



March 2, 2015

Ms. Sheila Dillon
Director, City of Boston Dept. of Neighborhood Development
26 Court St., 11th Floor
Boston, MA 02108

Dear Sheila,

Codman Square Neighborhood Development Corporation (CSNDC) is pleased to submit the attached proposal for New England Heritage Homes (NEHH), new affordable homeownership development for 131-133 Southern Ave. (DND land) and adjacent 31,351 square feet vacant land, which CSNDC has an executed Purchase and Sales agreement. This development will include the following features:

- 19 town house style condominium units.
- Two and three bedroom units laid out primarily for families.
- One parking space for each unit.
- Within 2 blocks of the new Talbot Ave. Fairmount station.
- Community open space along New England Ave.

Our process of project development broke new ground for us, in its level of community participation. A project review committee from Talbot Norfolk Triangle Neighbors United (TNTNU) was at the table from the beginning of our project, starting with architect selection and definition of project goals. This committee has stayed active as the project took shape, leading to a strong letter of support from them.

We trust you will find our proposal fully responsive to the RFP, and we look forward to continuing to work with you, DND and BRA staff, and other stakeholders to make New England Ave become a street of desired destinations rather than a vacant industrial cut-through street.

Sincerely,

Gail Latimore
Executive Director, CSNDC

Project Summary Form

Project Name: New England Heritage Homes

Project Street Address(es): 131-133 Southern Ave., 28-42 Mallard Ave. & 63-70 Colonial Ave.

Developer: Codman Square Neighborhood Development Corporation

Types of Units: Family Individuals Elderly Special Needs

Other? (Describe) _____ Commercial Yes No

Number of Units 19 Number of Affordable Units 19 Homeless Units 0

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI							0
<80% AMI				8	8		16
Market				1	2		3

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI						
<80% AMI						
Market						

TDC: \$7,071,246 TDC Per Unit: \$372,171

Hard Cost/sf \$196 Hard Cost/unit \$225,406

Operating Exp/unit \$ n/a Reserves/unit \$ n/a

Developer Fee and Overhead \$793,628

Funding Sources: (Check all that apply)

- | | | | | | | | |
|------------|-------------------------------------|-------------|-------------------------------------|-----------------|--------------------------|---------|-------------------------------------|
| DND – HOME | <input type="checkbox"/> | DHCD-HOME | <input checked="" type="checkbox"/> | DHCD-CIPF | <input type="checkbox"/> | Others: | |
| LTW | <input type="checkbox"/> | DHCD-HSF | <input type="checkbox"/> | 9% LIHTC | <input type="checkbox"/> | FCALF | <input checked="" type="checkbox"/> |
| NHT | <input checked="" type="checkbox"/> | DHCD-HIF | <input type="checkbox"/> | 4% LIHTC | <input type="checkbox"/> | _____ | <input type="checkbox"/> |
| IDP | <input checked="" type="checkbox"/> | DHCD-TOD | <input type="checkbox"/> | New Market TC | <input type="checkbox"/> | _____ | <input type="checkbox"/> |
| FHLB | <input type="checkbox"/> | DHCD-CATNHP | <input type="checkbox"/> | Historic TC | <input type="checkbox"/> | _____ | <input type="checkbox"/> |
| AHTF | <input checked="" type="checkbox"/> | DHCD-CBH | <input type="checkbox"/> | MA State TC | <input type="checkbox"/> | _____ | <input type="checkbox"/> |
| MTC Grants | <input type="checkbox"/> | DHCD-FCF | <input type="checkbox"/> | HUD-Section 202 | <input type="checkbox"/> | _____ | <input type="checkbox"/> |