneStop+ application for funding for this project must conform to all DHCD program limits and requirements in effect at the time of application.
6. 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.
7. The ownership entity will be a limited dividend, limited liability company or limited partnership, controlled by an affiliate of the applicant, Pennrose, LLC. The ownership entity must meet the general eligibility standards of the Low Income Housing Tax Credit program.
8. The Applicant is the designated developer of the site.
9. DHCD did not receive comments during the 30-day review period. DHCD anticipates that all issues will be thoroughly reviewed by the appropriate town boards and resolved to the satisfaction of all parties and the project sponsor.


The proposed Wareham Littleton Drive project must 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. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD.

This letter shall expire two years from this date, or on December 9, 2022, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the town of Wareham to increase its supply of affordable housing.

Sincerely,



Catherine Racer  
Director

cc: Peter Teitelbaum, Chairman, Wareham Board of Selectmen