



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

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June 7, 2006

J. Michael Norton
Manager
Green View Realty, LLC
189 Hartford Avenue – Suite 2-1
Bellingham MA 02019

Re: Cedar Ridge Estates, Holliston MA
PE-199
Project Eligibility (Site Approval) Application

Dear Mr. Norton:

This letter is in response to your request for an extension of the Project Eligibility Letter (PEL) dated August 27, 2004, and issued by MassHousing to Green View Realty, LLC. You have informed us that your proposal is still pending before the Holliston Zoning Board of Appeals. Because you do not know how long the process will take you have requested an extension of the PEL.

As you may be aware, this project is subject to the requirement of final approval under 760 CMR 31.09(3) and Section 9 of the NEF Guidelines, pursuant to which MassHousing must be able to make the same findings with respect to the project as permitted as we made at the site approval stage with respect to the project as originally proposed. In light of the status of your application, and the requirement for final approval, we are extending the term of the PEL until a comprehensive permit decision becomes final and we have made a decision on final approval, provided that you continue to diligently pursue your project.

We have been requested by the Holliston Board of Appeals to deny extension of the PEL because of the issuance of a Certificate of the Secretary of Environmental Affairs on the Expanded Environmental Notification Form dated December 16, 2005. We have reviewed the Certificate, and we see no reason for the requested denial. The Certificate indicates that the appropriate approvals are being sought by the developer. Compliance with applicable environmental laws and regulations prior to issuance of the building permit, together with performance of other site-specific environmental undertakings were specifically required as conditions in the PEL.

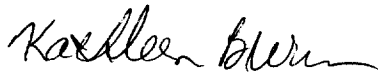
We also do not feel constrained to deny extension of your PEL by our decision denying site approval for a project in Winchester that had a number of problems.



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As stated in our denial letter for the Winchester project, we do not focus, in our analysis, upon any potentially adverse factors in isolation. We look at the site as a whole and ask ourselves whether, after considering everything, the development of a site would advance the affordable housing policy that our Agency was created to support.

Very truly yours,

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive, flowing style.

Kathleen Burns
Director
Homeownership

cc: Jane Wallis Gumble, Director, DHCD
Chairman, Holliston Board of Selectmen