THE BOSTON PARTNERSHIP FOR COMMUNITY REINVESTMENT

A Tri-Venture of Urban Spaces, LLC, Diamond Sinacori, LLC & Pederson Consulting, LLC

is pleased to provide its

RESPONSE TO THE RFP

for

Scattered Site Stand Alone - NHI

BPCR - Browning



Department of Neighborhood Development Martin J. Walsh, Mayor - Sheila A. Dillon, Director

22 May 2020

THE BOSTON PARTNERSHIP FOR COMMUNITY REINVESTMENT

A Tri-Venture of Urban Spaces, LLC, Diamond Sinacori, LLC & Pederson Consulting, LLC

55 Bent Street, Cambridge, Massachusetts 02141
Attn: Jeffrey Hirsh
jhirsch@urbanspacesllc.com
617.388.0370

May 22, 2020

Re: SCATTERED SITE STAND ALONE - NHI

BPCR - BrowningDorchester, Massachusetts

Dear Members of The DND Selection Committee,

The Boston Partnership for Community Reinvestment ("BPCR") is pleased to respond to the qualification package and the Requests for Proposals for the Scattered Site Stand Alone - NHI RFP, in the Dorchester section of Boston. The BPCR is a tri-venture comprised of the following developers: Urban Spaces, LLC (Paul Ognibene and Jeff Hirsch); Diamond Sinacori, LLC (Merrill H. Diamond); and Pederson Consulting, LLC, a certified MBE (Ralph Parent). The BPCR is supported by, James Gribaudo as a financial and development consultant.

We were recently honored by the Department of Neighborhood Development thru the award of the Angell-Spencer RFP (BPCR – Angell) and the Mt. Bowdoin RFP (BPCR – Mt. Bowdoin). We are hopeful that these awards were based on what we feel is a "game-changing" approach to providing much needed housing. To accomplish this, we assembled a mission-driven group of professionals whose background and experience cover every aspect of housing economics, design, production and marketing.

Part of the BPCR methodology involves being able to scale the operation to accommodate a substantial number of units. This allows for increased efficiency and productivity due to economies of scale we hope to achieve. This relates directly to the design, permitting, scheduling, buying out, construction and marketing of housing on scattered sites. We believe that our approach to development will allow the City to create more housing for all socioeconomic populations. The additional units to be constructed under the Scattered Site Stand Alone - NHI RFP, especially if planned, constructed and marketed in coordination with the units encompassed by the Angell-Spencer and Mt. Bowdoin RFPs, present a timely opportunity for success, for both the BPCR tri-venture and the City of Boston.

* * *

Every entity and member of our development team has bought into our vision of creating an "A Team" of experienced professionals who are focused on efficiently and responsibly expediting the construction of new homes. To that end, Urban Spaces (Paul Ognibene) and Diamond Sinacori (Merrill H. Diamond) will be primarily responsible for managing the development process, including design and construction; and Pederson Consulting, LLC (Ralph Parent) will be primarily responsible for community relations, permitting and the marketing of the subject homes. The overall Project Manager and liaison between the BPCR and DND will be Jeffrey Hirsch, VP of Operations for Urban Spaces.

The BPCR is focused on assisting DND toward accomplishing its vital mission of housing production, especially regarding this type of housing product. Members of our development team have extensive experience balancing the various aspects of housing development within the practical constraints of both the public and private sectors. As such, we know what things cost and we know how to get things built in the shortest time possible. For the Scattered Site Stand Alone - NHI RFP project, as well as other DND projects, we will be focused on the inclusion of Boston residents, minorities and women into the development and construction of these homes in accordance with DND guidelines.

As initial housing designs drawings are provided by the DND, modification and improvements to the layouts, if any, will be discussed early in the process and will be subject to DND approval. We fully understand the fee-based nature of this initiative and we are committed to work within those parameters.

As primarily private sector developers, we have been able to benefit from numerous financial opportunities in the past. This and other City / neighborhood housing projects afford us the chance to "give back" to the City by providing housing and economic opportunity to the community and its residents.

Please note: Should we be selected and designated for this RFP, we are respectfully requesting that DND make all the units for this project affordable. We have provided one (1) full year of market data detailing comparable 2-family sales in a 1.5 mile radius of 25-27 Browning Street in Dorchester. We believe that Covid-19 and the uncertainty surrounding the post-pandemic forsale real estate market makes the pursuit of a market-rate project untenable.

As in the past, should we receive tentative designation for the Scattered Site Stand Alone - NHI RFP, the Boston Partnership for Community Reinvestment will create a Special Purpose Entity (SPE) as we've done previously (BPCR – Angell and BPCR – Mt. Bowdoin) for the development of the Scattered Site Stand Alone - NHI RFP project (e.g., BPCR - Browning).

Thank you for your consideration of our RFP Response(s).

Best,

Merrill 74. Diamond

Merrill H. Diamond For the BPCR and its affiliated entities

Appendix 1: Cover Sheet Form

	SOLIC	ITATION, O	FFER AND A	AWAR	D		BOSTONIA.				
	1. PROJECT	NAME	2. TYPE OF SOI	LICITATIO	ON	3. DATE ISSUED	CONDITA AD. 1630.				
			Invitation	for Bids							
	ttered Site Stan ghborhood Hoi		Negotiate	d (RFP)		March 9, 2020					
4. ISS	UED BY:	·				5. ADDRESS OF					
26 Cc	of Boston, Depa ourt Street, 11 th on, MA 02108	rtment of Neigh Floor	borhood Develo	pment		(If other than item	4)				
			SC	OLICITA	TION						
Ma CAU1	y 22, 2020 ION: Late subr	missions, Modific	cations, and Wit	thdrawal	s: See Section 1	•	4 until 4:00 p.m. (EST) subject to all terms and				
7. Fo	r Information	7a. Name	7b. Telep	hone	7c. Fax		7d. E-mail				
Coi	ntact:	Neriliz Llena	s (617) 635	-0101	(617) 635 - 0	383 Neri	lliz.Llenas@boston.gov				
			1	OFFE	R	1					
		th the terms of the station upon req		dersigne	d agrees, if this	offer is accepte	ed, to furnish any and all				
	ER PRICE:	\$ 500			is \$100 per parcel for the affordable homes plus the land e calculated for the Market-Rate homes in Appendix 2						
			9. SUBI	MISSION	ON CHECKLIST						
/	Cover Sheet F	orm (Appendix 1	L)	/	Developme	ment Timetable (Appendix 5)					
>	Financials: Ma	arket Rate Home	s (Appendix 2)	YES	Developer's Qualifications Statement included						
/	Financials: Aff	fordable Homes	(Appendix 3)	YES	Developers Qualification Statement included with a						
/	Key Construct	tion Elements (A	ppendix 4)								
V	, ,	_				as specified in <i>A</i> this Request for	Appendix 7 and that I will				
10. A	DDRESS OF OFF		andulu i be selet				d Signatory (Print)				
55 I	Bent St.				Jeff Hirsch - I	Ouly Authorized					
Car	nbridge, MA 0	2141			12. Signature						
	hone Number			[;	14. Offer Date						
61	7-868-5558				May 22, 2020)					

 $Instructions: Complete \ all \ shaded \ boxes, \ all \ other \ boxes \ will \ self-calculate. \ Refer \ to \ Tab \ 2 \ for \ Afforable \ Home \ Financials$

	I. DEVELOPMENT BUDGET										
PRO	OPERTY			9 Browning				TOTAL			
1	USE MODEL			Family Type C				All Market Rate			
	OSS SQUARE FOOTAGE			2987				2,987			
1	T SQUARE FOOTAGE			1982				1,982			
"-											
1	Direct Construction Cos	sts		\$559,500				\$559,500			
2	Hard Cost Contingency			\$27,975				\$27,975			
3	Allocation for potential			\$20,000				\$20,000			
	Allocation for potential	retaining walls						\$0			
4	Other Contingency							\$0			
co	NSTRUCTION			\$607,475				\$607,475			
5	Subtotal: Construction	Expense		\$607,475		\$0	\$0	\$607,475			
GE	NERAL DEVELOPMENT										
6	Survey/Siting & Permit	5		\$20,000				\$20,000			
7	Architect			\$15,000				\$15,000			
8	Legal			\$8,000				\$8,000			
9	Title & Recording			\$6,000				\$6,000			
10	Appraisal			\$1,000				\$1,000			
11	Real Estate Taxes			\$1,000				\$1,000			
12	Insurance			\$3,000				\$3,000			
13	Construction Loan Inte	rest		\$12,000				\$12,000			
14	Construction Inspection	n Fees		\$2,500				\$2,500			
15	Utilities & Back Charge	5		\$2,000				\$2,000			
16	Fees to Construction Le	nder		\$8,000				\$8,000			
17	Other:	DND Legal		\$1,000				\$1,000			
18	Other:	Closing Coordination Fee		\$4,000				\$4,000			
19	Other:							\$0			
20	Other:							\$0			
21	Soft Cost Contingency			\$4,175				\$4,175			
22	Subtotal: General Deve	elopment		\$87,675		\$0	\$0	\$87,675			
23 DE	VELOPER FEE & OVERHI	EAD		\$86,894				\$86,894			
24 TO	TAL COST TO BUILD AS	SPECIFIED		\$782,044		\$0	\$0	\$782,044			
DE!	COMMENDED COST-SAV	/ING REVISIONS TO SPECIFICATIONS ¹									
"	Describe	ANG REVISIONS TO SPECIFICATIONS									
25								\$0			
26								\$0			
27								\$0			
28								\$0			
								-			

¹ You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

		II. SALES, LAND PRI	CING	AND FINA	NCII	NG PLAN				
PROPERTY										
но	OUSE MODEL								All Market Rate	
SA	LES									
29	Market Price			\$685,000					\$685,000	
30	Sales Expenses (Brokera	age, Marketing etc)		\$34,250					\$34,250	
31	Net Proceeds From Sale			\$650,750	Γ	\$0		\$0	\$650,750	
LA	ND PRICE CALCULATION									
32	Net Proceeds From Sale	e (Line 31)		\$650,750		\$0		\$0	\$650,750	
33	Cost To Build As Specific	ed (Line 24)		\$782,044		\$0		\$0	\$782,044	
34	Land Price	Land Price is difference between Net Proceeds From Sale (Line 35) and Cost To Build (Line 32), or \$100, whichever is greater	ļ	\$100	I	\$100	1	\$100	\$300	
со	NSTRUCTION FINANCIN	IG								
35	Total Development Cos	t Including Land		\$782,144	Г	\$100		\$100	\$782,344	
36	Construction Loan			\$695,250		\$100		\$100	\$695,450	
37	DND Land Financing	Land acquisition cost, if above \$100		\$0		\$0		\$0	\$0	
38	Equity: Developer Fees,	/он		\$86,894		\$0		\$0	\$86,894	
39	Other Equity:								\$0	
40	Other Equity:								\$0	
41	Total Sources - Constru	ction		\$782,144	Г	\$100		\$100	\$782,344	

APPENDIX 3: Hard Costs - SCATTERED SITE STAND ALONE - NHI

Instructions: Complete all shaded boxes, all other boxes will self-calculate.

PROPERTY		27 - 29 Browning	TOTAL
HOUSE MODEL		2 Family Type C	All Market Rate
GROSS SQUARE	FOOTAGE	2987	2,98
NET SQUARE FO		1982	1,98
DIVISION 2: SIT		1302	2,50
	thwork-Excavation & Backfill	\$35,000	\$35,00
	ities-Water,Gas, Electric, Phone, Cable	\$29,000	\$29,00
Pav		\$0	ψ23,80
	d and Walks	\$10,000	\$10,00
	Improvements	\$0	\$10,00
	otechnical Conditions	\$5,000	\$5,00
	dscaping	\$5,000	\$5,00
	ironmental Remediation	1.7	\$3,00
	nolition		
	cing & window guards	\$15,000	\$15,00
	er On-Site Improvements	\$50,000	\$50,00
	total: Sitework	\$149,000	\$149,00
DIVISION 3: CO		\$145,000	 \$145,00
	total: Concrete	\$22,000	\$22,00
DIVISION 4: MA			\$22,00
	total Masonry	\$0	
DIVISION 5: ME		ŸŰ	
	total: Metals	\$0	
DIVISION 6: CA		40	
	igh Carpentry	\$100,000	\$100,0
	sh Carpentry & Millwork	\$21,000	\$21,0
	inents	\$20,000	\$20,0
	total: Carpentry	\$141,000	\$141,0
	ERMAL & MOISTURE PROTECTION	\$141,000	\$141,0
	npproofing & Waterproofing	\$3,000	\$3,0
	ding Insulation	\$15,000	\$15,0
	ning insulation	\$19,000	\$19,0
	et Metal & Flashing	\$0	\$15,0
	erior Siding	\$31,000	\$31,0
	total: Thermal & Moisture Protection	\$68,000	\$68,0
	DRS & WINDOWS	308,000	308,0
	ors, Frames & Hardware	\$15,000	\$15,0
	ndows	\$20,000	\$20,0
		\$0	320,0
	zing total: Doors & Windows	\$35,000	\$35,0
DIVISION 9: FIN		\$33,000	\$33,0
		\$35,000	\$35,0
	sum Wall Board & Plaster	\$3,000	\$3,0
Tile		\$14,000	\$14,0
	od Flooring	\$15,000	
	nting		\$15,0
	total: Finishes	\$67,000	\$67,0
DIVISION 10: SI		\$0	
	total: Specialties	ŞU	
DIVIVSION 11:		\$6,000	C
	oliances		\$6,0
	cial Equipment	\$0	
	total: Equipment	\$6,000	\$6,0
DIVISION 12: FU		ć1 000	
	ndow Treatments	\$1,000	\$1,0
	er Furnishings	\$0	
	total: Furnishing	\$1,000	\$1,0
	PECIAL CONSTRUCTION	¢1 F00	
	total: Special Construction * Additional Laundry Per DND	\$1,500	\$1,5
	ONVEYING SYSTEMS	60	
	total: Conveying Systems	\$0	
DIVISION 15: N		620,000	420.6
HVA		\$20,000	\$20,0
	mbing & Hot Water	\$28,000	\$28,0
	Protection	\$0	
	total : Mechanical	\$48,000	\$48,0
DIVISION 16: EI			
Sub	total: Electrical	\$21,000	\$21,0
	BUILD AS SPECIFIED	\$559,500	\$559,5

APPENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE - NHI AFFORDABLE HOMES

1 Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined	33 Other Equity: 34 Other Equity: 35 TOTAL CONSTRUCTION FINANCING	31 Construction Loan ¹ 32 Equity: Deferred Developer Fees/OH	30 TOTAL COST TO BUILD (Line 25)	PROPERTY ADDRESS HOUSE MODEL	II. CONSTRU	DND may ided come or all of these cost serving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet clearly marked "Cost-Swing Recommendations".	2 2 2 2	RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS: Describe	25 TOTAL COST TO BUILD AS SPECIFIED	24 DEVELOPER FEE & OVERHEAD		21 Other: 22 Soft Cost Contingency	Other:	18 Other: UND Legal 19 Other: Closing Coordination Fee	Fees to Construction Le	15 Construction Inspection Fees 16 Hillities & Back Charges		12 Real Estate l'axes 13 Insurance		10 Title & Recording	8 Architect	GENERAL DEVELOPMENT COSTS 7 Survey/Siting & Permits	6 Subtotal: Construction Expense	5 Other Contingency	Allocation for potential retaining walls	3 Hard Cost Contingency	2 Direct Construction Costs	1 LAND ACQUISITION	NET SQUARE FOOTAGE	GROSS SQUARE FOOTAGE	PROPERTY ADDRESS	I. DEV	APPENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE - NHI AFFORDABLE HOMES Instructions Complete all should bases, all staff boxes will self-calculate. Refer to that I for Maket-Anter Favorious.
the construction period. Amount	\$561,841	\$499,425 \$62,416	\$561,841		II. CONSTRUCTION FINANCING PLAN	y. You are encouraged to more fu		Savings	\$561,841	\$62,416 \$4	\$87,675	\$4,175		\$4,000	\$8,000	\$2,900	\$12,000	\$3,000	\$1,000	\$6,000	\$15,000	\$20,000	\$411,650		4.0,000	\$18,650	\$373,000	\$100	1230	ω	29 Bradlee St 1 Family Type A2	I. DEVELOPMENT BUDGET	VCIALS FOR SCATTERE er boxes will self-calculate. I
of DND funding not yet determ	\$788,050	\$700,500	\$788,050		PLAN	ly explain the advantages of y		Savings	\$788,050	\$87,550 \$4	\$87,675	\$4,175		\$4,000	\$8,000	\$2,900	\$12,000	\$3,000	\$1,000	\$6,000	\$15,000	\$20,000	\$612,725		des justices	\$28,225	\$564,500	\$100	1982	7	30 Clarkson St 38 2 Family Type C 2 F	Т	D SITE STAND ALOI lefer to Tab 1 For Marke
mined.	\$788,050	\$700,500 \$	Ī	Thi		your proposed changes on a sep	П	Savings	\$788,050	\$87,550	\$87,675	\$4,175	П	\$4,000	\$8,000	\$2,900	\$12,000	\$3,000	\$1,000	\$6,000	\$15,000	\$20,000	\$612,725		de circles	\$28,225	\$564,500 \$	\$100	1982	87	38 Clarkson St		VE - NHI A FFORDABI t-Rate Financials
1.par	\$0 34 \$2,137,941 35	\$1,900,425 \$237,516 32	\$2,137,941 30	ALL This Page	 		\$0 23 25 25 25 25 25 25 25 25 25 25 25 25 25		\$2,137,941 25	\$237,516 24	\$263,025 23	\$12,525 22	8	\$12,000				\$9,000		\$18,000	\$45,000 8	\$60,000	\$1,637,100 6	\$0	\$0	\$75,100	\$1,502,000 2	\$300 1	5,194	7,747	ALL		LE HOMES
i Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined	Other Equity: Other Equity: TOTAL CONSTRUCTION FINANCING	Construction Loan ¹ Equity: Deferred Developer Fees/OH	TOTAL COST TO BUILD (Line 25)	PROPERTY ADDRESS HOUSE MODEL	II. CONSTRU	LOUD may select some or all of these cost-saving measures to enhance financial featibility. You are encouraged to more fully explain sheet, dearly marked "Cost-Saving Recommendations"		RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS: Describe	TOTAL COST TO BUILD AS SPECIFIED	DEVELOPER FEE & OVERHEAD	Subtotal: General Development	Other: Soft Cost Contingency		Other: Closing Coordination Fee	Construction Le	Construction Inspection Fees	Construction Loan Interest	Real Estate Taxes	Appraisal	Title & Recording	Architect	GENERAL DEVELOPMENT COSTS Survey/Siting & Permits	Subtotal: Construction Expense	Other Contingency	Allocation for potential retaining walls	Hard Cost Contingency	Direct Construction Costs	LAND ACQUISITION	NET SQUARE FOOTAGE	FOOTAGE	PROPERTY ADDRESS	I. DEVE	APPENDIX 3: DE VELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE - NHI AFFO Instructions Complete al based bases, all other bases wil adjustations, reject to tal 1 for Makes-hate Fanacias
e construction period. Amou	\$841,797	\$748,275 \$93,522	\$841,797		II. CONSTRUCTION FINANCING PLAN	You are encouraged to more		Savings	\$841,797	\$93,522	\$100,800	\$4,800	\$7,500	\$4,000	\$8,000	\$2,900	\$12,000	\$3,000	\$1,000	\$6,000	\$20,000	\$20,000	\$647,375		420,000	\$29,875	\$597,500	\$100	1992	2595	42 Georgia St	. DEVELOPMENT BUDGET	ΊΑLS FOR SCATTEF boxes will self-calculate
ant of DND funding not yet dete	88	8 8	50		VG PLAN			Savings	8		88												80					\$6				SET	RED SITE STAND ALC e. Refer to Tab 1 For Mark
rmined.	8	8 8	\$0			the advantages of your proposed changes on a separate	П	Savings	8		88	T	П	Ī	П	T		T			П		\$0			I		88					INE - NHI AFFORL et-Rate Financials
1.0	\$0 34 \$841,797 35	\$748,275 \$93,522 32	\$841,797 30	ALL This Page			\$0 27 \$0 28 29 29		\$841,797 25	\$93,522 24	\$100,800 23	\$4,800 22	\$7,500 20	\$4,000 19		\$2,500		\$3,000 13		\$6,000	\$20,000	\$20,000	\$647,375	\$0	\$0,000		\$597,500 2	\$100	1,992	2,595	ALL		DABLE HOMES PE
1 Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.	3 Other Equity: 5 TOTAL CONSTRUCTION FINANCING		OTOTAL COST TO BUILD (Line 25)		II. CONSTRUCTION FINANCING PLAN	LND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, dearly marked "Cost-Saving Recommendations".	9 9 9	RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS: Describe	5 TOTAL COST TO BUILD AS SPECIFIED	4 DEVELOPER FEE & OVERHEAD		1 Other: 2 Soft Cost Contingency	_	8 Other: 9 Other:Gosing Coordination Fee		5 Construction Inspection Fees 6 Itilities & Back Charges		2 Real Estate Taxes 3 Insurance		o Title & Recording	8 Architect	GENERAL DE VELOPMENT COSTS 7 Survey/Siting & Permits	Subtotal: Construction Expense		Allocation for potential retaining walls		2 Direct Construction Costs		NET SQUARE FOOTAGE	GROSS SQUARE FOOTAGE		I. COMBINED DEVELOPMENT BUDGET	APPENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITESTAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE HOMES PENDIX 3: DEVELOPMENT FINANCIALS FOR SCATTERED SITE STAND ALONE NHI AFFORDABLE FINANCIALS FOR SCATTERED SITE STAND ALONE NH
nount of DND funding not yet determined.	\$2,979,738	\$2,648,700 \$331,038	\$2,979,738	ALL AFFORDABLE		nore fully explain the advantages	\$0 00 00	Savings	\$2,979,738	\$331,038	\$363,825	\$17,325	\$7,500	\$4,000	\$32,000	\$10,000	\$48,000	\$12,000	\$4,000	\$24,000	\$65,000	\$80,000	\$2,284,475	\$0	0\$	\$104,975	\$2,099,500	\$400	7,186	10,342	ALL	7	:- NHI AFFORDABLE HOMES

APPENDIX 3: Hard Costs - SCATTERED SITE STAND ALONE - NHI Affordable Homes

Instructions: Complete all shaded boxes, all other boxes will self-calculate.

_						
- :	PROPERTY	29 Bradlee St	30 Clarkson St	38 Clarkson	42 Georgia St	TOTAL
- :	HOUSE MODEL	1 Family Type A2	2 Family Type C	2 Family Type C	Side-By-Side TH Type E	All Market Rate
·	GROSS SQUARE FOOTAGE	1773	2987	2987	2595	10,342
_	NET SQUARE FOOTAGE DIVISION 2: SITEWORK	1230	1982	1982	1992	7,186
1	Earthwork-Excavation & Backfill	\$40,000	\$35,000	\$35,000	\$40,000	\$150,000
2	Utilities-Water,Gas, Electric, Phone, Cable	\$21,000	\$29,000	\$29,000	\$29,000	\$108,000
3	Paving	\$0	\$0	\$0	\$0	\$0
4	Road and Walks	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
5	Site Improvements	\$0	\$0	\$0	\$0	\$0
6	Geotechnical Conditions	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
7	Landscaping	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
8	Environmental Remediation					\$0
9	Demolition					\$0
	Fencing & Window guards	\$15,000	\$15,000	\$15,000	\$15,000	\$60,000
10	Other On-Site Improvements	\$40,000	\$50,000	\$50,000	\$65,000	\$205,000
11	Subtotal: Sitework	\$136,000	\$149,000	\$149,000	\$169,000	\$603,000
	DIVISION 3: CONCRETE	\$18,000	\$22,000	\$22,000	\$22,000	\$84,000
12	Subtotal: Concrete DIVISION 4: MASONRY	\$18,000	\$22,000	\$22,000	\$22,000	\$84,000
13	Subtotal Masonry	\$0	\$0	\$0	\$0	\$0
	DIVISION 5: METALS	ÇÜ	30	Ç	40	30
14	Subtotal: Metals	\$0	\$0	\$0	\$0	\$0
	DIVISION 6: CARPENTRY					
15	Rough Carpentry	\$40,000	\$100,000	\$100,000	\$130,000	\$370,000
16	Finish Carpentry & Millwork	\$10,000	\$21,000	\$21,000	\$21,000	\$73,000
17	Cabinents	\$10,000	\$20,000	\$20,000	\$20,000	\$70,000
18	Subtotal: Carpentry	\$60,000	\$141,000	\$141,000	\$171,000	\$513,000
	DIVISION 7: THERMAL & MOISTURE PROTECTION					
19	Dampproofing & Waterproofing	\$3,000	\$3,000	\$3,000	\$4,500	\$13,500
20	Building Insulation	\$8,000	\$15,000	\$15,000	\$15,000	\$53,000
21	Roofing	\$16,000	\$19,000	\$19,000	\$19,000	\$73,000
22	Sheet Metal & Flashing	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
23	Exterior Siding Subtotal: Thermal & Moisture Protection	\$25,000 \$57,000	\$31,000 \$73,000	\$31,000 \$73,000	\$31,000 \$74,500	\$118,000 \$277,500
24 Г	Division 8: DOORS & WINDOWS	\$57,000	\$75,000	\$75,000	\$74,500	\$277,500
25	Doors, Frames & Hardware	\$7,500	\$15,000	\$15,000	\$15,000	\$52,500
25 26	Windows	\$10,000	\$20,000	\$20,000	\$20,000	\$70,000
27	Glazing	\$0	\$0	\$0	\$0	\$0
28	Subtotal: Doors & Windows	\$17,500	\$35,000	\$35,000	\$35,000	\$122,500
	DIVISION 9: FINISHES			· •		
29	Gypsum Wall Board & Plaster	\$20,000	\$35,000	\$35,000	\$20,000	\$110,000
30	Tile	\$1,000	\$3,000	\$3,000	\$3,000	\$10,000
31	Wood Flooring	\$7,000	\$14,000	\$14,000	\$14,000	\$49,000
32	Painting	\$7,500	\$15,000	\$15,000	\$18,000	\$55,500
33	Subtotal: Finishes	\$35,500	\$67,000	\$67,000	\$55,000	\$224,500
	DIVISION 10: SPECIALTIES	ća	601	ća	ćc	
34	Subtotal: Specialties	\$0	\$0	\$0	\$0	\$0
	DIVIVSION 11: Equipment	\$3,000	\$6,000	\$6,000	\$6,000	\$21,000
35	Appliances Special Equipment	\$3,000	\$6,000	\$6,000	\$6,000	\$21,000
36 37	Subtotal: Equipment	\$3,000	\$6,000	\$6,000	\$6,000	\$21,000
	DIVISION 12: FURNISHING	\$3,000	20,000	Ç0,000	20,000	721,000
38	Window Treatments	\$500	\$1,000	\$1,000	\$1,000	\$3,500
39	Other Furnishings	\$0	\$0	\$0	\$0	\$0
40	Subtotal: Furnishing	\$500	\$1,000	\$1,000	\$1,000	\$3,500
	DIVISION 13: SPECIAL CONSTRUCTION					
41	Subtotal: Special Construction * Additional Laundry Per DND	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000
	DIVISION 14: CONVEYING SYSTEMS					
42	Subtotal: Conveying Systems	\$0	\$0	\$0	\$0	\$0
	DIVISION 15: MECHANICAL		4	47.11	44	\$0
43	HVAC	\$17,000	\$20,000	\$20,000	\$20,000	\$77,000
44	Plumbing & Hot Water	\$15,000	\$28,000	\$28,000	\$28,000	\$99,000
45	Fire Protection	\$0	\$0	\$0	\$0	\$0
46	Subtotal: Mechanical	\$32,000	\$48,000	\$48,000	\$48,000	\$176,000
	DIVISION 16: ELECTRICAL	\$12,000	\$21,000	\$21,000	\$21,000	675.000
47	Subtotal: Electrical	\$12,000	\$21,000	\$21,000	\$21,000	\$75,000
7	TOTAL COST TO BUILD AS SPECIFIED	\$373,000	\$564,500	\$564,500	\$604,000	\$2,106,000
	TO THE COURT TO DOTED AN OF ECIFIED	22/2,000	004,500	7504,500	2004,000	72,100,000

Appendix 4: Development Timetable

With an increasing need for additional new affordable homeownership housing in Boston, there is an urgency to start construction on NHI developments. DND will make available any existing surveys and environmental testing, site plans, zoning information, and CAD files of home designs (which have been reviewed by the community) in an effort to accelerate the predevelopment period. DND will also assist the designated developer with the community process and zoning board of appeals (if required) in order to streamline the permitting process. Therefore, DND has established a development schedule for the project that must be adhered to:

Presentation by Preferred Developer at Community Meeting	3 weeks from Application Due Date						
Submission to PFC by DND for Developer Designation.	2 months from Application Due Date						
Application to Inspectional Services Department:	2 months from Developer Designation						
If ZBA:	3 months from ISD App.						
Permits:	2 months from ZBA approval						
Bank Commitment:	4 months (or 8 months if ZBA) from Developer Designation Date						
DND and Bank Project Closing:	6 months (or 10 months if ZBA) from Developer Designation Date						
Start Construction:	6 months (or10 months if ZBA) from Developer Designation Date						

Appendix 5: General Project Requirements

The following General Project Requirements are required of all Neighborhood Homes developments.

1. STATUTORY COMPLIANCE REQUREMENTS:

All purchasers of real estate from DND must be in compliance with the following statutory requirements:

Tax Delinquency Review. The City of Boston Collector-Treasurer's Office will conduct a review of the selected Applicant's property tax history. The selected Applicant cannot be delinquent in the payment of taxes on any property owned within the City of Boston. The selected Applicant must cure any such delinquency prior to the conveyance of the Property. If the selected Applicant has been foreclosed upon by the City of Boston for failure to pay property taxes, then said Applicant will be deemed ineligible for conveyance of the Property offered pursuant to this RFP, unless such Applicant promptly causes the decree(s) or judgment(s) of foreclosure to be vacated by the Land Court and the City made whole. DND, in its sole discretion, shall determine the timeliness of the selected Applicant's corrective action in this regard and will disqualify the Applicant if vacating the tax-title foreclosure is not prosecuted expeditiously and in good faith, so as to avoid undue delay.

Water and Sewer Review. The City of Boston Water and Sewer Commission will conduct a review of the selected Applicant's water and sewer account(s). The selected Applicant cannot be delinquent in the payment of water and sewer charges on any property owned within the City of Boston and, if found to be delinquent, must cure such delinquency prior to a vote request to the Public Facilities Commission for conveyance of the Property.

Property Portfolio Review. The City will review the selected Applicant's portfolio of property owned to ascertain whether there has/have been abandonment, Inspectional Services Department (ISD) code violations or substantial disrepair. If unacceptable conditions exist in the selected Applicant's property portfolio, DND may deem the selected Applicant ineligible for conveyance of the Property.

Prior Participation Review. The City will review the Applicant's prior participation in any City of Boston programs, including DND programs, to ascertain Applicant's previous performance. Applicants found to have not fulfilled their duties or obligations under previous agreement with the City may be deemed to be ineligible for conveyance of the Property.

Employee Review. Neither the Applicant, nor any of the Applicant's immediate family, nor those with whom s/he has business ties may be currently, or have been within the last twelve (12) months, an employee, agent, consultant, officer, or an elected official of the City of Boston, including DND. An "immediate family member" shall include parents, spouse, siblings or children, irrespective of their place of residence. Any Applicant who fails to satisfy this requirement may be deemed to be ineligible for conveyance of the Property.

Equal Opportunity Housing. The City administers its programs in accordance with federal, state and local equal opportunity and fair housing laws, regulations and requirements. This includes affirmatively advertising and providing equal access to information regarding housing and development opportunities. The Boston Fair Housing Commission will screen all Applicants. Any Applicant who fails to satisfy this requirement may be deemed to be ineligible for conveyance of the Property.

2. OFFER PRICE.

The minimum acceptable offer price for the property is \$100 per parcel. Religious Organizations — In accordance with Massachusetts Constitution religious organizations must pay 100% of the appraised value of the any public property as established by a qualified appraiser.

3. TITLE.

While DND has conducted title examinations of the properties, DND makes no warranty or representations as to the accuracy of such reports and recommends that Applicants conduct their own title examinations.

4. SURVEYS.

When available, DND will provide complete predevelopment site surveys to the selected developer including property line, utility and topographical information. The surveyor will be authorized to reissue the complete survey to the selected developer.

5. MISCELLANEOUS FEES.

Applicants are responsible for budgeting for all miscellaneous fees, including fees at the Department of Public Works, Boston Water and Sewer Commission, Inspectional Services Department, as appropriate. These fees should be included in the budgets for the affordable and market rate homes.

6. PROJECT MANAGEMENT

Performance under this Request for Proposals will be closely coordinated with the Project Manager and any other staff member designated by DND. Questions pertaining to requests for technical guidance and direction should be directed to the assigned Project Manager, or other designated DND representative. However, such DND representative(s) will only provide necessary background information and guidance; they will under no circumstances change the terms and conditions of this engagement. The Successful Applicant will confirm all scheduled project milestones with DND prior to initiating work.

7. APPLICANT'S DESIGNATED REPRESENTATIVE.

The Successful Applicant shall designate qualified representatives as point of contact to assist DND as needed throughout the engagement. Names, phone numbers, and e-mail addresses of proposed representatives are to be listed in the proposal.

8. TIMELY DEVELOPMENT.

The Successful Applicant will produce an appropriate plan of development that satisfies the City's needs within specified time frames. If the Property has not been developed according to the proposal specifications and sold to a homebuyer within two (2) years, DND may choose to grant additional time for performance or to rescind the contract, at its discretion. The determination of whether services were performed satisfactorily is at the sole discretion of DND.

9. PROPERTY MANAGEMENT.

The Successful Applicant will be ultimately responsible for the condition of the property. They must take any steps necessary to keep the property free of trash, debris, and snow.

10. FAIR HOUSING.

DND administers its development programs in accordance with federal, state and local equal opportunity and fair housing laws, regulations and requirements. This includes affirmatively furthering fair housing and providing equal access to information about development opportunities. Pursuant to this policy, all NHI homes will be affirmatively marketed in accordance with the NHI Blanket Affirmative Marketing Plan.

11. BOSTON JOBS & LIVING WAGE ORDINANCE.

If the Successful Applicant is a for-profit firm with 25 or more full time employees, or a non-profit firm with 100 or more employees, you will be required to make best efforts to adhere to the Boston Jobs and Living Wage Ordinance, and the provisions of the Promulgated Regulations, including the "First Source Hiring Agreement" provisions of said Ordinance.

Appendix 6: Terms & Conditions

The City, acting by and through its Public Facilities Commission by the Director of DND, is soliciting proposals for the acquisition of, and funding for, the properties located in the Roxbury area. The City will award a contract to the highest-rated, most advantageous proposal based on the above-listed criteria.

DND will review and evaluate proposals promptly after the submission deadline specified on the Proposal Cover Page.

DND reserves the right to award contracts to multiple Applicants, to reject any or all proposals, to waive any informality in the proposal process, or to cancel in whole, or in part, this solicitation if it is in the best interest of the City to do so. A proposal may be rejected if it is incomplete, illegible, or conditional. An acceptable offer will not include conditional requirements, such as:

- Altering the square footage of the Property;
- Proposing a use for the Property beyond mixed-income housing; or
- Proposing a use for the Property that does not benefit the residents of Boston.

DND reserves the right to obtain opinion of Counsel regarding the legality and sufficiency of proposals. The contract will be awarded, if at all, to the responsive, responsible Applicant(s) that receive the highest overall composite rating in the evaluation process.

Assumption of Risk. The City accepts NO financial responsibility for costs incurred by Applicants in responding to this Request for Proposals. Applicants are responsible for any and all risks and costs incurred in order to provide the City with the required submission.

Public Property. Proposals submitted to DND will become property of the City. After opening, all proposals become public documents and are subject to the requirements of the Massachusetts Public Records Law (M.G.L. c. 4, § 7(26)).

Terms of Sale. After a final proposal has been selected, the Successful Applicant will be contacted by DND to finalize the terms of the sale. The terms of the sale will and MUST be consistent with this Request for Proposals, including the advertised purchase price and Project Requirements.

"As Is" Conveyance. DND will convey the property in "AS IS CONDITION" without warranty or representation as to the status or quality of title. The Successful Applicant/Buyer shall, to the fullest extent permitted by law, assume any and all liability for environmental remediation and removal of soils pursuant to Chapter 21E of the Massachusetts General Laws. Finally, any and all site improvements, such as utility connections and/or street repairs, are the responsibility of the Successful Applicant.

Negotiations. DND reserves the right to negotiate for changes to the selected proposal. These negotiations may encompass values described in the Request for Proposal, as well as values and items identified during the Request for Proposal and negotiation process. On the basis of these negotiations, DND may decline to sell the property even after the selection process is complete and negotiations have begun.

Closing. The Successful Applicant must execute a Purchase and Sales Agreement and then close on the sale within ninety (90) days of the date of execution, unless otherwise agreed upon (in writing) by DND. Failure to comply with the obligations of closing may result in the rescission of any prior agreement(s) with DND regarding the Property.

Restrictions on Transfer. All properties sold under the Neighborhood Home Initiative will have a deed restriction requiring owner-occupancy. Homes that are designated as "affordable" will also have a 50-year deed rider and mortgage on the end homebuyer that requires owner-occupancy, prohibits condominium conversion, and limits future resale prices. The Successful Applicant will only be permitted to transfer the property to a homebuyer under

terms specified by DND. Any other transfer or failure to fulfill the development requirements specified by DND will trigger a reversionary clause in the deed, automatically transferring title of the Property back to DND.

Payment. Unless otherwise agreed in writing between DND and the Selected Developer, DND requires payment in full by a treasurer's or cashier's check, for the full purchase price at the time that the property is conveyed. In addition, the Selected Developer will be responsible for making a pro forma tax payment, as well as paying all recording and registration fees including, but not limited to, the cost of recording the Deed and conveyance documents at the Suffolk County Registry of Deeds.

Reservation of Rights. DND reserves the right to postpone or withdraw this RFP; to accept or reject any and all proposals; to modify or amend the terms of this RFP through an addendum; to waive any informality, and to interview, question and/or hold discussions regarding the terms of any proposal received in response to this RFP. DND reserves the right to cancel a sale for any reason. DND reserves the right to select the next highest ranked proposal, if the initially Successful Applicant is unable to proceed in a timely manner or otherwise fails to satisfactorily perform. DND reserves the right to waive any requirement or restriction set forth in this RFP or conveyance documents, if such waiver is deemed appropriate by DND, in its sole discretion.

Changes to Program. DND reserves the right to change aspects of the development program outlined in this RFP, using its best judgment as to the needs of the program and the furtherance of its mission, provided that the rights of the Applicants are not prejudiced.

NEIGHBORHOOD HOMES INITIATIVE

DEVELOPER QUALIFICATIONS STATEMENT FOR SCATTERED SITE STAND ALONE NEIGHBORHOOD HOMES OFFERING



CITY OF BOSTON

Department of Neighborhood Development Martin J. Walsh, Mayor Sheila A. Dillon, Director

AFFIDAVIT OF ELIGIBLITY FORM

veloper's Name: The Boston Partnership For Community Reinvestment
y person submitting an application for under this RFP must truthfully complete this Affidavit submit it with their application.
Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness? NO
Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department). NO
Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness? NO
Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?
Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

Signed under the pains and penalties of perjury this

20	day of	May	, 20 20
SIGNATURE	E:		
TITLE:Jet	ff Hirsch duley	authorized	
ORGANIZA	ΓΙΟΝ: Bosto	on Partnership for Com	munity Reinvestment, LLC
ADDRESS.	55 Bent St C	ambridge MA 02141	

City of Boston (COB) - Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, <u>attach a spreadsheet</u>. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: Boston Partnership for Community Reinvestment, LLC

List Addresses of Boston Properties Owned:				PARCEL ID NUMBER
N/A				N/A
Boston Properties Previously Foreclosed Upon by COE	} :			PARCEL ID NUMBER
N/A				
14//1				
I declare under pains and penalties of perjury that the foregrespects.	oing repres	sentations are true, aceu	rate, co	mplete and correct in all
Jeff Hirsch - Duly Authorized				5/22/20
Print Name and Title	Author	zed Representative's Si	gnature	Date
55 Bent St. Cambridge MA 02141		617-868-5558		
Applicant Contact (If different from above)		Telephone Number	er	
OFFICIAL USE ONLY (Fax the completed form to DND at 6	35-0262.	Delinquency Reported	: (If Yes	(Y) state the amount owed):
Boston Water & Sewer Commission			Y\$	N 🗌
Signature and Date:				<u>———</u>
Notes				
Notes: Department of Neighborhood Development			Y \$	N □
Signature and Date:			ι φ	N 🗀
orginature and bate.		_		
Notes:				
Public Works Department			Y <u>\$</u>	N 🗌
Signature and Date:				
Notes:				
Treasury Department			Y <u>\$</u>	N □
Signature and Date:				
Notes:				
DND Contact D	ivision	Program		Phone: ext.

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:	BORROWER:
	Jeff Hirsch duly authorized by The Boston Partnership For Community Reinvestment, LLC
THE COMMONWEAL	ΓΗ OF MASSACHUSETTS
Suffolk, ss.	20
Then personally appeared the above named (organization) and executed the foregoing instrinstrument to be (his/her) free act and deed as (organization), before me.	
My Commission Expires:	Name: Notary Public



CITY OF BOSTON JOBS AND LIVING WAGE ORDINANCE

THE LIVING WAGE DIVISION ● (617) 918-5236

BENEFICIARY AFFIDAVIT

Any for-profit Beneficiary who employs at least 25 full-time equivalents (FTEs) or any not-for-profit Beneficiary who employs at least 100 FTEs who has been awarded assistance of \$100,000 or more from the City of Boston must comply with the *First Source Hiring Agreement* provisions of the Boston Jobs and Living Wage Ordinance.

If you are submitting a request for proposal, request for qualification, or invitation for bid, or negotiating a loan, grant, or other financial assistance that meets the above criteria, you must submit this affidavit along with your proposal. If you believe that you are exempt from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance, complete Part 4: Exemption From First Source Hiring Agreement Provisions, or if you are requesting a general waiver, please complete Part 5: General Waiver Reason(s).

IMPORTANT:

Please print in ink or type all required information. Assistance in completing this form may be obtained by calling the Living Wage Administrator, the Living Wage Division of the Office of Workforce Development, telephone: (617) 918-5236.

PART 1: BENEFICIARY OF ASSISTANCE INFORMATION:

Name of Beneficiary:									
Contact person:									
Address:									
Street	City		Zip						
Telephone #:	E-Mail:								
PART 2: ASSISTANCE INFORMATION:									
Name of the program or project under which th	e assistance is b	eing awarded:							
	· · · · · · · · · · · · · · · · · · ·								
City of Boston awarding department:									
Bid or proposal amount: \$									
Date assistance documents executed: Award end date:									
Duration of award: 1 year 2 years 5 years 6 Other: (years)									

2

PART 3: ADDITIONAL INFORMATION

Please answer the following questions regarding your company or organization:
Your company or organization is: check one: For Profit Not For Profit
2. Total number of employees whom you employ:
3. Total number of employees who will be assigned to work on the above-stated award:
Do you anticipate hiring any additional employees? Yes No
If yes, how many additional FTEs do you plan to hire?
PART 4: EXEMPTION FROM FIRST SOURCE HIRING AGREEMENT PROVISIONS OF THE BOSTON JOBS AND LIVING WAGE ORDINANCE
Any Beneficiary who qualifies may request an exemption from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance by completing the following:
I hereby request an exemption from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance for the following reason(s): Attach any pertinent documents to this application to prove that you are exempt. Please check the appropriate box(es) below:
The construction contract awarded by the City of Boston is subject to the state prevailing wage law; or
Assistance awarded to youth programs, provided that the award is for stipends to youth in the program. "Youth Program" means any city, state, or federally funded program which employs youth, as defined by city, state, or federal guidelines, during the summer, or as part of a school to work program, or in other related seasonal or part-time program; or
Assistance awarded to work-study or cooperative educational programs, provided that the assistance is for stipends to students in the programs; or
Assistance awarded to vendors who provide services to the City and are awarded to vendors who provide trainees a stipend or wage as part of a job training program and provides the trainees with additional services, which may include but are not limited to room and board, case management, and job readiness services, and provided further that the trainees do not replace current City-funded positions.
Please give a full statement describing in detail the reasons you are exempt from the First Source Hiring Agreement provisions the Boston Jobs and Living Wage Ordinance (attach additional sheets if necessary):

___ DATE: _^{5/22/2020}

PART 5. GENERAL WAIVER REASON(S)

SIGNATURE: _

and Living Wage Ordinance. The application of the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance. The application of the First Source Hiring Agreement to my assistance violates the following state or federal statutory, regulatory or constitutional provision(s).
State the specific state or federal statutory, regulatory or constitutional provision(s), which makes compliance with the First Source Hiring Agreement unlawful:
GENERAL WAIVER ATTACHMENTS:
Please attach a copy of the conflicting statutory, regulatory or constitutional provision(s) that makes compliance with this ordinance unlawful.
Please give a full statement describing in detail the reasons the specific state or federal statutory, regulatory or constitutional provision(s) makes compliance with the First Source Hiring Agreement unlawful (attach additional sheets if necessary):
PART 6: BENEFICIARY OF ASSISTANCE AFFIDAVIT:
I, <u>(print or type) Jeff Hirsch</u> , the Beneficiary, certify and swear/affirm that the information provided on this Beneficiary Affidavit is true and within my own personal knowledge and belief.
Signed under the pains and penalties of perjury

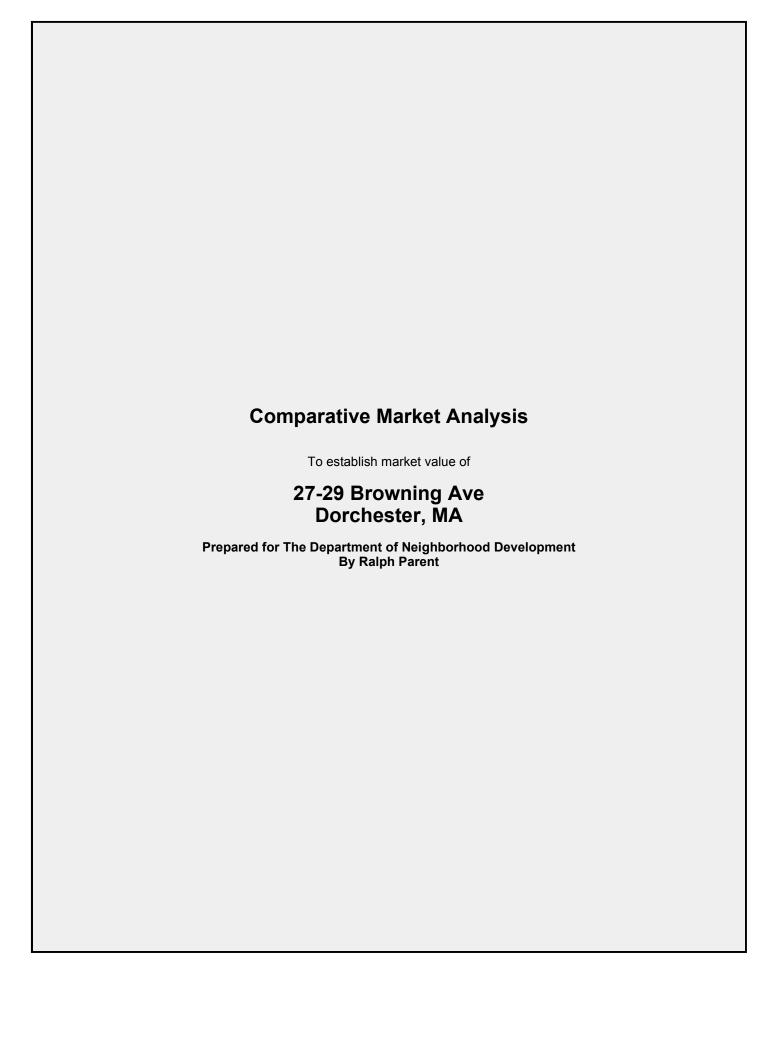
TITLE: duly authorized by The Boston Partnership For Community Reinvestment, LLC

3

CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This stateme	It is made under the pains and penalties of perjury this 22 da	У
ofMay		
Month	Year	
Proposer Signati	Jeff Hirsch duly authorized by	
	The Boston Partnership For Community Reinvestment, LLC	
Co-Proposer Sig	nature (If Applicable)	



Contents of this Comparative Market Analysis Prepared for The Department of Neighborhood Development

- Cover Page
- Subject Property Report
- Market Analysis Summary
- Side by Side Property Comparisons (3-up)
- Sold Properties Graph
- Pricing Analysis (\$/Sq.Ft.)

Subject Property

Prepared for The Department of Neighborhood Development

27-29 Browning Ave Dorchester, MA 02124

Units:

2

Bedrooms:

5

Bathrooms:

3

Living Area (Square Feet) :

1982

Lot Size (Square Feet) :

4600

Year Built :

2020

Property Features:

Analysis date - 5/1/19 - 10/31/19

Approximate time frame 6-12 months from present day

Market Analysis Summary
Prepared for The Department of Neighborhood Development

Properties Recently Sold

Number of Properties: 10

Price Range: \$540,750 to \$790,000

Average Price: \$627,225 Median Price: \$610,000

Address	City	Unito	Pode	Bath	-	Living Area (Square	Days on	List	Sale	SP%
	City	Units	Beds		Half	Feet)	Market	Price	Price	of LP
152-154 Fuller St	Boston, MA	2	4	2	0	2480	15	\$551,250	\$540,750	98%
19 Norwell St	Boston, MA: Dorchester	2	7	3	0	1826	2	\$499,000	\$550,000	110%
76 Hamilton St	Boston, MA: Dorchester	2	6	2	0	2000	30	\$585,000	\$577,500	99%
109 W Selden	Boston, MA	2	5	2	0	2304	41	\$585,000	\$586,000	100%
127 Callender St	Boston, MA: Dorchester	2	4	3	0	2228	18	\$579,900	\$600,000	103%
5 Greenheys St	Boston, MA: Dorchester	2	5	2	0	2472	22	\$599,000	\$620,000	104%
92 Gladeside Avenue	Boston, MA: Mattapan	2	4	2	0	1836	21	\$630,000	\$651,000	103%
40-42 Woodrow Ave	Boston, MA : Dorchester's Codman Square	2	6	3	0	2402	19	\$635,000	\$657,000	103%
9 Greenheys	Boston, MA	2	6	3	0	2500	38	\$675,000	\$700,000	104%
31 Westglow St	Boston, MA: Dorchester	2	4	2	0	2266	53	\$790,000	\$790,000	100%







	19 Norwell St	152-154 Fuller St	127 Callender St		
	Boston, MA 02121	Boston, MA 02124	Boston, MA 02124		
MLS #	72547214	72468987	72490120		
Status	Sold	Sold	Sold		
List Price	\$499,000	\$551,250	\$579,900		
Sale Price	\$550,000	\$540,750	\$600,000		
List Date	8/8/2019	3/21/2019	4/29/2019		
Off Market Date	8/10/2019	4/5/2019	5/24/2019		
Sale Date	9/13/2019	5/23/2019	8/22/2019		
Days on Market	2	15	18		
Туре	2 Family	2 Family	2 Family		
Units	2	2	2		
Bedrooms	7	4	4		
Full Baths	3	2	3		
Half Baths	0	0	0		
Total Rooms	14	10	10		
Square Feet	1826	2480	2228		
Acres	0.09	0.13	0.07		
Lot Size (sq.ft.)	3994 5786		3000		
Year Built	1900	1931	1910		
Fireplaces	0	0	0		
Garage Spaces	0	0	0		
Ext. Features	Porch, Patio, Fenced Yard		Porch		
Sewer & Water					
Waterfront					
Beach Desc					
Assessed Value	\$377,800	\$409,500	\$369,800		
Taxes	\$3,982	\$4,292	\$3,898		
Tax Year	2019	2018	2019		







	76 Hamilton St 109 W Selden		5 Greenheys St	
	Boston, MA 02125 Boston, MA 02126		Boston, MA 02121	
MLS #	72479989	72434618	72550574	
Status	Sold	Sold	Sold	
List Price	\$585,000	\$585,000	\$599,000	
Sale Price	\$577,500	\$586,000	\$620,000	
List Date	4/10/2019	12/23/2018	8/15/2019	
Off Market Date	5/9/2019	2/13/2019	9/6/2019	
Sale Date	8/6/2019	5/13/2019	10/11/2019	
Days on Market	30	41	22	
Туре	2 Family - 2 Units Side by Side	2 Family	2 Family	
Units	2	2	2	
Bedrooms	6	5	5	
Full Baths	2	2	2	
Half Baths	0	0	0	
Total Rooms	10	12	10	
Square Feet	2000	2304	2472	
Acres	0.11	0.12	0.07	
Lot Size (sq.ft.)	5000 5190		2892	
Year Built	1989	1947	1900	
Fireplaces	0	0	0	
Garage Spaces	3	0	2	
Ext. Features	Fenced Yard, Garden Area			
Sewer & Water				
Waterfront				
Beach Desc				
Assessed Value	\$400,200	\$458,500	\$360,900	
Taxes	\$4,194	\$2,402.54	\$3,804	
Tax Year	2018	2019	2019	







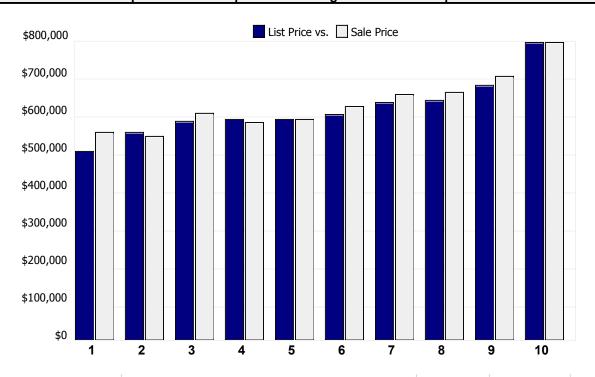
	92 Gladeside Avenue 40-42 Woodrow Ave		9 Greenheys	
	Boston, MA 02126 Boston, MA 02124		Boston, MA 02121	
MLS #	72507873 72531616		72548875	
Status	Sold Sold		Sold	
List Price	\$630,000	\$635,000	\$675,000	
Sale Price	\$651,000	\$657,000	\$700,000	
List Date	5/29/2019	7/10/2019	8/13/2019	
Off Market Date	6/18/2019	7/28/2019	9/20/2019	
Sale Date	7/12/2019	10/16/2019	10/18/2019	
Days on Market	21	19	38	
Туре	2 Family - 2 Units Up/Down	2 Family	2 Family - 2 Units Up/Down	
Units	2	2	2	
Bedrooms	4	6	6	
Full Baths	2	3	3	
Half Baths	0	0	0	
Total Rooms	10	12	12	
Square Feet	1836	2402	2500	
Acres	0.13	0.06	0.09	
Lot Size (sq.ft.)	5867	2400	3741	
Year Built	1950	2000	1900	
Fireplaces	0	1	0	
Garage Spaces	0	0	0	
Ext. Features		Deck		
Sewer & Water				
Waterfront				
Beach Desc				
Assessed Value	\$428,200	\$475,100	\$388,800	
Taxes	\$4,547.82	\$5,008	\$4,098	
Tax Year	2019	2019	2019	



31 We	stgl	ow St
Boston	МΔ	02122

	Boston, MA 02122
MLS #	72514112
Status	Sold
List Price	\$790,000
Sale Price	\$790,000
List Date	6/6/2019
Off Market Date	7/28/2019
Sale Date	8/20/2019
Days on Market	53
Туре	2 Family
Units	2
Bedrooms	4
Full Baths	2
Half Baths	0
Total Rooms	10
Square Feet	2266
Acres	0.08
Lot Size (sq.ft.)	3475
Year Built	1926
Fireplaces	0
Garage Spaces	0
Ext. Features	Deck
Sewer & Water	
Waterfront	
Beach Desc	
Assessed Value	\$535,400
Taxes	\$5,643
Tax Year	2019

Sold Properties Graph Prepared for The Department of Neighborhood Development



	Address	City	Days on Market	List Price	Sale Price
1	19 Norwell St	Boston, MA: Dorchester	2	\$499,000	\$550,000
2	152-154 Fuller St	Boston, MA	15	\$551,250	\$540,750
3	127 Callender St	Boston, MA: Dorchester	18	\$579,900	\$600,000
4	76 Hamilton St	Boston, MA: Dorchester	30	\$585,000	\$577,500
5	109 W Selden	Boston, MA	41	\$585,000	\$586,000
6	5 Greenheys St	Boston, MA: Dorchester	22	\$599,000	\$620,000
7	92 Gladeside Avenue	Boston, MA: Mattapan	21	\$630,000	\$651,000
8	40-42 Woodrow Ave	Boston, MA: Dorchester's Codman Square	19	\$635,000	\$657,000
9	9 Greenheys	Boston, MA	38	\$675,000	\$700,000
10	31 Westglow St	Boston, MA: Dorchester	53	\$790,000	\$790,000

Pricing Analysis - Square Foot Price Prepared for The Department of Neighborhood Development

Number of Properties: 10

Price Range: \$540,750 to \$790,000

Average Price: \$627,225 Average \$ Per Square Foot: \$284

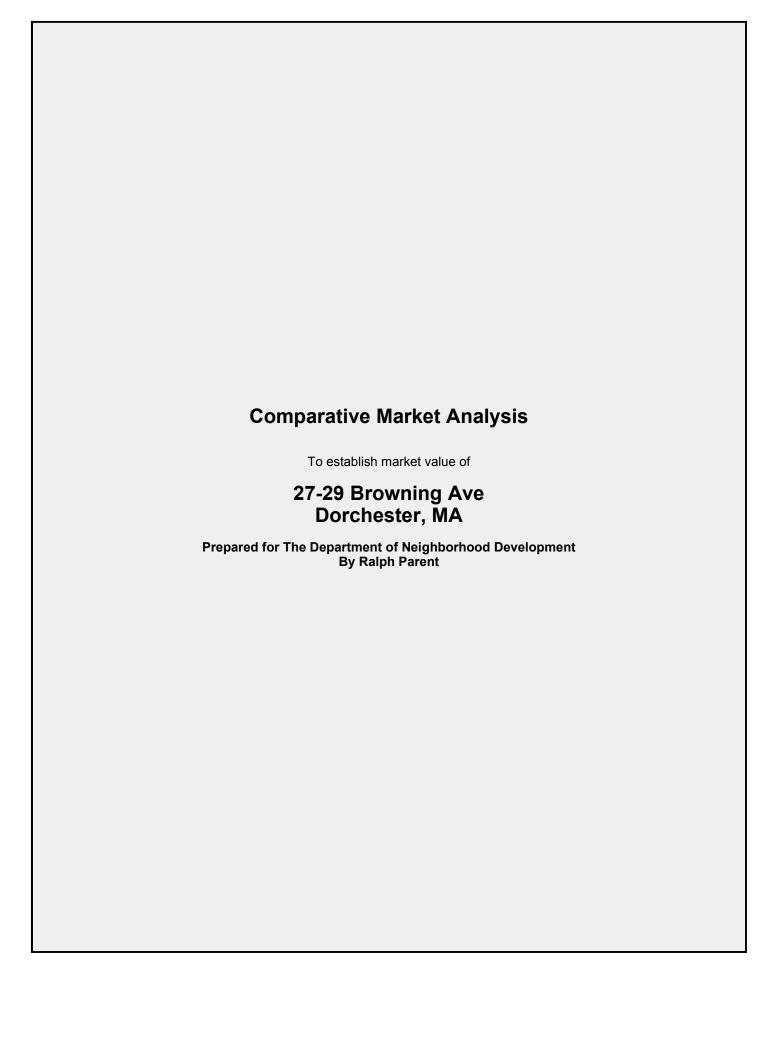
Address	City	Status	Square Feet	\$/SqFt	Price
152-154 Fuller St	Boston, MA	SLD	2480	218	\$540,750
19 Norwell St	Boston, MA	SLD	1826	301	\$550,000
76 Hamilton St	Boston, MA	SLD	2000	289	\$577,500
109 W Selden	Boston, MA	SLD	2304	254	\$586,000
127 Callender St	Boston, MA	SLD	2228	269	\$600,000
5 Greenheys St	Boston, MA	SLD	2472	251	\$620,000
92 Gladeside Avenue	Boston, MA	SLD	1836	355	\$651,000
40-42 Woodrow Ave	Boston, MA	SLD	2402	274	\$657,000
9 Greenheys	Boston, MA	SLD	2500	280	\$700,000
31 Westglow St	Boston, MA	SLD	2266	349	\$790,000

Pricing Scenarios	
Average price of properties comparable to yours: \$627,229	5

Predicted Price of your home based on 'cost per square foot':

\$ 562,888

Based on your property's square footage of 1982 and the average cost per square foot listed above as \$284 per sqft.



Contents of this Comparative Market Analysis Prepared for The Department of Neighborhood Development

- Cover Page
- Subject Property Report
- Market Analysis Summary
- Side by Side Property Comparisons (3-up)
- Sold Properties Graph
- Pricing Analysis (\$/Sq.Ft.)

Subject Property

Prepared for The Department of Neighborhood Development

27-29 Browning Ave Dorchester, MA 02124

Units:

.

Bedrooms:

5

Bathrooms:

3

Living Area (Square Feet) :

1982

Lot Size (Square Feet) :

4600

Year Built :

2020

Property Features:

Analysis date -11/1/19 - 5/14/20

Approximate time frame 0-6 months from present day

Market Analysis Summary
Prepared for The Department of Neighborhood Development

Properties Recently Sold

Number of Properties: 14

Price Range: \$438,902 to \$735,000

Average Price: \$639,193 Median Price: \$644,950

Address	City	Units	Beds		ths Half	Living Area (Square Feet)	Days on Market	List Price	Sale Price	SP% of LP
24 Athelwold	Boston, MA	2	5	2	1	2312	19	\$438,902	\$438,902	100%
45 Vassar St	Boston, MA	2	6	2	0	2474	21	\$488,000	\$545,000	112%
32 Brent St	Boston, MA: Dorchester's Ashmont	2	6	2	0	2436	134	\$629,900	\$590,000	94%
18 Coleus Park	Boston, MA	2	5	2	0	2160	142	\$629,999	\$615,000	98%
22-24 Westmore Rd	Boston, MA: Mattapan	2	7	2	0	2471	33	\$629,900	\$629,900	100%
18 Donwood Ter	Boston, MA: Mattapan	2	6	2	0	1968	39	\$619,000	\$638,000	103%
134 W Selden St	Boston, MA: Mattapan	2	6	2	1	2262	60	\$639,900	\$639,900	100%
11 Rugdale Rd	Boston, MA : Dorchester's Lower Mills	2	5	2	0	2301	54	\$665,000	\$650,000	98%
19-21 Clarkwood St	Boston, MA: Mattapan	2	6	4	0	2336	142	\$649,000	\$667,000	103%
15-17 Halborn St	Boston, MA	2	6	2	0	2392	20	\$639,900	\$675,000	105%
22 Oconnell Rd	Boston, MA: Dorchester's Lower Mills	2	4	3	0	2112	43	\$729,000	\$700,000	96%
116 Train St	Boston, MA: Dorchester	2	5	2	0	2304	20	\$799,900	\$700,000	88%
19-21 Halborn St	Boston, MA: Mattapan	2	6	2	0	2392	19	\$639,900	\$725,000	113%
115-117 Gallivan Blvd	Boston, MA: Dorchester's Lower Mills	2	5	2	0	2340	40	\$735,000	\$735,000	100%







	24 Athelwold	45 Vassar St	18 Donwood Ter
	Boston, MA 02124	Boston, MA 02121	Boston, MA 02126
MLS #	72571106	72546722	72543868
Status	Sold	Sold	Sold
List Price	\$438,902	\$488,000	\$619,000
Sale Price	\$438,902	\$545,000	\$638,000
List Date	9/26/2019	8/7/2019	8/2/2019
Off Market Date	10/14/2019	8/27/2019	9/18/2019
Sale Date	12/19/2019	11/6/2019	12/9/2019
Days on Market	19	21	39
Туре	Duplex	2 Family	2 Family
Units	2	2	2
Bedrooms	5	6	6
Full Baths	2	2	2
Half Baths	1	0	0
Total Rooms	11	12	10
Square Feet	2312	2474	1968
Acres	0.11	0.12	0.14
Lot Size (sq.ft.)	4660	5342	6113
Year Built	1890	1910	1945
Fireplaces	0	0	0
Garage Spaces	0	2	0
Ext. Features	Porch, Garden Area		
Sewer & Water			
Waterfront			
Beach Desc			
Assessed Value	\$346,300	\$434,000	\$449,000
Taxes	\$3,650	\$4,574	\$4,732
Tax Year	2019	2019	2019







	32 Brent St	22-24 Westmore Rd	18 Coleus Park
	Boston, MA 02124	Boston, MA 02126	Boston, MA 02121
MLS #	72504602	72577914	72503691
Status	Sold	Sold	Sold
List Price	\$629,900	\$629,900	\$629,999
Sale Price	\$590,000	\$629,900	\$615,000
List Date	5/22/2019	10/9/2019	5/20/2019
Off Market Date	10/2/2019	11/11/2019	12/16/2019
Sale Date	11/1/2019	1/31/2020	1/6/2020
Days on Market	134	33	142
Туре	2 Family	2 Family	2 Family
Units	2	2	2
Bedrooms	6	7	5
Full Baths	2	2	2
Half Baths	0	0	0
Total Rooms	10	11 10	
Square Feet	2436	2471	2160
Acres	0.14	0.1	0.09
Lot Size (sq.ft.)	6009	4238	3917
Year Built	1890	1925	1905
Fireplaces	0	0	0
Garage Spaces	1	0	0
Ext. Features	Porch	Porch	
Sewer & Water			
Waterfront			
Beach Desc			
Assessed Value	\$481,800	\$514,600	\$350,000
Taxes	\$5,078	\$5,424	\$3,689
Tax Year	2019	2019	2019







	134 W Selden St	15-17 Halborn St	19-21 Halborn St
	Boston, MA 02126	Boston, MA 02126	Boston, MA 02126
MLS #	72501870	72578895	72578898
Status	Sold	Sold	Sold
List Price	\$639,900	\$639,900	\$639,900
Sale Price	\$639,900	\$675,000	\$725,000
List Date	5/16/2019	10/11/2019	10/11/2019
Off Market Date	9/26/2019	10/30/2019	10/29/2019
Sale Date	12/2/2019	12/5/2019	12/23/2019
Days on Market	60	20	19
Туре	2 Family	2 Family	2 Family
Units	2	2	2
Bedrooms	6	6	6
Full Baths	2	2	2
Half Baths	1	0	0
Total Rooms	12	10	10
Square Feet	2262	2392	2392
Acres	0.12	0.09	0.09
Lot Size (sq.ft.)	5367	3802	3802
Year Built	1960	1907	1935
Fireplaces	0	0	0
Garage Spaces	0	0	0
Ext. Features		Porch, Porch - Enclosed	Porch
Sewer & Water			
Waterfront			
Beach Desc			
Assessed Value	\$425,500	\$420,300	\$349,000
Taxes	\$4,485	\$4,430	\$3,678
Tax Year	2019	2019	2019







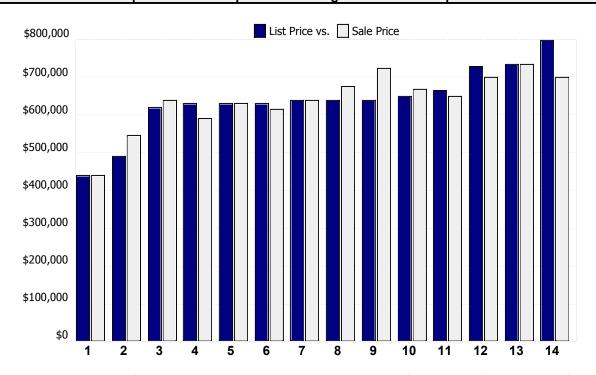
	19-21 Clarkwood St	11 Rugdale Rd	22 Oconnell Rd
	Boston, MA 02126	Boston, MA 02124	Boston, MA 02124
MLS #	72593457	72559396	72595182
Status	Sold	Sold	Sold
List Price	\$649,000	\$665,000	\$729,000
Sale Price	\$667,000	\$650,000	\$700,000
List Date	11/17/2019	9/5/2019	11/21/2019
Off Market Date	1/29/2020	10/28/2019	1/2/2020
Sale Date	3/3/2020	12/5/2019	2/7/2020
Days on Market	142	54	43
Туре	2 Family	2 Family	2 Family
Units	2	2	2
Bedrooms	6	5	4
Full Baths	4	2	3
Half Baths	0	0	0
Total Rooms	12	10	10
Square Feet	2336	2301	2112
Acres	0.14	0.14	0.08
Lot Size (sq.ft.)	5912	6061	3653
Year Built	1990	1920	1935
Fireplaces	0	0	0
Garage Spaces	0	0	2
Ext. Features		Porch - Enclosed, Deck, Fenced	
Sewer & Water			
Waterfront			
Beach Desc			Ocean, River
Assessed Value	\$492,900	\$540,100	\$506,400
Taxes	\$5,195	\$5,693	\$5,337
Tax Year	2019	2019	2019





	115-117 Gallivan Blvd	116 Train St
	Boston, MA 02124	Boston, MA 02122
MLS #	72579541	72615233
Status	Sold	Sold
List Price	\$735,000	\$799,900
Sale Price	\$735,000	\$700,000
List Date	10/14/2019	2/4/2020
Off Market Date	11/22/2019	2/23/2020
Sale Date	12/13/2019	5/1/2020
Days on Market	40	20
Туре	2 Family - 2 Units Up/Down	2 Family
Units	2	2
Bedrooms	5	5
Full Baths	2	2
Half Baths	0	0
Total Rooms	10	9
Square Feet	2340	2304
Acres	0.1	0.08
Lot Size (sq.ft.)	4271	3363
Year Built	1930	1915
Fireplaces	0	2
Garage Spaces	1	1
Ext. Features	Porch, Porch - Screened, Fence	Porch, Fenced Yard
Sewer & Water		
Waterfront		
Beach Desc		
Assessed Value	\$533,900	\$629,000
Taxes	\$5,627	\$6,642.20
Tax Year	2019	2020

Sold Properties Graph
Prepared for The Department of Neighborhood Development



	Address	City	Days on Market	List Price	Sale Price
1	24 Athelwold	Boston, MA	19	\$438,902	\$438,902
2	45 Vassar St	Boston, MA	21	\$488,000	\$545,000
3	18 Donwood Ter	Boston, MA: Mattapan	39	\$619,000	\$638,000
4	32 Brent St	Boston, MA: Dorchester's Ashmont	134	\$629,900	\$590,000
5	22-24 Westmore Rd	Boston, MA: Mattapan	33	\$629,900	\$629,900
6	18 Coleus Park	Boston, MA	142	\$629,999	\$615,000
7	134 W Selden St	Boston, MA: Mattapan	60	\$639,900	\$639,900
8	15-17 Halborn St	Boston, MA	20	\$639,900	\$675,000
9	19-21 Halborn St	Boston, MA: Mattapan	19	\$639,900	\$725,000
10	19-21 Clarkwood St	Boston, MA: Mattapan	142	\$649,000	\$667,000
11	11 Rugdale Rd	Boston, MA: Dorchester's Lower Mills	54	\$665,000	\$650,000
12	22 Oconnell Rd	Boston, MA: Dorchester's Lower Mills	43	\$729,000	\$700,000
13	115-117 Gallivan Blvd	Boston, MA: Dorchester's Lower Mills	40	\$735,000	\$735,000
14	116 Train St	Boston, MA: Dorchester	20	\$799,900	\$700,000

Pricing Analysis - Square Foot Price Prepared for The Department of Neighborhood Development

Number of Properties: 14

Price Range: \$438,902 to \$735,000

Average Price: \$639,193 Average \$ Per Square Foot: \$279

Address	City	Status	Square Feet	\$/SqFt	Price
24 Athelwold	Boston, MA	SLD	2312	190	\$438,902
45 Vassar St	Boston, MA	SLD	2474	220	\$545,000
32 Brent St	Boston, MA	SLD	2436	242	\$590,000
18 Coleus Park	Boston, MA	SLD	2160	285	\$615,000
22-24 Westmore Rd	Boston, MA	SLD	2471	255	\$629,900
18 Donwood Ter	Boston, MA	SLD	1968	324	\$638,000
134 W Selden St	Boston, MA	SLD	2262	283	\$639,900
11 Rugdale Rd	Boston, MA	SLD	2301	282	\$650,000
19-21 Clarkwood St	Boston, MA	SLD	2336	286	\$667,000
15-17 Halborn St	Boston, MA	SLD	2392	282	\$675,000
116 Train St	Boston, MA	SLD	2304	304	\$700,000
22 Oconnell Rd	Boston, MA	SLD	2112	331	\$700,000
19-21 Halborn St	Boston, MA	SLD	2392	303	\$725,000
115-117 Gallivan Blvd	Boston, MA	SLD	2340	314	\$735,000

Pricing Scenarios	
Average price of properties comparable to yours:	\$639,193

Predicted Price of your home based on 'cost per square foot':

\$ 552,978

Based on your property's square footage of 1982 and the average cost per square foot listed above as \$279 per sqft.