



April 22, 2021

Alana Murphy
Deputy Associate Director
Local Initiative Program (LIP)
Department of Housing & Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Development at 45 East Central Street, Natick, MA by Stonegate Group, LLC

Dear Alana,

The Town of Natick Affordable Housing Trust Fund respectfully offers this letter of support for a Local Initiative Program (LIP) application from Stonegate Group, LLC for the proposed development project at 45 East Central Street in Natick. The Town signed a development agreement with Stonegate for this project February 5, 2020 (amended September 11, 2020).

The project will provide much need affordable multi-family units for the Town, as well as contributing new ground floor commercial space. The proposed project includes 54 total residential units and 14,320 square feet of commercial space. The residential units will include 25% affordable units, with 80% of those affordable at 80% of AMI and 20% affordable at 30- 50% of AMI. Eight of the residential units will be in four townhouse buildings at the back of the project allowing the project to step down in intensity as it blends into the adjacent neighborhood. Overall, with its downtown location, the project offers further support for the vitality and growth of downtown Natick.

In order to allow for the commercial use as part of this project, the Select Board sponsored a successful article at the 2020 Fall Annual Town Meeting rezoning this property into the Downtown Mixed-Use district. The Attorney General's Office has already approved this zoning article. The Select Board's active support of this zoning article during Town Meeting is a good demonstration of its overall support and enthusiasm for this project.

At our April 22, 2021 meeting, the Affordable Housing Trust Fund voted unanimously to send this letter of support and authorized me to sign it on behalf of the entire Board.

Sincerely, and best wishes to you and your colleagues,

A handwritten signature in black ink, appearing to read 'Randy Johnson', with a long horizontal flourish extending to the right.

Randy Johnson
Chair, Town of Natick Affordable Housing Trust Fund