



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 Relay 711
Fax: 617-854-1091 www.masshousing.com

August 7, 2023

Zain Place, LLC
6 Edgewood Road
Westborough, MA 01581
Attention: Farooq Ansari

**Re: Zain Place, Oxford
Project Eligibility/Site Approval
MassHousing ID No. 1185**

Dear Mr. Ansari:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Executive Office of Housing and Livable Communities (“EOHLC”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBank Boston”).

Zain Place, LLC submitted an application with MassHousing pursuant to Chapter 40B. You have proposed to build forty-two (42) units of rental housing (the “Project”) on approximately 2.73 acres of land located at 580 Main Street (the “Site”) in Oxford (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

Municipal Comments

Pursuant to the Regulations, the Town of Oxford was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. The Municipality did not submit any comments to MassHousing.

MassHousing Determination and Recommendation

MassHousing staff has determined that the Project appears generally eligible under the requirements of

the Program, subject to final review of eligibility and to Final Approval.¹ As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Applicant may apply to the Zoning Board of Appeals (“ZBA”) for a comprehensive permit. At that time local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing’s site and design review, the following issues should be addressed in the application to the ZBA, and the Applicant should be prepared to explore them more fully during the public hearing process:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use related to building construction, stormwater management, wastewater collection and treatment, and hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.
- The Applicant should be prepared to provide a detailed traffic study assessing potential impacts of the Project on area roadways, including traffic volumes, crash rates, and the safety and level of service (LOS) of area intersections, and identifying appropriate traffic mitigation in compliance with all applicable state and local requirements governing site design.
- The traffic study or other professional site design process should address proposed on-site circulation and parking to ensure compliance with public safety standards and good design practice relative to drive-aisle widths, turning radii and sight distances along the Site drive and the parking areas through which it passes. The Applicant should be prepared to address concerns about provisions for safe pedestrian access and pedestrian/vehicular separation within the Site.

MassHousing has also reviewed the application for compliance within the requirements of 760 CMR 56.04(2) relative to Application requirements and has determined that the material provided by the Applicant is sufficient to show compliance.

This Site Approval is expressly limited to the development of no more than forty-two (42) rental units under the terms of the Program, of which not less than eleven (11) of such units shall be restricted as affordable for low- or moderate-income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

¹ MassHousing has relied on the Applicant to provide truthful and complete information with respect to this approval. If at any point prior to the issuance of a comprehensive permit MassHousing determines that the Applicant has failed to disclose any information pertinent to the findings set forth in 760 CMR 56.04 or information requested in the Certification and Acknowledgment of the Application, MassHousing retains the right to rescind this Site Approval letter.

For guidance on the comprehensive permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter in writing. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBank Boston, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a “final draft” of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Michael Busby at (617) 854-1219.

Sincerely,



Colin M. McNiece
General Counsel

cc: Ed Augustus, Secretary, Executive Office of Housing and Livable Communities
The Honorable Ryan Fattman
The Honorable Joseph D. McKenna
The Honorable Paul K. Frost
Dennis E. Lamarche, Chair, Oxford Board of Selectmen

Attachment 1

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency Section (4) Findings and Determinations

Zain Place, Project #1185

MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development (“HUD”). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Oxford is \$93,600. Proposed rent levels of \$1,100 for a studio affordable unit, \$1,400 for a one-bedroom affordable unit, \$2,000 for a two-bedroom affordable unit and \$2,500 for a three-bedroom affordable unit accurately reflect current affordable rent levels for the Worcester HMFA under the NEF Program.

The Applicant submitted a letter of financial interest from Middlesex Savings Bank, a member bank of the FHLBank Boston under the NEF Program.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses and would address the local need for housing.

The Town of Oxford does not have an EOHLG-approved Housing Production Plan. According to EOHLG's Chapter 40B Subsidized Housing Inventory (SHI), updated through August 1, 2023, Oxford has 404 Subsidized Housing Inventory (SHI) units (7.14% of its housing inventory), which is 162 units short of the statutory minima of 10%

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details):

The Applicant proposes the construction of a forty-two-unit rental complex with a mix of studio, one, two and three-bedroom units. It is proposed as a 3-story wooden structure with extra parking below ground. The

Applicant indicates public water and sewer, gas and electricity will be available to Site.

Relationship to adjacent streets/Integration into existing development patterns

The Site is located in a mixed commercial area of Oxford, which has a number of commercial improvements located along Main Street (Route 12), as well as residential neighborhoods and large swaths of undeveloped land located off of Main Street. The proposed Site access and egress onto Main Street (Route 12) does not present any discernable public safety impacts. There appear to be adequate lines of sight for vehicles entering and exiting the proposed Site. The proximity to existing mixed uses on adjacent parcels underlies the appropriateness of the proposed Project within the existing context.

Density

The Applicant proposes to build forty-two (42) rental units on approximately 2.73 acres of buildable land. The resulting density is 15.38 units per buildable acre, which is acceptable given the proposed housing type.

Conceptual Site Plan

The proposal consists of one garden-style, four-story multi-family apartment building, that is organized by a series of wings that disperse the massing of the building throughout the Site. The space created between the building wings will result in a variety of landscaped outdoor areas, which are partially set above the podium parking level and meet the grade towards the rear of the Site. Vehicular access to the Site is provided from Main Street via a 20-foot-wide driveway that extends south into the Site, providing direct access to the podium parking area, and forming a loop road around the Site's perimeter. An additional surface parking area is located at the front of the building along the Site's western boundary. A total of 173 parking spaces results in a parking ratio of 1.46 parking spaces per unit.

Environmental Resources

The property does not contain any area of critical concern or areas of estimated or priority habitat of rare species, wildlife or vernal pools.

Topography

The Site is rectangularly shaped and relatively flat with gentle sloping. The Site is heavily wooded. The topographic features of the Site have been considered in relationship to the proposed development plans and do not constitute an impediment to development of the Site.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

According to the appraisal report for the Site, Oxford's residential market appears stable and strong, with an overall upward trajectory in sales volume and prices in the last decade. MassHousing's Appraisal and Marketing team (A&M) performed a Competitive Market Analysis and found that proposed market rents for each unit type fall within the range of adjusted comparable market rents.

(e) that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

MassHousing has commissioned an as "As-Is" appraisal which indicates a land valuation of \$150,000.

Based on a proposed investment of \$6,650,000 in equity and permanent financing, the development pro forma appears to be financially feasible and within the limitations on profits and distributions.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

MassHousing finds that the Applicant must be organized as a Limited Dividend Organization. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

A related entity to the Applicant controls the entire 2.73+/- acre Site through a Deed of ownership.



Comprehensive Permit Site Approval Application Rental

www.masshousing.com | www.masshousingrental.com

Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 1: GENERAL INFORMATION

Name of Proposed Project: Zain Place, LLC

Municipality: Oxford

County: Worcester

Address of Site: 580 Main Street

Cross Street: Depot Rd

Zip Code: 01540

Tax Parcel I.D. Number(s): map 17, Parcel 7.4

Name of Proposed Development Entity Zain Place, LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? No

State Formed: Massachusetts

Name of Applicant: Zain Place, LLC

(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address:

Does the applicant have a related party relationship with any other member of the development team? No

If yes, please explain:

Primary Contact Information:

Contact Name: Farooq Ansari

Relationship to Applicant:

Company Name: Zain Place, LLC

Address: 6 Edgewood Road

Municipality: Oxford

State: Massachusetts

Zip: 01540

Phone: 5083260812

Cell Phone: 5083260812

Email: developerre@aol.com

Secondary Contact Information:

Contact Name:

Relationship to Applicant:

Company Name:

Address:

Municipality:

State:

Zip:

Phone:

Cell Phone:

Email:

Additional Contact Information:

Contact Name:

Relationship to Applicant:

Company Name:

Address:

Municipality:

State:

Zip:

Phone:

Cell Phone:

Email:

Anticipated Construction Financing: NEF

Name of Lender (if not MassHousing financed): Middlesex Savings Bank

Anticipated Permanent Financing: NEF

Other Lenders: Middlesex Savings Bank

Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years

Age Restriction: None

Brief Project Description:

A 42 Unit condo development with a mix of 3, 2, 1 bedroom (s) units plus some studios. Its proposed as a 3 floor wooden structure with extra parking in the cellar..

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations (Acres)

Total Site Area:	2.73
Wetland Area (per MA DEP):	0.00
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.00
Total Buildable Area:	2.73

Current use of the site and prior use if known:

Vacant Land

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located?

How much land is in each municipality?

Additional Site Addresses:

Current zoning classification and principal permitted uses:

R-2, GB, and R-3

Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

None

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	
Wastewater - public sewer	Yes	
Storm Sewer	Yes	
Water-public water	Yes	
Water-private well	No	
Natural Gas	Yes	
Electricity	Yes	
Roadway Access to Site	Yes	
Sidewalk Access to Site	Yes	
Other	No	

Describe Surrounding Land Uses:

Its mostly residential area. Very close to the Interstate 395 and Mass Pike and rt 12.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	2.00	Yes
Schools	0.50	Yes
Government Offices	0.00	N/A
Multi-Family Housing	0.01	Yes
Public Safety Facilities	0.10	Yes

Office/Industrial Uses	0.00	No
Conservation Land	0.00	No
Recreational Facilities	0.55	Yes
Houses of Worship	0.55	Yes
Other	0.00	Yes

Public transportation near the Site, including type of transportaion and distance from site:

Its on Bus route

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	Yes
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	No
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

Total Dwelling Units:	42	Total Number of Affordable Units:	10
Number of Market Units:	32	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	10

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Affordable Unit - Below 80%	Studio	1 Bath	1	0	\$1,100	\$0
Market	Studio	1 Bath	2	0	\$1,400	\$0
Market	1 Bedroom	1.5 Baths	14	0	\$2,000	\$0
Market	2 Bedroom	2 Baths	12	0	\$2,400	\$0
Affordable Unit - Below 80%	2 Bedroom	2 Baths	3	0	\$2,000	\$0
Affordable Unit - Below 80%	3 Bedroom	2.5 Baths	1	0	\$2,500	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	5	0	\$1,400	\$0
Market	3 Bedroom	2.5 Baths	4	0	\$3,000	\$0

Utility Allowance Assumptions (utilities to be paid by tenants):

Yes

Percentage of Units with 3 or More Bedrooms: 11.90

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Handicapped Accessible Units - Total:	2	Market Rate:	2	Affordable:	0
Gross Density (units per acre):	15.3846	Net Density (units per buildableacre):	15.3846		

Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	3	35	65,168	1

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 70 **Ratio of Parking Spaces to Housing Units:** 1.67

Lot Coverage

Buildings: 14% **Parking and Paved Areas:** 29%

Usable Open Space: 58% **Unusable Open Space:** 0%

Lot Coverage: 42%

Does project fit definition of “Large Project” (as defined in 760 CMR 56.03 (6))? No

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 4: SITE CONTROL

Grantor/Seller:

Grantee/Buyer:

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s):

Purchase Price: \$0

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted):

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted):

Purchase Price: \$0

Grantor/Seller: Applicant
Grantee/Buyer: Applicant
Grantee/Buyer Type: Applicant
If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 04/01/1990

Purchase Price: \$0

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted):

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted)

Purchase Price: \$0

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$250,000
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$0
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity		\$0
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt		\$0
Permanent Debt		\$0
Construction Debt	<i>for informational purposes only, not included in Sources T</i>	\$0
Additional Source		\$0
Additional Source		\$0
Total Sources		\$250,000

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$250,000
Reasonable Carrying Costs:	\$0
Total Pre-Permit Land Value:	\$250,000

* As-Is market value to be determined by a MassHousing commissioned appraisal

Uses (Costs)

Item	Budgeted
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Acquisition Cost (Actual):

Actual Acquisition Cost: Land	\$100
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Subtotal - Acquisition Costs	\$100

Construction Costs-Building Structural Costs (Hard Costs):

Building Structure Costs	\$5,000,000
Hard Cost Contingency	\$50,000
Subtotal - Building Structural Costs (Hard Costs)	\$5,050,000

Construction Costs-Site Work (Hard Costs):

Earth Work	\$250,000
Utilities: On-Site	\$100,000
Utilities: Off-Site	\$100,000
Roads and Walks	\$235,000
Site Improvement	\$100,000
Lawns and Plantings	\$200,000
Geotechnical Condition	\$10,000
Environmental Remediation	\$5,000
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$0
Subtotal - Site Work (Hard Costs)	\$1,000,000

Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):

General Conditions	\$60
Builder's Overhead	\$20
Builder's Profit	\$20
Subtotal - General Conditions, Builder's Overhead & Profit	\$100

General Development Costs (Soft Costs):

Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$3,000
Marketing and Initial Rent Up <i>(include model units if any)</i>	\$0
Real Estate Taxes <i>(during construction)</i>	\$0
Utility Usage <i>(during construction)</i>	\$0
Insurance <i>(during construction)</i>	\$0
Security <i>(during construction)</i>	\$0
Inspecting Engineer <i>(during construction)</i>	\$0
Construction Loan Interest	\$0
Fees to Construction Lender:	\$0
Fees to Permanent Lender:	\$0
Fees to Other Lenders:	\$0

General Development Costs (Soft Costs) - *continued*

Item	Budgeted
Architecture / Engineering	\$0
Survey, Permits, etc.	\$10,000
Clerk of the Works	\$5,000
Construction Manager	\$150,000
Bond Premiums	\$0
Environmental Engineer	\$0
Legal	\$10,000
Title (including title insurance) and Recording	\$2,000
Accounting and Cost Certification (incl. 40B)	\$0
Relocation	\$0
40B Site Approval Processing Fee	\$14,000
40B Technical Assistance / Mediation Fee	\$4,000
40B Land Appraisal Cost (as-is value)	\$3,000
40B Final Approval Processing Fee	\$0
40B Subsidizing Agency Cost Certification Examination Fee	\$0
40B Monitoring Agent Fee	\$0
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fees	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$0
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Syndication Costs	\$0
Soft Cost Contingency	\$50,000
Other Development Costs:	\$0
Subtotal - General Development Costs (Soft Costs)	\$251,000
Developer Fee and Overhead:	
Developer Fee	\$0
Developer Overhead	\$0
Subtotal Developer Fee and Overhead	\$0
Capitalized Reserves:	
Development Reserves	\$0
Initial Rent Up Reserves	\$0
Operating Reserves	\$0
Net Worth Account	\$0
Other Capitalized Reserves	\$0

Subtotal - Capitalized Reserves \$0

Summary of Subtotals

Item	Budgeted
Acquisition Costs (Actual):	\$100
Building Structural Costs (Hard Costs)	\$5,050,000
Site Work (Hard Costs)	\$1,000,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$100
Developer Fee and Overhead	\$0
General Development Costs (Soft Costs)	\$251,000
Capitalized Reserves	\$0
Total Development Costs (TDC)	\$6,301,200

Summary

Total Sources	\$250,000
Total Uses (TDC)	\$6,301,200

Projected Developer Fee and Overhead*: \$0

Maximum Allowable Developer Fee and Overhead::** \$0

Projected Developer Fee and Overhead Equals **0.00% of Maximum Allowable Fee and Overhead**

** Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.*

*** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.*

Initial Rental Operating Pro-Forma (for year one of operations)

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lende	\$6,000,000
Annual Rate		10.00%
Term		180 Months
Amortization		180 Months
Lender Required Debt Service Coverage Ratio		1.30
Gross Rental Income		\$1,020,000
Other Income (utilities, parking)		\$0
Less Vacancy (Market Units): 5% (vacancy rate)		\$40,800
Less Vacancy (Affordable Units): 5% (vacancy rate)		\$10,200
Gross Effective Income		\$969,000
Less Operating Expenses		\$50,400
Net Operating Income		\$918,600
Less Permanent Loan Debt Service		\$600,000
Cash Flow		\$318,600
Debt Service Coverage		1.53

Describe Other Income:

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	<i>Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.</i>	\$0
Assumed Maximum Operating Expense/Unit*	Number of Units: 0	\$0

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
Zain Place, LLC	Farooq Ansari	Developer	Yes	Yes	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	Yes	Zain Place, LLC, Farooq Ansari
Construction Management	Yes	Zain Place, LLC, Farooq Ansari
Finance Package	Yes	Zain Place, LLC, Farooq Ansari
Local Permitting	Yes	Zain Place, LLC, Farooq Ansari

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Zain Place, LLC	Farooq Ansari	Principals and Controlling Entity	Applicant

Previous Applications:

Project Name:

Filing Date:

Municipality:

Subsidizing Agency:

Decision:

Type:

Other Reference:

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: _____

Name: Farooq Ansari

Title: Manager

Date: 04/15/2023

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	04/04/2023
Date of Pre-Application Meeting with MassHousing:	04/10/2023
Date copy of complete application sent to chief elected office of municipality :	04/24/2023
Date notice of application sent to DHCD:	04/24/2023

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#).

Fee	Amount	Description
MassHousing Application Processing Fee:	\$7,803	<i>payable to MassHousing</i>
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500 (<i>Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000</i>)	
Unit Fee:	\$2,100 (<i>\$50 per Unit</i>)	
Total TA/Mediation and Unit Fee:	\$4,600	<i>(Payable to Massachusetts Housing Partnership)</i>

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 1 - Redevelop First

If Rehabilitation:

Rehabilitation/Redevelopment/Improvements to Structure	No
Rehabilitation/Redevelopment/Improvements to Infrastructure	No

If New Construction:

- Contributes to revitalization of town center or neighborhood	Yes
- Walkable to:	
(a) transit	Yes
(b) downtown or village center	Yes
(c) school	Yes
(d) library	Yes
(e) retail, services, or employment center	Yes
- Located in municipally-approved growth center	Yes

Explanation (Required):

This project will provide much needed quality housing for both MARKET AND AFFORDABLE UNITS INCREASING THE TAX BASE for the town. Its located centrally to the Town of Oxford and with easy access to many highways.

Narrative Description of Design Approach

Zain Place

580 Main Street

North Oxford, MA

Location: The project is located in a rural setting with single family homes and a planned development adjacent to the site. The project will be buffered with trees from the surrounding properties.

Building Design: A building footprint was established to optimize the site for setback, parking and landscaping. Zoning requirements indicated that a maximum three story building would be allowed. Apartments were laid out with a focus on the requirements for 40B mix of sizes from three bedroom, two bedroom, one bedroom and studio units to arrive at a total of 42 units. Parking is available in the basement accessible by elevator to the floors above. Each unit will have its own heat pump system which will eliminate exterior rooftop or ground mounted mechanical units. This would allow for solar panels to be mounted on the roof.

Exterior Design: The floor plan has been articulated to provide a break in the exterior massing. The exterior detailing is in keeping with New England shingle and clapboard style. We chose to use a mansard design at the third floor since gable style roofs would project beyond the height limits of the zoning by-laws. Horizontal banding has been added between floors which allows the breakup of massing and color of the exterior clapboards.

ZONING SUMMARY TABLE PURSUANT TO THE TOWN OF OXFORD, MA

ZONE: R-2, R-3, GB	REQUIRED: R-2 District	EXISTING:	PROVIDED:
USE: MULTIPLE FAMILY* (Chapter IV, 2.0)	Allowed by Special Permit	N/A	**
MIN. LOT AREA* (Chapter X, 5.0)	15,000 S.F. PER DWELLING UNIT	119,147 S.F.	119,147 S.F.**
MAX. UNIT DENSITY (Chapter X, 5.1.3)	15,000 S.F. PER UNIT	N/A	42 UNITS**
MAX. UNITS PER BUILDING (Chap. X, 5.1.4)	5 UNITS	N/A	42 UNITS**
MIN. PERIMETER BUFFER STRIP	50 FEET	N/A	<50 FEET**
MIN. FRONTAGE (Chapter X, Table IV)	150 FEET	270.30 FEET	270.30 FEET
MIN. FRONT YARD & WIDTH (Chapter X, Table IV)	50 FEET	N/A	168.5± FEET
MIN. SIDE YARD (Chapter X, Table IV)	20 FEET	N/A	64.1± FEET
MIN REAR YARD (Chapter X, Table IV)	25 FEET	N/A	48.5± FEET
MAX. BUILDING HEIGHT (Chapter X, Table IV)	35 FEET	N/A	35 FEET
MAX. LOT COVERAGE (Chapter X, Table IV)	20%	N/A	13.6%
MIN. LOT WIDTH (Chapter X, Table IV)	150 FEET	>150 FEET	>150 FEET

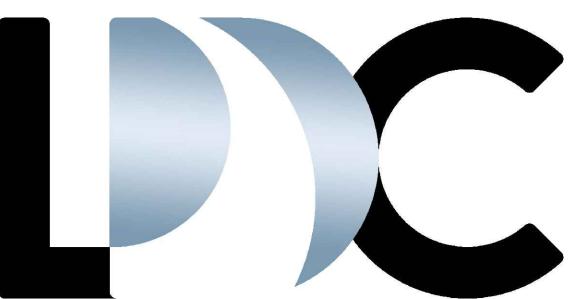
* MULTI-FAMILY USE ALLOWED BY SPECIAL PERMIT

** INDICATES A NON-CONFORMING DIMENSIONAL REQUIREMENT NEEDING RELIEF FROM THE TOWN OF OXFORD ZONING BY-LAWS

PARKING SUMMARY TABLE PURSUANT TO THE TOWN OF OXFORD, MA

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MIN. PARKING SPACE SIZE / 90° (Chapter XI, Table IV)	9 FEET X 19 FEET	9 FEET X 19 FEET (EXTERIOR PARKING LOT) 9 FEET X 18 FEET (INTERIOR / GARAGE SPACES)***
MIN. PARKING SPACE SIZE / 0° (Chapter XI, Table IV)	8 FEET X 20 FEET	8 FEET X 20 FEET
MIN. DRIVE AISLE WIDTH / 2-WAY (Chapter XI, 1.1)	24 FEET	24 FEET
MIN. DRIVE AISLE WIDTH / 1-WAY (Chapter XI, 1.1)	12 FEET	12 FEET
MIN. SIDE YARD SETBACK (Chapter XI, 1.2)	5 FEET	<5 FEET***
MIN. REAR YARD SETBACK (Chapter XI, 1.2)	5 FEET	>5 FEET
MIN. FRONT YARD SETBACK (Chapter XI, 2.2)	50 FEET	>50 FEET
MIN. LANDSCAPE STRIP (Chapter XI, 6.1)	5 FEET	<5 FEET (IN SIDE YARD)***
MIN. PARKING LANDSCAPED AREA (Chapter XI, 6.2)	3%	>3%
NUMBER OF PARKING SPACES REQUIRED FOR MULTIFAMILY USE (Chapter XI, b; 1.5 SPACES PER DWELLING UNIT)	63 SPACES	70 SPACES
REQUIRED NUMBER OF ADA PARKING SPACES (per ADA)	3 SPACES	SPACES

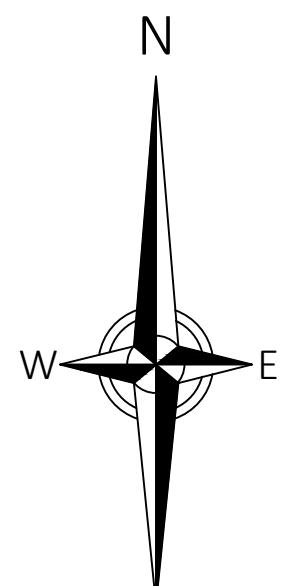
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LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE
PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES
IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM
LAND DESIGN COLLABORATIVE, LLC. ONLY APPROVED, SIGNED AND SEALED
PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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Project Owner:
Ansari Builders
6 Edgewood Road
Westborough, MA

Project Applicant:
Ansari Builders
6 Edgewood Road
Westborough, MA

Project Title:
Zain Place
580 Main Street
North Oxford, MA
(Worcester County)

Sheet Title:
SITE PLAN

Design Development

7	3/29/2023	BUILDING AND SITE REDESIGN
6	1/28/2021	NOTES AND PARKING LAYOUT
5	1/18/2021	NOTE AND DIMENSIONS
4	12/9/2020	DESIGN DEVELOPMENT
3	12/4/2020	DESIGN DEVELOPMENT
2	11/10/2020	DESIGN DEVELOPMENT
1	6/19/2020	NOTES

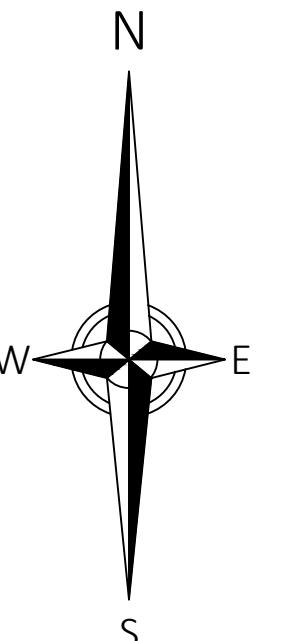
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Drawn By:	Checked By:	MJS
Date:	10/02/2020	Project No.: 20-0017

0 15 30 60 90

Scale: 1" = 30'

AERIAL EXHIBIT





Project Owner:
Ansari
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No: Date: Revision | Issue:

Drawn By:	Checked By:	MJS
Date:	Project No.:	20-0017
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AERIAL EXHIBIT

