

Exhibit G

Charlie - This summary memo may be helpful to you.

MJS

TOWN OF HINGHAM
BOARD OF APPEALS



210 Central Street
Hingham, MA 02043-2759

Telephone: (781) 741-1494
FAX: (781) 740-0239

TO: Jerry, Steve and Mario
FROM: Mary Jean Shultz MJS
DATE: January 2001 ?! 1/31/01
SUBJECT: Comprehensive Permits

I've just spoken with the staff person at DHCD in control of the state's Subsidized Housing Inventory and gleaned the following interesting bits.

1. The state adds units to the inventory when the town, "usually a community development office or the mayor's office" writes DHCD a letter advising of units to be added.
2. DHCD adds those units only if they meet all 4 of the state's criteria:
 - a. there must be a subsidy
 - b. the unit must be occupied by a low income person
I said I had heard that units could be designated at the time of issuance of a building permit. The response was, "Well, set aside for a low income person; the law allows consideration of either a building or an occupancy permit, but I usually use the occupancy permit because some things don't get built."
 - c. there must be a deed restriction (min. 15 years for new construction)
 - d. the unit must be fair-marketed

I spoke with him about Erickson's proposal and his question was, "How many are actually deed-restricted?" He said that in a rental development if no fewer than 25% are deed restricted, then 100% of the rental units can be included in the inventory and counted toward the 10%. He explained that the state in effect gives a bonus to towns to get them to accept rental developments.

I asked if the state would balk at counting all of Hingham's 10% quota from elderly units, largely in one location. Answer: No, the law does not allow us to.

He strongly recommended that we contact the Mass Housing Partnership which has a pot of money available to hire consultants to assist towns in negotiating 40B projects. I will investigate and let you know.

c: J. Toomey
K. Lacy

