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October 19, 2023
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BY HAND

Henry Dane, Chair, Select Board
c/o Kerry Lafleur
Town of Concord
22 Monument Square
Concord, MA 01742

Re: Application for Chapter 40B Project Eligibility Letter
Applicant: Thoreau Residences LLC
Project: The Residences at Thoreau
Subsidy Program: Federal Home Loan Bank of Boston New England Fund (NEF)
Property: 275 Forest Ridge Road, Concord, MA

Dear Mr. Dane and Ms. Lafleur:

On behalf of my client, Thoreau Residences LLC (the "Applicant"), enclosed please find a copy of the Applicant's Application for Chapter 40B Project Eligibility/Site Approval (the "40B Application") submitted to MassHousing in compliance with M.G.L. c. 40B, Sections 20-23, enacted as Chapter 774 of the Acts of 1969 ("40B"). The project, known as The Residences at Thoreau, consists of 216 rental units in 3 buildings with surface parking for 397 vehicles and amenities associated with a first-class apartment community on a 13.08-acre site to the north of the existing Thoreau Club at 275 Forest Ridge Road (the "Project"). The access to the Project will be via a boulevard style drive from Forest Ridge Road, an existing private way. The Project's secluded setting will allow for residents to experience the beauty of being surrounded by lush forest while also having convenient access to the Project's amenities. As shown in the attached materials, the Project is consistent with Concord's commitment to affordable housing and sustainability.

The Applicant is an affiliate of Thoreau Real Estate LLC, the owner of the Property. In submitting the 40B Application, the Applicant is requesting that MassHousing issue a Project Eligibility Letter pursuant to the Federal Home Loan Bank of Boston New England Fund ("NEF") Program where MassHousing serves as the Project Administrator.

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On behalf of the Applicant, we look forward to working with the Town and the public on this proposal. Please do not hesitate to reach out to me directly with any questions or comments regarding the Project or the enclosed.

Sincerely,



James G. Ward

cc: Elizabeth Hughes, Town Planner, Planning Division, Town of Concord
Edward M. Augustus Jr., Secretary, Executive Office of Housing and Livable
Communities (EOHLC)
Philip DeMartino, EOHLC
Jessica Malcolm, Manager of Planning and Programs, MassHousing
Michael Busby, 40B Planning and Programs Specialist, MassHousing
Thoreau Residences LLC

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