



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus, Jr., Secretary

January 15, 2025

Chairman Patrick J. Maloney
Town of Chelmsford Select Board
50 Billerica Road
Chelmsford, MA 01824

Re: Chapter 40B Comprehensive Permit

Project Name: Chelmsford Arms Residences
Location: 1 Smith Street, Chelmsford, MA
Number of Units: 96
Subsidizing Agency: Executive Office of Housing and Livable Communities
Applicant: CHOICE & SCG Development Partners, LLC

Dear Chairman Maloney:

This will serve to notify you, pursuant to 760 CMR 56.04 (3), that the above-named applicant has applied to this agency as subsidizing agency under the Low Income Housing Tax Credit program for preliminary approval of the Chelmsford Arms Residences project. The project is a senior (62+) rental project. The project will consist of 96 total rental units. Of the rental units, 46 will be affordable for households earning 30% or less of area median income. Twenty-five rental units will be affordable for households earning up to 50% of area median income and 25 units will be affordable for households making up to 60% AMI.

Enclosed please find a copy of the application for your review. The review period for comments ends 30 days from the date of this letter. Any comments will be considered prior to issuing a determination of project eligibility. Please address comments to:

Rebecca Frawley Wachtel, Director
Low Income Housing Tax Credit Program
EOHLC
100 Cambridge Street, 3rd Floor
Boston, MA 02114
Email: rebecca.frawley@mass.gov

Please note that the Massachusetts Housing Partnership (MHP) administers a technical assistance program for communities and developers who are working on Chapter 40B projects. A municipality may be eligible for an MHP grant to help hire experienced third party consultants to work with the local municipality in reviewing a 40B proposal. For more information about MHP's technical assistance program, visit MHP's web site at www.mhp.net or e-mail community@mhp.net.

If you have any questions regarding this letter, please feel free to email Rebecca Frawley Wachtel at rebecca.frawley@mass.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. Racer', with a long, sweeping horizontal line extending to the right.

Catherine Racer

Undersecretary