

From: [Rudolph, Beth](#)
To: [Mihelich, Patricia](#)
Subject: FW: Follow up to discussion Cross Street Change of Tenure
Date: Friday, August 11, 2023 10:01:26 AM
Attachments: [image002.png](#)
[image003.png](#)

From: Jonathan Silverstein <jms@bbhslaw.net>
Sent: Thursday, August 10, 2023 12:44 PM
To: mleejones11@comcast.net; jnsuhr@verizon.net; Bettencourt, Michael <mbettencourt@winchester.us>
Cc: jay@mtclawyers.com; Rudolph, Beth <brudolph@winchester.us>; Paul Haverty <paul@bbhslaw.net>; Mario Covino <covinomc@gmail.com>; Lynne D. Sweet <ldsweet@ldsconsultinggroup.com>
Subject: RE: Follow up to discussion Cross Street Change of Tenure

All,

Thank you for taking the time last to consider the proposed changes to the project. As you know these changes have been made to help mitigate the impact dramatic increases in lending rates and construction costs on the economics of the project. As I stated during the meeting, Mario very much desires to have a positive working relationship with the Town and (in Mike's words) "put the friendly back in friendly 40B."

To this end, Mario would agree to each of the following requests articulated during last night's meeting, subject to EOHLC approval as necessary, if it would result in the Town's approval of the revised project and issuance of a modified Project Eligibility Letter:

1. Condominium fees and assessments for the affordable units will be prorated based upon purchase price.
2. The buyers of affordable units will have the option of purchasing an extra parking space at one-third the cost offered to purchasers of market rate units.
3. The affordability level of the two affordable units will be set at 60% of Area median income rather than 70% of 80% of Area Median Income.

As I indicated last night, time is becoming a critical factor with the project. If there is any way for the Housing Partnership to meet jointly with the Select Board Monday evening to consider this request (I understand this would require posting the meeting by this evening), or even if John and Marty could attend the meeting, it would be greatly appreciated. I know this is a very last minute request, however, and I certainly understand if it is not possible.

I would be happy to get on a call to further discuss this at your convenience.

Thanks very much,
Jonathan

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