


From: Robert Sawyer robert@sawyerrealtygroup.com 
Subject: 3 Uncas Avenue ,Oak Bluffs Project Eligibility/Site Approval MHIDNo.1046
Date: April 3, 2023 at 2:58 PM
To: Michael Busby MBusby@masshousing.com
Cc: Dean Harrison deanharrison13@outlook.com, Mike Sawyer mike@sawyerrealtygroup.com, Jay Talerman jay@mtclawyers.com

RS

Hi Michael,

You may recall you and I met when you visited our subject site referenced above

The purpose of this letter is to request MassHousing immediately renew our eligibility letter dated February 5, 2020 (attached hereto) with no fees or penalties. Please be reminded we are seeking no funds or loans.

We note, with interest, the mission of MassHousing is *"MassHousing will confront the housing challenges facing the Commonwealth to improve the lives of its people."*

In our attempt to renew our Eligibility Letter, apparently you have advised us we must pay a new Application Processing Fee of \$7,803. You have also requested a new appraisal fee of \$1,950.

Our circumstances are simply we spent considerable funds for Asbestos remediation, real estate taxes, insurance, design fees, hearings etc with absolutely no income from this property. We cannot keep spending money in pursuit of our workforce housing project that is so desperately needed by our community.

Upon issuance of the afore-referenced Eligibility letter we were confronted with two overwhelming obstacles. First the Covid Pandemic and second, the Town fighting us to prevent us from demolition of this decrepit building. We obtained a report from a highly credible structural engineer urging demolition and certifying existing building not fit for human habitation (see attached). The local building inspector required we board up the existing dilapidated building as they viewed it not safe for people to go inside(see attached). Now we are advised by MassHousing we must offer a new application as you will not renew our Eligibility Letter. Do you think we contributed to the creation of the Pandemic.

The request for a new appraisal fee we find particularly outrageous for several reasons. First, any licensed appraiser would readily charge about

\$650 to appraise this small residential parcel of land so why are you asking for three times that amount? Who would benefit from these funds? We would like to know. Secondly, you already did an appraisal at our expense. Can you find anyone that believes land values have diminished? Of course not.

If you do not have the authority to consider this as a renewal with no new fees then please advise and will take our request elsewhere.

In sum, we will not pay these fees. Alternatively, we will withdraw our application and try desperately to provide our planned new eight workforce housing units without the benefits of MassHousing and M.G.L c 40B. So much for MassHousing's mission.

We look forward to your prompt response

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