



March 8, 2018

Department of Neighborhood Development
26 Court Street, 10th Floor
Boston, MA 02108

Re: Invitation to Bid for 79 Call Street

To Whom It May Concern:

The Jamaica Plain Neighborhood Development Corporation (JPNDC) is pleased to submit this proposal in response to the Department of Neighborhood Development's Invitation to Bid dated January 29, 2018 for 79 Call Street. The Jamaica Plain Neighborhood Development Corporation (JPNDC) promotes equitable development and equal opportunity in Jamaica Plain and adjacent neighborhoods through affordable housing, community organizing, and economic opportunity initiatives that improve the lives of low- and moderate-income people and create a better community for all. We are committed to developing vibrant communities and creating affordable housing as the housing market continues to escalate in Boston. We live and work in Jamaica Plain, and with this deep neighborhood entrenchment, feel steadfast in our commitment to addressing the long-term affordability for Jamaica Plain's housing stock.

The plan includes the construction of (8) affordable homes with units affordable to households earning up to 80% of area median income, in an environment in which the demand for affordable housing production is high. Four of these units will be homeownership units (affordable to households earning up to 80% of area median income) and four will be rental units (affordable to households earning up to 60% of area median income), reserving the right to convert to 80% Area Median Income if necessary to make the project feasible.

We look forward to engaging with DND, the community and other stakeholders to discuss this exciting opportunity for the development of 79 Call Street, which will be critical in helping the affordable housing become a reality on Call Street and Carolina Avenue, as JPNDC received designation for the two MassDot parcels flanking 79 Call Street in November 2017. Should you have any questions or need clarification on the information in our submission, please contact Kristen Chin, Project Manager, JPNDC at 617-522-2424 Ext. 267.

Thank you for your consideration.

Sincerely,

Richard Thal
Executive Director
Jamaica Plain Neighborhood Development Corporation



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PROPOSAL SUMMARY

79 Call Street, Jamaica Plain, MA 02130

a. Introduction

i. Introduction to Proposer

The Jamaica Plain Neighborhood Development Corporation (JPNDC) promotes equitable development and equal opportunity in Jamaica Plain and adjacent neighborhoods through affordable housing, community organizing, and economic opportunity initiatives that improve the lives of low- and moderate-income people and create a better community for all. The JPNDC was founded as a non-profit over 40 years ago, and JPNDC has developed over 600 mixed income and affordable homes and over 200,000 SF of commercial and retail space in the Jamaica Plain community, including over 175 mixed income for sale homes and 83 affordable homes, in partnership with MassDOT, as part of the larger Jackson Square Redevelopment Initiative.

ii. Proposer's Organizational Structure

The JPNDC has 29 staff members, seven of whom make up the Real Estate Department. Key personnel who will be working on the project are listed below. Their resumes can be found at the end of the Proposal Summary.

Matt Henzy, Senior Project Manager, JPNDC
mhenzy@jpndc.org | 617-522-2424 Ext. 260

Kristen Chin, Project Manager, JPNDC
kchin@jpndc.org | 617-522-2424 Ext. 267

Leslie Reid Bos, Director of Real Estate, JPNDC
lbos@jpndc.org | 617-522-2424 Ext. 247

iii. Description of Any Lawsuits

Boston Restoration Resources, Inc. v. Lorenzo Pitts, Inc., Willetta Pitts-Givens, Jamaica Plain Neighborhood Development, Inc., Leslie Bos and Rebecca Mautner, Suffolk Superior Court C.A. No. 17-1142.

(a) **The Nature of the Litigation:** The litigation generally involves claims by Boston Restoration Resources, Inc. (BRRRI) against Lorenzo Pitts, Inc. (LPI), Willetta Pitts-Givens, Jamaica Plain Neighborhood Development Corporation (JPNDC), Leslie Bos and Rebecca Mautner arising from a contract between BRRRI and LPI for the renovation of property owned by LPI and located at [21-23 Greenville St., Boston MA](#) (the Property). BRRRI claims that LPI wrongfully cancelled the contract causing damages to LPI in the form of lost overhead and profits on an alleged \$4 Million contract. BRRRI asserts one count against JPNDC and Bos for intentional interference with contractual relations, claiming that JPNDC and Bos wrongfully persuaded Pitts-Givens, owner of LPI, to cancel the contract in exchange for payments to Pitts-Givens that personally enriched her at the expense of BRRRI. The cancellation provision of the contract between BRRRI and LPI contained no "for cause only" language and simply required that LPI pay BRRRI any costs incurred prior to cancellation.

(b) **Management Response:** JPNDC and Bos intend to vigorously defend the litigation through their insurance carrier, Maxum, as discussed below.

(c) Progress of Case to Date: The court denied JPNDC's motion to dismiss after hearing on August 2, 2017. The court narrowed the issues pending in the case, however, such that the primary issue is whether JPNDC or Bos made a *sub rosa* payment to co-defendant Pitts-Givens to prompt her cancellation of the contract with BRRRI. Such a payment would constitute improper means to support the claim for wrongful interference with BRRRI's contract. No such payment was made and JPNDC and Bos intend to press forward with an early summary judgment motion after discovery is conducted. Depositions of the parties and relevant witnesses are expected to conclude by the end of March 2018 so that JPNDC and Bos should be in a position to serve dispositive motions by the end of the second quarter.

(d) Range of Potential Loss: As alleged in the complaint, BRRRI seeks to recover the overhead and profit that he alleges he would have received on the \$4 million contract, totaling approximately \$750,000. Based on the amount asserted in the complaint, the damages sought by BRRRI are less than the policy limit of the Maxum policy and thus the exposure, even if JPNDC and Bos are held liable, is less than available policy limits. In addition, JPNDC and Bos are defended by their insurance carrier with respect to this claim. Defense costs do erode the limit of liability. It should be noted that no discovery has yet occurred in the case to confirm the damages amount claimed.

b. Development Plan

i. Development Description

Call - Carolina will be a new construction affordable housing real estate development, developed by Jamaica Plain Neighborhood Development Corporation (JPNDC), located on currently vacant land in Jamaica Plain across from the Southwest Corridor Park. Call - Carolina will transform three vacant underutilized parcels into affordable residential units (homeownership and rental) that will complement the fabric of land uses in the area and will contribute to the affordable housing production goals of the City and the Commonwealth. Two of the three parcels were designated to the JPNDC on November 8, 2017 by MassDOT. 79 Call Street is flanked on either side by the two MassDOT parcels designated to the JPNDC. 79 Call Street and its designation to JPNDC would allow the proposed affordable housing to become a reality.

ii. Time Schedule

The anticipated time schedule for the development of Call-Carolina is below. It also contains milestones completed to date, as this project's feasibility relies upon the two designated MassDOT parcels and the DND parcel at 79 Call Street.

Best Case Current Schedule

<i>JPNDC Community Mtg #1 (for proposal to Mass DOT)</i>	October 10, 2017
<i>Mass DOT Designation</i>	November 8, 2017
<i>Boston DND Community Mtg (for RFP content)</i>	December 14, 2017
<i>Boston DND RFP released</i>	January 29, 2018
<i>JPNDC Community Mtg #2</i>	January 29, 2018
<i>JPNDC presentation at JPNC Housing Committee</i>	February 20, 2018
Submit Building Permit Application	March 12, 2018
Boston DND Proposal Due	March 8, 2018
Boston DND Community Mtg (to present RFP proposals)	late March 2018

JPNDC presentation at JPNC Zoning Committee
 Boston DND Designation to JPNDC
 Submit Appeal to Zoning Board of Appeals
 ZBA Hearing (at City Hall)
 ZBA Approval (after appeal period expiration)
 Building Permit and Construction Start
 Construction Completion
 Occupancy

April 2018
 April 2018
 May 2018
 July 2018
 August 2018
 September 2018
 September 2019
 October 2019

Scope of Project:

Call-Carolina involves the production of eight new affordable housing units affordable to households earning up to 80% of area median income, in an environment in which the demand for affordable housing production is high. Four of these units will be homeownership units (affordable to households earning up to 80% of area median income) and four will be rental units (affordable to households earning up to 60% of area median income), reserving the right to convert to 80% Area Median Income if necessary to make the project feasible.

PARCEL INFORMATION

CALL AND CAROLINA			
Address	Square Feet	Owner	Zoning
71-77 Call Street (B106-6)	4,123	MassDOT	3F-5000
81 Call Street (B106-2)	8,367	MassDOT	3F-5000
Call and Carolina	12,490		
79 Call Street	1,380	City of Boston	3F-5000
TOTAL	13,870		

BUILDING INFORMATION

Building A							
OWNER	UNIT DES	UNITTYPE	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
1	A	4 BR TH	496 SF	488 SF	510 SF	510 SF	1,508 SF
	B	4 BR TH	488 SF	480 SF	482 SF	482 SF	1,444 SF
2	C	2 BR FLAT	445 SF	749 SF	0 SF	0 SF	749 SF
	D	4 BR TH	434 SF	0 SF	825 SF	606 SF	1,431 SF
							5,132 GSF

Building B							
OWNER	UNIT DES	UNITTYPE	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
3	C	2 BR FLAT	445 SF	749 SF	0 SF	0 SF	749 SF
	D	4 BR TH	434 SF	0 SF	825 SF	606 SF	1,431 SF
4	A	4 BR TH	488 SF	480 SF	482 SF	482 SF	1,444 SF
	B	4 BR TH	488 SF	480 SF	482 SF	482 SF	1,444 SF
							5,068 GSF

*GSF Excludes Basement Area

10,200 GSF*

Goals/Objectives:

- Produce eight new affordable housing units. Four will be homeownership units and four will be rental units. There will be (2) 3 story, 4 unit buildings, each with (3) 4 bedroom units and (1) 2 bedroom unit. Two of the eight units will be accessible, and (8) off street parking spaces, along with open green space on-site. Based on ongoing community conversations with site abutters, we are in the process of investigating the possibility of reducing the parking count to (6) off street parking spaces.
- Develop a currently underutilized vacant lot comprised of three parcels which borders or is near active land uses such as the Southwest Corridor Park. Two of the parcels are currently owned by Massachusetts Department of Transportation (Mass DOT) and are subject to a designation from Mass DOT to JPND. The third parcel is owned by the City of Boston and is subject to a disposition Request for Proposals which was issued on January 29, 2018.
- Develop transit-oriented development opportunities: the site is approximately .3 of a mile from the MBTA Green Street Orange Line station.
- Provide bold and contextual neighborhood design by award-winning architects, DREAM Collaborative.
- Provide environmentally friendly design and construction (adhering to LEED and Energy Star standards).
- Commitment to workforce development and diversity: the project will generate construction employment for local residents. JPND is committed to meeting or exceeding all City minority- and women-owned business procurement and local resident, female and minority construction workforce goals.

iii. Drawings

Please see the digital copies of the drawings for more information.

c. Operational Plan

i. Summary of Operation

Call-Carolina is being developed as a fee-simple homeownership project. The site will be subdivided into four parcels, and each one of the four homeowners will be responsible for their respective parcel. Cross-access easement agreements will be set-up for shared use of the driveway and interior sidewalks on the site. The operational plan and coinciding budget are not applicable. Although structured as a fee-simple homeownership project, JPND maintains contact with its homeowners and is available for informal consultation and support. In 2017, JPND reached out to all of its homeowners to check-in and capture insights into their homeownership experience.

d. Housing Affordability Plan

i. Summary of Housing Affordability

(4) Homeownerships at maximum of 80% Area Median Income

(4) Rental units at maximum of 60% Area Median Income

ii. Summary of Housing a Changing City: Boston 2030 Goals and Actions

Call-Carolina supports the City of Boston's goal to produce 53,000 new units of housing by 2030. Call-Carolina will provide eight new affordable housing units—four of these units will be homeownership units and four will be rental units. The unit size is also

supportive of creating family-sized housing with the eight units spanning across (2) 3-story, 4 unit buildings, each with (3) 4 bedroom units and (1) 2 bedroom unit.

e. Diversity and Inclusion Plan

i. Design and Proposal for Achieving Diversity and Inclusion

The JPNDC is committed to workforce development, diversity, and inclusion. The project will generate construction employment for local residents, and we are committed to meeting or exceeding all City minority- and women-owned business procurement and local resident, female and minority construction workforce goals.

11.9.1. Workforce

11.9.1.1. The Contractor shall cause at least fifty-one percent (51%) of the total employee work hours in each trade to be by Minorities (as defined by the Boston Resident Jobs Policy Office).

11.9.1.2. The Contractor shall cause at least fifty-one percent (51%) of the total employee work hours in each trade to be by Boston residents.

11.9.1.3. The Contractor shall cause at least thirty five percent (35%) of the total employee work hours in each trade to be by residents of the Jamaica Plain or Roxbury neighborhoods, defined by the following zip codes: 02118, 02119, 02120, 02130.

11.9.1.4. The Contractor shall cause at least ten percent (10%) of the total employee work hours to be by women.

11.9.1.5. The parties acknowledge that the above requirements exceed the requirements of 50% Boston Residents, 25% minority workers and 10% female workers under the Boston Residents Job Policy.

11.9.1.6. At least three (3) "walk-on" workers shall be hired by the Contractor or Subcontractors at any point during the duration of construction provided that the total cumulative duration of employment for said "walk-on" workers is at least 18 months.

11.9.2. Procurement:

11.9.2.1. The Contractor shall cause an amount equal to at least thirty percent (30%) of the Contract Sum to be expended in contracts/subcontracts with or purchases of materials and equipment from certified MBEs.

11.9.2.2. The Contractor shall cause an amount equal to at least ten percent (10%) of the Contract Sum to be expended in contracts/subcontracts with or purchases of materials and equipment from certified WBEs.

11.9.2.3. The Contractor shall cause an amount equal to at least ten percent (10%) of the Contract Sum to be expended in contracts/subcontracts with or purchases of materials and equipment from businesses located in the Jamaica Plain or Roxbury neighborhoods (defined as having principal places of business in one of the following ZIP codes: 02118, 02119, 02120, 02130).

11.9.2.4. “MBE” means a minority business enterprise and “WBE” means a women’s business enterprise as defined by the Massachusetts State Office of Minority and Women Business Assistance. A directory of certified minority and women owned businesses in Massachusetts is available at: <http://www.somwba.state.ma.us/>.

Reporting: The Construction Contract will require periodic regulatory reporting on all of the above to the Owner. Reports will be available for inspection upon request.

f. Developer Qualifications, Experience and Reference

i. Narrative of Similar Projects and References

JPNDC has been building quality affordable homes for over 40 years. The table below highlights our development experience. Homeownership projects are highlighted in yellow and family projects are highlighted in green that are similar to the proposed Call-Carolina project .

Development Type	Developments	Units/SF
Family	12	390
Elderly	3	111
Supportive/Homeless	2	59
Homeownership	5	164
Commercial	2	155,000

Development	Units/SF	Complete	Financing	Type	Addresses
25 Amory Street	44	2020	LIHTC	Family	25 Amory Street
General Heath Square	47	2019	LIHTC	Family	Bromley, New Heath and Terrace Street
75 Amory Avenue	39	2017	LIHTC	Family	75 Amory Avenue
Francis Grady Apartments	31	2016	LIHTC	Homeless	459-461 Walnut Avenue
Catherine Gallagher Cooperative	34	1983	LIHTC/FHA	Family	119-225 Heath Street
Angela Westover House	11	1983/2015	HUD 202	Elderly	49 Parley Avenue
Pondview Apartments	60	2000/2013	LIHTC/FHA	Family	560-566 Centre Street
Jamaica Plain Scattered Site	18	1988/2013	LIHTC	Family	Scattered Sites
Sister Viginia Mulhern House	28	2012	TCX	Homeless	35 Creighton Street
Sumner Hill Condominiums	64	2011		Homeownership	76 Elm Street

Sumner Hill Rental	11	2011		Family	76 Elm Street
Dona Betsaida Gutierrez Cooperative	36	2011	TCAP	Family	365 Centre Street
Centre-Wise Lamartine	30	2011	TCAP	Family	270 Centre Street
Centre Street Retail	12,000	2011	NMTC	Commercial	363 & 270 Centre Street
Creighton Commons Condominiums	16	2009		Homeownership	16 Creighton Street & 21-29 Creighton Street
Brewery Small Business Center	143,000	2008	NMTC/Historic	Commercial	284 Amory Street
Julia Martin House	55	2006	HUD 202	Elderly	90 Bickford Street
Lamartine Street Homes	10	2004		Homeownership	Scattered Sites
Rockvale Circle Cooperative	15	2002		Family	28, 32, 39, 40 & 43 Rockvale Circle
Back of the Hill I and III	46	2001-2003		Homeownership	Scattered Sites
Nate Smith House	45	1998	HUD 202	Elderly	155 Lamartine Street
1-4 Family	17	1996-2001		Homeownership	Scattered Sites
Hyde Square Cooperative	43	1993	LIHTC	Family	Scattered Sites
Forest Glen Cooperative	13	1990		Family	93 Forest Hill Street & 30-32 Glen Road

References

1. Nitsch Engineering

2 Center Plaza, Suite 430, Boston, MA 02108

JSchmid@nitscheng.com

857-206-8740

John M. Schmid, PE LEED AP, Vice President, Principal

2. Prellwitz Chilinski Associates

221 Hampshire Street, Cambridge, MA 02139

meclipse@prellchil.com
617-547-8120
Mark Eclipse, AIA, LEEP AP, Principal

3. NEI General Contracting

27 Pacella Park Drive, Randolph, MA 02368
mmarcelli@neigc.com
781-885-3748
Marc Marcelli, Director of Northeast Construction Operations

g. Permits/Licenses

i. Relevant Business Permits/Licenses

Not applicable.

h. Subcontractors or Partnerships

i. Third-Party Relationships

WaterMark Development and JPNDC formed a team in order to acquire the MassDOT Bid Package #1 parcels that were comprised of 16 Everett Street, 71-77 Call Street, and 81 Call Street. Although WaterMark was the sole bidder for the MassDOT parcels, WaterMark and JPNDC formed a team to create a development model that will leverage market rate development to subsidize affordable housing production.

WaterMark and JPNDC plan to design and build a total of 17 homes with 8 affordable units (developed by JPNDC) to households earning between 60%- 80% of area median income by utilizing a profit share model where the market rate housing will provide a direct cross subsidy to ensure the feasibility of the affordable component. Upon designation, WaterMark will begin the process to permit 9 units of market rate housing on the Everett Street site.

At the same time, JPNDC will pursue the 79 Call Street site through the City procurement process, secure a City funding commitment to support the affordable housing, and initiate community process and permitting for 8 affordable units on the Call Street sites. Watermark will close with MassDOT prior to JPNDC receiving its procurement from the City of Boston.

- Upon acquisition of the land from MassDOT, WaterMark will transfer the Call Street Parcels to JPNDC for \$1, in addition to sharing a portion of profit from the market rate development to reduce the public subsidy needed, or to cover unfunded development costs associated with the development and sale of the affordable homes.

i. Additional Data

i. Other relevant information

The JPNDC began a robust community engagement process surrounding the vacant MassDOT and DND parcels at Call and Carolina in June 2017 when MassDOT issued a Draft Invitation To Bid. Through door-knocking, flyering, and organizing and facilitating community meetings, the JPNDC has created numerous opportunities for neighbors to participate in the planning process and provide feedback.

In addition to the community meetings, the JPNDC has created several opportunities for neighbors to participate in the planning process and provide feedback. As a first point of contact, we reached out to 175 residences abutting the MassDOT Call-Carolina

parcels via flyers in June and September in advance of the MassDOT RFP submission deadline.

- **June 5:** In advance of an initial meeting organized by MassDOT, JPNDNC door-knocked and distributed flyers within a 500ft abutting radius, reaching 300 residences about the seven initial parcels, with an invitation to attend to the community meeting on June 7, organized by MassDOT at the English High School.
- **June 7:** MassDOT Community meeting attended by 80-100 people
- **June 27:** JPNDNC organized and held meeting for Call-Carolina abutters that was attended by 9 neighbors, and we discussed support for affordable housing on the MassDOT parcels and ways to maximize the creation of affordable homes in the parcels. Advocacy with community members, resulted in them reaching out to MassDOT via letters and emails, requiring increasing affordability in the parcels. This advocacy contributed to MassDOT changing the bid package to include more affordable housing.
- **October 10:** JPNDNC hosted and organized a community meeting attended by 18 neighbors. We went through the JPNDNC/WaterMark proposal and answered questions posed by community members. Though not everyone could join us at the community meeting, we experienced a high volume of community support around JPNDNC's proposal on Call St and Carolina Ave including a petition and 35 letters of support (attached). These include letters of support from State Representative Liz Malia and Boston City Councilor Matt O'Malley. In large part due to the community support that the Call-Carolina proposal garnered, JPNDNC was ultimately awarded the MassDOT designation on November 8, 2017. Leading up to the meeting the following outreach occurred:
 - **September 28:** We put a flyer on each door within a 500 ft abutting radius of the parcels, totaling over 100 residences.
 - **October 2:** We door-knocked neighbors within a 300 foot radius. We connected with 28 people through this effort, and distributed our own info-sheet with details about JPNDNC's ideas to develop affordable housing, and invitation to provide feedback and support in a community meeting
 - **October 3:** We put 75 flyers on homes just outside of the 500 ft radius of the parcels. Additionally, we delivered personal letters to the 8 direct abutters of the property.
- **December 14:** JPNDNC attended DND's meeting about the future RFP for 79 Call Street. In the weeks leading up to the meeting, we encouraged the parcel abutters and neighbors to attend by sending emails and flyering.
- **January 29:** In advance of the release of the Boston DND RFP, JPNDNC hosted and organized a community meeting attended by 19 neighbors. We solicited feedback on our proposal for affordable housing and encouraged everyone to stay involved as we plan to submit an application for the DND parcel at 79 Call Street.
- **February 20:** JPNDNC presented to the Jamaica Plain Neighborhood Council Housing and Development Committee and received a letter of support for the Call-Carolina project.

Leslie Reid Bos

2945 Washington Street, #2, Roxbury, MA 02119
leslie_bos@yahoo.com ▪ (857) 205-2767

EXPERIENCE

Director of Real Estate – Jamaica Plain Neighborhood Development Corporation – 4/2013 - Present

- Responsible for oversight of real estate development and asset management activities for a community based non-profit. Responsible for oversight of staff of six, pipeline development, predevelopment, financing and construction management, in addition to oversight of a portfolio of 300 residential units and 250,000 square feet of retail and industrial space.

Principal Consultant - Recap Real Estate Advisors – 1/2012 – 4/2013

- Responsible for leadership role in the due diligence and transaction advisory service of national affordable housing consulting and asset management practice. Responsible for providing advisory, underwriting and asset management services for affordable housing, mixed-use and mixed-income transactions.

Loan Officer - Massachusetts Housing Partnership Fund – 10/2010 – 1/2012

- Responsible for originating, underwriting and closing affordable multi-family loans, including permanent financing for LIHTC project utilizing taxable and tax exempt financing.

Mixed Finance Program Developer – Massachusetts Department of Housing and Community Development – 12/2007 – 10//2010

- Responsible for creation of mixed finance program to utilize private and other affordable housing resources for capital improvements and development projects sponsored by Public Housing Authorities (PHA's). Develop approach to securing non-traditional State Public Housing resources, initiate and bring mixed-finance projects to fruition and codify information to train PHA personnel, consultants and DHCD staff and in-house professionals. Act as liaison to other State departments and agencies.

Senior Project Manager/Director of Real Estate - Madison Park Development Corporation – 2/2005 – 12/2007

Project Manager/Senior Project Manager - Jamaica Plain Neighborhood Development Corporation – 10/1998 – 3/2005

Program Assistant/Project Manager - Community Economic Development Assistance Corporation (CEDAC) – 6/1994 – October 1998

EDUCATION

African American Studies – University of Massachusetts at Amherst – 1989 – 1994

OTHER EXPERIENCE

President – Jamaica Plain Neighborhood Development Corporation – 2011 – 2013

Commissioner – Boston Employment Commission – September 2008 – January 2013

Matthew Henzy
85 Child Street #1, Jamaica Plain, MA 02130
Mobile: 617-285-5109 matthenzy@comcast.net

PROFESSIONAL EXPERIENCE

Summary of Skills

Demonstrated performance in all real estate development tasks including prospecting & feasibility, securing funding and financing (debt and equity), consultant management, environmental review, community review, permitting, financial management tools (budgets, cash flow projections, requisitions), construction management, marketing and lease up, condominium association creation and unit sales, and reporting to lenders and investors. Proven track record in team building and relationship management with all partners including architects, engineers, environmental, historic, and "green" consultants, and funders, lenders, and investors. Major contributions (primary project manager) to the development of 67 residential units to date.

Codman Square Neighborhood Development Corporation – Dorchester (Boston), MA

Senior Project Manager, Real Estate Development, Oct '11 to present

Project Manager, Real Estate Development, Sep '08 to Oct '11

- *Levedo*: Twenty-four unit LIHTC rental project, new construction on vacant land. Managed design, permitting, finance, construction, marketing and lease-up. Construction complete June 2011. Overhead to date \$196,000. TDC \$8.5m. LIHTC syndicator: *Enterprise Community Investments*.
- *Talbot Station Phase 1*: LIHTC mixed use, transit oriented development. Managed three acquisitions to date for this project. Managing design development, environmental testing program, interim commercial leasing, acquisition and predevelopment financing, community review, and permitting. First funding application to be submitted early 2013.
- *Whittier-Lyndhurst-Washington*: Forty-three unit LIHTC rental project, including two historic rehabs (one vacant apartment building and one occupied apartment building). Managed three acquisitions to date for this project. Managing design development, environmental testing program, acquisition and predevelopment financing, community review, and permitting. Second funding application to be submitted August 2012.
- *Girls Latin Academy II*: Thirty five unit LIHTC rental project, historic rehabilitation. Construction complete Apr '08. Managed final closing and obtaining of final historic and LIH tax credit equity contributions. LIHTC syndicator: *MMA Financial (now Boston Financial Investment Management)*.

ETC Development Corporation – Boston, MA

Project Manager, Real Estate Development, Apr '07 to Jul '08.

- *Keen Studios*: Twenty-three units, mixed income, artist restricted, condominium project, gut rehab in former school. Construction underway at Apr '07. Managed construction, in-construction permitting, marketing & sales, finance. Construction completion Jan '08. Three units sold, two rented at Jul '08. TDC \$5.6m; Overhead earned at Jul '08 \$250K.
- *Neponset Field Phase 1*: Forty-eight unit mixed income condominium project, new construction on vacant land. Land acquired, zoning approved and partial funding committed at Apr '07. Managed permitting, marketing, construction bidding. Project put on hold by ETC Board Mar '08. TDC \$15.3m.

Neighborhood of Affordable Housing – East Boston (Boston), MA

Project Manager, Real Estate Development, Jul '04 to Aug '07

Assistant Project Manager, Real Estate Development, Jul '03 to Jun '04

Senior Community Organizer, Community Organizing Department, Sep '00 to Jun '03

- *330 Meridian Street Condominiums*: Five unit affordable condominium project, new construction on vacant land. Finance closing and construction start Nov '05; construction completion Sep '06 on schedule and on budget; four units sold at Aug '07, final unit sale Jan '08. TDC \$1.5m; Overhead / Fee \$100K.
- *Falcon-Border Condominiums*: Fourteen unit affordable condominium project, new construction on vacant land. Finance closing and construction start Jun '06; construction completion Jul '07 on schedule and on budget; pre-marketing and lottery complete at Aug '07; one sale at Aug '07, fully sold subsequently. TDC \$5m; Overhead / Fee \$150K.

- *87 Princeton Street*: Complete rehab of abandoned single-family house. Appointed receiver by Boston Housing Court; financed, construction start Feb '05, sold house Apr '06. TDC \$338K; Overhead / Fee \$26K.
- *Capital Improvements*: Managed \$48K of capital improvements within two of NOAH's rental properties.
- Community organizing detail available upon request.

Community Organizing and Program Management Experience:
Detail available upon request.

Mission Hill Neighborhood Housing Services - Mission Hill (Boston), MA
Project Coordinator, Sep '97 to Sep '00

Massachusetts Tenants Organization – Boston, MA
Senior Tenant Organizer, May '96 to May '97
Interim Director, Jan '96 to Apr '96
Senior Tenant Organizer, Jan '95 to Dec '95
Tenant Organizer, Apr '91 to Oct '93

Save Our Communities Coalition / No on Question 9 Campaign – Boston, MA
Campaign Manager, Jul '94 to Nov '94

Tenants United for Public Housing Progress – Boston, MA
Community Organizer, Mar '88 to Jul '90

VOLUNTEER WORK

Habitat for Humanity (local and international). Boston Partners in Education (tutoring program). Travel, Spanish study, and volunteer work, Guatemala, 1993-1994.
Local volunteer work with *Fair Foods*, *Guatemala Committee of Boston*, *City Life/Vida Urbana* of Jamaica Plain, *Child Street Area Crime Watch*, *United for Justice with Peace*, political campaigns.

EDUCATION, TRAINING, and QUALIFICATIONS

- Southern New Hampshire University, School of Community Economic Development
MS in Community Economic Development, 2002 (coursework included Accounting, Real Estate Development, Real Estate Finance, Housing Policy, Business Development)
- University of Connecticut, Storrs, CT, B.A. Sociology/Political Science, 1987
- Leadership in Environmental and Energy Design (LEED) Accredited Professional, June 2009.
- National Development Council:
Homeownership Finance Seminar, October 2007; Rental Housing Finance Seminar, May 2008.
- Wentworth Institute of Technology:
Non-Credit program in Construction Management, 2006: Plan Reading, Estimating
- Neighborworks America Training Institutes, Atlanta Feb '04, and San Francisco Dec '05
- Local Initiatives Support Corporation: Project Manager Seminar, Spring 2004
- Proficiency in Word, Excel, Access, Publisher, Powerpoint
- Proficiency in writing for real estate development (narratives, applications, press releases).
- Proficiency in financial modeling (creation of financial management tools where none existed)
- Conversational level in Spanish
- References available upon request

May 20, 2012

Kristen Elaine Chin, LEED AP+

15 Grovenor Road, #2 | Jamaica Plain, MA 02130 | 508.685.5801 | Kristen.Chin@gmail.com

EDUCATION

- 2007-2010 **Parsons School of Design**, Master of Architecture, New York, NY
Thesis: Bridging the Gowanus: Creating Community and Preserving Place
- 2002-2006 **Brown University**, B.A. in Architectural Studies, Visual Arts, with honors, Providence, RI
Honors Thesis: Shadrach Woods and the Post-War Architecture and Urbanism of Candilis-Josic-Woods
- 2004-2005 **Columbia University**, Shape of Two Cities: New York/Paris Program, New York, NY + Paris, France
Analyzed the history, city planning, urbanism, and architecture of New York and Paris.

WORK

- 2017-Present **Urban Edge and Jamaica Plain Neighborhood Development Corporation**, Boston, MA
Enterprise Rose Architectural Fellow
-Provided design and project management assistance on the Jackson Square redevelopment plan, multifamily affordable housing projects, and infrastructural work.
-Updated green building and design standards
- 2014-2017 **Pratt Center for Community Development**, Brooklyn, NY
Sandy Neighborhood Design HelpDesk, Project Manager
-Facilitated communication and coordination amongst HelpDesk partners (LISC, Enterprise, Center for NYC Neighborhoods, Pratt Center for Community Development), New York City agencies, and local community organizations to host and support Hurricane Sandy recovery and resiliency efforts.
-Worked with 18 community-based organizations to plan, schedule, and execute HelpDesk events and outreach strategies.
-Provided public presentations to city officials, community-based organizations, and borough recovery groups.
-Recruited and trained 90 volunteers and coordinated volunteer training with the NYC Department of Buildings, the Department of City Planning, and the Office of Housing Recovery Operations.
-Managed logistics and provided on-site management for each HelpDesk.
-Oversaw maintenance of Salesforce database system.
- Green Jobs-Green New York**, Project Manager
-Provided training, coordination, and implementation support to New York City community-based organizations working to engage homeowners, building owners, and small businesses in energy efficiency improvements through New York State Research and Development Authority's (NYSERDA) programs.
- EnergyFit NYC**, Outreach Manager
-Led and coordinated outreach efforts to 25,000 homes, elected officials, and community partners to recruit NYC homeowners for an energy efficiency study.
-Conducted intake surveys with homeowners and fielded questions about energy efficiency.
- Sheepshead Bay Community Resiliency Planning**, Outreach Manager
-Helped organize community members and build consensus as they crafted a comprehensive resilience strategy to tackle their post-Sandy resiliency and re-building efforts.
- Building Community Capacity to Shape NYC's Housing Plan**, Support Staff
-Supported Pratt Center staff with planning, policy analysis, and advocacy assistance to communities targeted for re-zoning as part of the goals set out in Mayor de Blasio's affordable housing plan.
-Assisted with visioning sessions, community meetings, and environmental impact statements.
- 2014 **Analogue Studio**, Project Designer, Boston, MA
-Produced technical and presentation drawings from Schematic Design through Construction Administration.
-Interfaced with clients and vendors.
- 2012-2014 **Bernheimer Architecture**, Architectural Designer, Brooklyn, NY
-Spearheaded design studies, programming, and research for projects.
-Produced technical and presentation drawings from Schematic Design through Construction Administration.
- 2012-2014 **PaintNite NYC**, Artist and Instructor, New York, NY
-Led weekly introductory painting classes to groups of 30+ students.

Kristen Elaine Chin, LEED AP+

15 Grovenor Road, #2 | Jamaica Plain, MA 02130 | 508.685.5801 | Kristen.Chin@gmail.com

WORK CONTINUED

- 2012 **Open House New York**, Volunteer Coordinator, New York, NY
-Recruited and managed 700+ volunteers during OHNY weekend and organized informational training sessions.
-Coordinated volunteer outreach across 300+ city sites and responded to all volunteer comments and questions.
- 2011-2012 **Lewis.Tsurumaki.Lewis (LTL Architects)**, Architectural Designer, New York, NY
-Produced documentation and representation of projects from Schematic Design through Construction Documents.
-Prepared design studies, adaptations, and alternatives for project team review.
-Constructed budget and scheduling reports for project milestones.
- 2010-2011 **Conant Architects**, Architectural Designer, New York, NY
-Compiled construction documents, bid sets, and presentation drawings.
-Constructed 3D visualizations and renderings.
-Guided projects through the LEED accreditation process.
- 2010 **Parsons School of Design Summer Studies Program**, Teaching Assistant, New York, NY
-Co-taught studio-based program familiarizing students with all aspects of architectural education.
-Assisted with design, drawing, digital representation, architectural analysis, design history and theory.
- 2008-2009 **Parsons Design Workshop**, Design and Construction Team Member, New York, NY
-Participated in design, construction, project management, filing, budget, and client presentations.
-Interfaced with client, vendors, and consultants.
- 2008 **TRO Jung|Brannen**, Architectural Intern, Boston, MA
-Assisted with presentation drawings, model making, site visits and analysis, and drafting.
- 2006-2007 **Multicultural Arts Center**, Program Assistant, Cambridge, MA
-Aided gallery installation and de-installation.
-Managed membership outreach and community relationships.
-Led educational workshops within the Cambridge Public School system.
- 2005 **Brown University Undergraduate Teaching and Research Award (UTRA)**, Researcher, Providence, RI
-Redeveloped the course, "Houses and Their Furnishings in Early America."
-Constructed course website and created an online database for the class.
-Researched and archived slavery probate inventories from 18th +19th Century Providence, RI.
- 2004 **Artists Space**, Gallery Intern, New York, NY
-Researched grants and foundations to locate potential donors.
-Fostered relationships with artists and curators during the installation and de-installation of art exhibits.

LEADERSHIP, HONORS & AWARDS

- 2015 **Rhode Island School of Design Summer Institute for Design and Public Policy**, Inaugural Cohort Member
Sponsored by RISD and the U.S. State Department, the fellowship selected individuals to learn about human-centered design and explore how to apply it to public policy issues of global concern.
- 2013 **Enterprise Rose Architectural Fellowship**, Finalist
Fellowship committed to offering early career architects the experience of working in the community design and development fields.
- 2010 **Parsons School of Design Academic Excellence Award**
Issued to the student who has demonstrated outstanding academic performance during graduate school.
- 2008-2010 **Parsons School of Design Project Archival**
Submitted final projects to Parsons for publication and administrative use.
- 2006 **Fulbright Fellowship**
Awarded fellowship to research post-tsunami relief efforts in Indonesia and teach English.

PROPOSAL FORM

SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
BID COUNTER
26 COURT STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02108

DATE RECEIVED BY DND: _____

SUBMITTED BY: NAME: Kristen Chin

ADDRESS: 31 Germania Street

TELEPHONE: 617-522-2424 ext. 267

EMAIL: kchin@jpndc.org



Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

Property Address: 79 Call Street, Jamaica Plain, MA 02130

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

<u>Kristen Chin, Project Manager, JPNDC</u>	<u>Matt Henzy, Senior Project Manager, JPNDC</u>
<u>31 Germania Street</u>	<u>31 Germania Street</u>
<u>Jamaica Plain, MA 02130</u>	<u>Jamaica Plain, MA 02130</u>

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:
Corporation
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

- A. If applicant is a Partnership, state name and residential address of both general and limited partners: _____

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: Massachusetts
President is: Bashier Kayou
Treasurer is: Charles Hill
Place of Business: 31 Germania Street, Jamaica Plain, MA 02130

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

A copy of the joint venture agreement is on file at: _____ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

Trust documents are on file at _____
And will be delivered to the Official on request.

- iii. Bank reference(s): _____
- iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

- v. Number of years organization has been in business under current name: _____
- vi. Has organization ever failed to perform any contract? _____ Yes/No

If answer is "Yes", state circumstances): _____

We propose the following purchase price: \$ 100.00

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Matt Henzy

Signature of individual submitting proposal

Senior Project Manager

Title

Jamaica Plain Neighborhood Development Corporation

Legal Name of Organization

Dated at: March 8, 2018

This 8th day of March, 2018

NAME OF ORGANIZATION:

Jamaica Plain Neighborhood Development Corporation

BY: Matt Henzy

TITLE: Senior Project Manager

i. ATTESTATION:

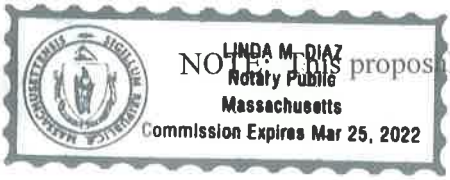
Matt Henzy

(he/she) is the Project Manager of Jamaica Plain Neighborhood Development Corporation being duly sworn deposes and says that and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 8th day of Mar, 2018

Notary Public: *Linda M. Diaz*

My Commission Expires: 3.25 (Month), 2022 (Year)



NOTE: This proposal form must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

Project Summary Form

Project Name: Call-Carolina

Project Street Address(es): 79 Call Street, Jamaica Plain, MA 02130

Developer: Jamaica Plain Neighborhood Development Corporation

Types of Units: Family Individuals Elderly Special Needs

Other? (Describe) _____ Commercial Yes No

Number of Units 8 Number of Affordable Units 8 Homeless Units _____

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

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

Housing Budget

TDC: \$ 3,166,876.00

Hard Cost/sf \$ 200.00

Operating Exp/unit \$ 0.00

TDC Per Unit: \$ 395,860.00

Hard Cost/unit \$ 255,000.00

Reserves/unit \$ 0.00

Developer Fee and Overhead \$ 100,000.00

Funding Sources: (Check all that apply)

- | | | | |
|--|--------------------------------------|--|----------------------------------|
| DND – HOME <input type="checkbox"/> | DHCD-HOME <input type="checkbox"/> | DHCD-CIPF <input type="checkbox"/> | Others: <input type="checkbox"/> |
| HSNG BOSTON 2030 <input checked="" type="checkbox"/> | DHCD-HSF <input type="checkbox"/> | 9% LIHTC <input type="checkbox"/> | _____ <input type="checkbox"/> |
| NHT <input type="checkbox"/> | DHCD-HIF <input type="checkbox"/> | 4% LIHTC <input type="checkbox"/> | _____ <input type="checkbox"/> |
| IDP <input 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 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"/> |


STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: Jamaica Plain Neighborhood Development Corporation
2. Names and titles of principals: 1) Leslie Reid Bos, Director of Real Estate, 2) Matt Henzy, Senior Project Manager, 3) Kristen Chin, Project Manager
3. Names of authorized signatories: Matt Henzy
4. Permanent main office address: 31 Germania Street, Jamaica Plain, MA 02130
Phone: 617-522-2424 Fax: 617-524-3596 Email: mhenzy@jpndc.org
5. Date organized: 1977
6. Location of incorporation: Jamaica Plain, MA
7. Number of years engaged in business under your present name: 41
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. Massachusetts Department of Transportation
 - b. MA Department of Housing and Community Development
 - c. MA Department of Neighborhood Development

Has organization ever failed to perform any contract? YES NO
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.



Signature of individual submitting proposal

Senior Project Manager

Title

Jamaica Plain Neighborhood Development Corporation

Legal Name of Organization

March 8, 2018

Date

Date

Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	<input style="width: 100%;" type="text" value="Call-Carolina"/>		
1a . Application Completed By:	<input style="width: 100%;" type="text" value="Kristen Chin and Matt Henzy"/>		
1b . Original Application Date:	<input style="width: 150px;" type="text" value="3/8/2018"/>	Application Revision Date:	<input style="width: 100px;" type="text"/>
2 . Project Address:	<input style="width: 100%;" type="text" value="71-81 Call Street"/>		
3 . Neighborhood	<input style="width: 150px;" type="text" value="Jamaica Plain"/>		
4 . City/ Town	<input style="width: 150px;" type="text" value="Boston"/>	<input style="width: 50px;" type="text" value="MA"/>	<input style="width: 50px;" type="text"/>
	<small>(state)</small>	<small>(zip code)</small>	
5 . County	<input style="width: 100%;" type="text" value="SUFFOLK"/>		
6 . <input checked="" type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	<input style="width: 80px;" type="text" value="No"/>	Enter a census tract	<input style="width: 80px;" type="text" value="n/a"/>
8 . Difficult to develop area	<input style="width: 80px;" type="text"/>	QCT information last updated on:	<input style="width: 80px;" type="text" value="3/12/2012"/>
Development Plan			
9 . Development Type (Please check all that apply.)			
<input type="checkbox"/> Yes	New construction		
<input type="checkbox"/> No	Acquisition, substantial rehab of existing housing		
<input type="checkbox"/> No	Acquisition, moderate rehab of existing housing		
<input type="checkbox"/> No	Acquisition, minimal or no rehab of existing housing		
<input type="checkbox"/> No	Adaptive re-use of non-residential structure		
10 . Proposed Housing Type	<input style="width: 100%;" type="text" value="Home Ownership"/>		
11 . Project Description:	Number of buildings:	<input style="width: 80px;" type="text" value="2"/>	
<div style="border: 1px solid black; padding: 5px;"> <p>A new construction homeownership / rental housing development with 100% affordability consisting of 4 homeownership units and 4 rental units</p> <p>(2) 3 story, 4 unit buildings, each with (3) 4BR units and (1) 2BR unit (1) accessible unit (MAAB Group 2) (8) off-street parking spaces, including one accessible space</p> </div>			
12 . Development Schedule:	<i>Original</i>	<i>Revised</i>	<i>Optional user comments</i>
Application Date	<input style="width: 80px;" type="text" value="3/8/2018"/>		
Construction Loan Closing	<input style="width: 80px;" type="text" value="Sep 2018"/>		
Initial Loan Closing (MHFA only)			
Construction Start	<input style="width: 80px;" type="text" value="Sep 2018"/>		
50% Construction Completion	<input style="width: 80px;" type="text" value="Feb 2019"/>		
Construction Completion	<input style="width: 80px;" type="text" value="Sep 2019"/>		
First Certificate of Occupancy	<input style="width: 80px;" type="text" value="Sep 2019"/>		
Final Certificate of Occupancy	<input style="width: 80px;" type="text" value="Sep 2019"/>		
Sustained Occupancy	<input style="width: 80px;" type="text" value="n/a"/>		
Permanent Loan Closing	<input style="width: 80px;" type="text" value="n/a"/>		

Call-Carolina

Application Date: 3/8/2018

#VALUE!

13. Unit Mix:

	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income 80%	Market Rate	Total Units
SRO						0
0 bedroom						0
1 bedroom						0
2 bedrooms			2			2
3 bedrooms						0
4 bedrooms			2	4		6
Total Units	0	0	4	4	0	8
Home Units*						0

*HOME units included in the above totals. Other Income=Below 80% of median income

14. Unit Size in square feet:

	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income 80%	Market Rate	Average All Incomes
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms			749.0			749
3 bedrooms						N/A
4 bedrooms			1450.0	1450.0		1,450

15. Number of bathrooms in each unit:

	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income 80%	Market Rate	Average All Incomes
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms			1.0			1.0
3 bedrooms						N/A
4 bedrooms			2.5	2.5		2.5

16. Funding Applied For:

Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation No
 Category Not Applicable
 Category Not Applicable

HOME Funding through DHCD No

Massachusetts Housing Finance Agency (select all that apply):
 Official Action Status No
 Construction Financing/Bridge Financing..... No
 Permanent Financing No

Massachusetts Housing Partnership (MHP) Fund:
 Permanent Rental Financing Program No

Massachusetts Housing Investment Corporation (select all that apply):
 Debt Financing No
 Tax Credit Equity Investment No

Boston Department of Neighborhood Development (DND): Yes

Other No
 Other..... N/A
 Other..... N/A
 Other..... N/A
 Financing from MassDevelopment No

17 . Number of buildings planned:	Total	New	
		Construction	Rehabilitation
a. Single-Family	0		
b. 2-4 Family	2	2	
c. Townhouse	0		
d. Low/Mid rise	0		
e. High-rise	0		
f. Other	0		
TOTAL	2	2	0

18 . Number of units:

19 . Gross Square Footage

a. Residential	<input type="text" value="-"/>	<input type="text"/>	<input type="text"/>
b. Commercial	<input type="text" value="-"/>	<input type="text"/>	<input type="text"/>

20 . Net Rentable Square Footage:

	Total		Percent of Gross
a. Residential	n/a	s.f.	<input type="text" value="0%"/>
b. Commercial		s.f.	<input type="text" value="N/A"/>

21 . Number of handicapped accessible units Percent of total

22 . Fire Code Type

23 . Will building(s) include elevators?

24 . Are the following provided with the housing units:

- a. Range?
- b. Refrigerator?
- c. Microwave?
- d. Dishwasher?
- e. Disposal?
- f. Washer/Dryer Hookup?
- g. Washer & Dryer?
- h. Wall-to-wall Carpet?
- i. Window Air Conditioner?
- j. Central Air Conditioning?

Gas or electric?

Optional user comments

25 . Are the following included in the rent:

- a. Heat?
- b. Domestic Electricity?
- c. Cooking Fuel?
- d. Hot Water?
- e. Central A/C, if any?

26 . Type of heating fuel:

27 . Total no. of parking spaces: Outdoor: Enclosed:

28 . Number of parking spaces exclusively for the use of tenants:

a. Residential	Total:	<input type="text" value="8"/>	Outdoor:	<input type="text" value="8"/>	Enclosed:	<input type="text"/>
b. Commercial	Total:	<input type="text" value="0"/>	Outdoor:	<input type="text"/>	Enclosed:	<input type="text"/>

29 . Will rehabilitation require the relocation of existing tenants? Not applicable

30 . Scope of rehabilitation: Please describe the following (or type N/A).

a. Major systems to be replaced:

Not applicable

b. Substandard conditions and structural deficiencies to be repaired:

Not applicable

c. Special features/adaptations for special needs clients to be housed:

Not applicable

31 . Are energy conservation materials in excess of the Building Code?

- a. Insulation No
- b. Windows No
- c. Heating system Yes *R-Value or type?*

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	13,877	0.32
33 . Wetlands area:	0	
34 . Buildable area:	13,877	0.32

Existing Conditions:

- 35 . What is the present use of the property? vacant land
- 36 . Number of existing structures: -
- 37 . Gross s.f. of existing structures: -
- 38 . If rehabilitation:
- | | number of units | num. of bedrooms |
|---|-----------------|------------------|
| a. Number of existing residential units/bedrooms: | | |
| b. Number of units/bedrooms currently occupied: | | |
- 39 . If site includes commercial space:
- | | | |
|---|--|-------------|
| a. Square footage of existing commercial space: | | square feet |
| b. Square footage currently occupied: | | square feet |
- 40 . What are the surrounding land uses? Residential and the Southwest Corridor Park

Utilities:

41 . Are the following utilities available on the site:

- a. Sanitary sewer? Yes
- b. Storm sewer? Yes
- c. Public water? Yes
- d. Electricity? Yes
- e. Gas? Yes

If any of the above are not available, is plan attached explaining how such service will be extended to the site? N/A

Zoning:

Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.

42 . Does the present zoning allow the proposed development? Yes No

43 . Have you applied for a zoning variance, change, special permit or subdivision? Yes No

44 . Do you anticipate applying for a comprehensive permit under Chapter 774? Yes No

Site Control:

45 . What form of site control do you have?

Include copies of the appropriate site control documents as part of Exhibit 4.

46 . Please provide details about your site control agreement.

- a. Name of Seller:
- b. Principals of seller corporation:
- c. Type of Agreement:
- d. Agreement Date:
- e. Expiration Date:
- f. Purchase price if under agreement:
- g. Is there any identity of interest between buyer and seller?

47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?

48 . Are there any outstanding liens on the property?

Amenities and Services:

49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	<i>Distance</i>	
a. Shopping facilities	0.50	miles
b. Schools	0.50	miles
c. Hospitals	0.50	miles
d. Parks and recreational facilities	0.50	miles
e. Police station	0.50	miles
f. Fire station	0.50	miles
g. Public transportation	0.25	miles
h. Houses of worship	0.50	miles
i. City/Town Hall	5.00	miles

Environmental Information

- 50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?
- 51 . Has a Chapter 21E assessment been performed?
Please include a copy as Exhibit 2
- 52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?
- 53 . Does the building require lead paint abatement?
- 54 . Does the building require asbestos abatement?
- 55 . Do radon tests show radon levels exceeding four picocuries/liter?
- 56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?
- 57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?
- 58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?
- 59 . Is the site located in a floodplain or wetlands area?
- 60 . Does the site contain endangered animal or plant species?
- 61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?

Section 2 DEVELOPMENT TEAM SUMMARY

62 . **Developer/Sponsor Type**

Non-profit corporation (Chapter 180)

63 . **Developer/Sponsor:**

Form of Legal Entity

Corporation

Legal Name

Jamaica Plain Neighborhood Development Corporation
--

Address

31 Germania Street

Jamaica Plain, MA 02130

Contact Person

Kristen Chin

(617) 522-2424

E-mail

kchin@jpndc.org

64 . **Owner/Mortgagor:**

Legal Name

same

Address

--

Has this entity already been formed?

No	
----	--

Principals

--

Principals

--

Contact Person

--

Telephone No. / Fax. No.

--	--

E-mail

--

65 . **General Partner:**

Legal Name

--

Address

--

Has this entity already been formed?

No	
----	--

Principal (if corporate)

--

Contact Person

--

% of Ownership

--

Telephone No. / Fax. No.

--	--

E-mail

--

66 . **General Partner:**

Legal Name

--

Address

--

Has this entity already been formed?

No	
----	--

Principal (if corporate)

--

Contact Person

--

% of Ownership

--

Telephone No. / Fax. No.

--	--

E-mail

--

67 . Development Consultant:

Legal Name
 Address

 Contact Person
 Telephone No. / Fax. No.
 E-mail

68 . Contractor:

Name
 Address

 Fed Tax ID #
 Contact Person
 Telephone No. / Fax. No.
 E-mail

69 . Architect:

Name
 Address

 Contact Person
 Telephone No. / Fax. No.
 E-mail

DREAM Collaborative
236 Huntington Avenue Suite 303
Boston, MA 02115
Jonathan Garland
(617) 851-1158
jgarland@dreamcollaborative.com

70 . Management Agent:

Name
 Address

 Contact Person
 Telephone No. / Fax. No.
 E-mail

71 . Attorney (Real Estate):

Name
 Address

 Contact Person
 Telephone No. / Fax. No.
 E-mail

Klein Hornig
101 Arch Street, Suite 1101
Boston, MA 02110
Joseph Lieber
(617) 224-0605
jlieber@kleinhornig.com

72 . Attorney (Tax):

Name
 Address

 Contact Person
 Telephone No. / Fax. No.
 E-mail

73 . Syndicator:

Name
 Address

 Contact Person
 Telephone No. / Fax. No.
 E-mail

74 . Guarantor:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

75 . Service Provider or Coordinator:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

76 . Marketing Agent:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

77 .

Other role

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

78 .

Other role

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

79 . Is there any identity of interest between any members of the development team?

--

80 . Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.

To be determined.

Section 3 SOURCES AND USES OF FUNDS

Sources of Funds									
Private Equity:				<i>Optional user calculations</i>					
81 .	Developer's Cash Equity	\$			Sale Proceeds	1,910,000			
82 .	Tax Credit Equity (net amount) <i>(See line 360, Section 5, page 18.)</i>	\$			Mass Save	4,301			
83 .	Developer's Fee/Overhead, Contributed or Loaned		\$251,788		Subtotal	1,914,301			
84 .	Other Source: see user calculation		\$1,914,301						
Public Equity:									
85 .	HOME Funds, as Grant	\$							
86 .	Grant:	\$							
87 .	Grant:	\$							
88 .	Total Public Equity		\$0						
Subordinate Debt (see definition):				<i>Amount</i>	<i>Rate</i>	<i>Amortiz.</i>	<i>Term</i>		
89 .	Home Funds-DHCD, as Subordinate Debt		\$0	%	yrs.	yrs.			
	Source:								
90 .	Home Funds-Local, as Subordinate Debt		\$0	%	yrs.	yrs.			
	Source:								
91 .	Subordinate Debt		\$1,000,000	%	yrs.	yrs.			
	Source:	Boston DND							
92 .	Subordinate Debt		\$0	%	yrs.	yrs.			
	Source:								
93 .	Subordinate Debt		\$0	%	yrs.	yrs.			
	Source:								
94 .	Total Subordinate Debt		\$1,000,000						
Permanent Debt (Senior):				<i>Amount</i>	<i>Rate</i>	<i>Override</i>	<i>Amortiz.</i>	<i>Term</i>	<i>MIP</i>
95 .	MHFA	MHFA Program 1	\$	%	%	yrs.	yrs.	%	
96 .	MHFA	MHFA Program 2	\$	%	%	yrs.	yrs.	%	
97 .	MHP Fund Permanent Loan		\$	%		yrs.	yrs.	%	
98 .	Other Permanent Senior Mortgage		\$	%		yrs.	yrs.	%	
	Source:								
99 .	Other Permanent Senior Mortgage		\$	%		yrs.	yrs.	%	
	Source:								
100 .	Total Permanent Senior Debt		\$0						
101 .	Total Permanent Sources		\$3,166,089						
Construction Period Financing:				<i>Amount</i>	<i>Rate</i>	<i>Term</i>			
102 .	Construction Loan		\$0	%	mos.				
	Source:								
	Repaid at:	(event)							
103 .	Other Interim Loan		\$0	%	mos.				
	Source:								
	Repaid at:	(event)							
104 .	Syndication Bridge Loan		\$0	%	mos.				
	Source:								
	Repaid at:	(event)							

Uses of Funds

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

Direct Construction:

105 . Who prepared the estimates?

Name Signature

106 . Basis for estimates?

	DV	Trade Item	Amount	Description
107 .	3	Concrete		
108 .	4	Masonry		
109 .	5	Metals		
110 .	6	Rough Carpentry		
111 .	6	Finish Carpentry		
112 .	7	Waterproofing		
113 .	7	Insulation		
114 .	7	Roofing		
115 .	7	Sheet Metal and Flashing		
116 .	7	Exterior Siding		
117 .	8	Doors		
118 .	8	Windows		
119 .	8	Glass		
120 .	9	Lath & Plaster		
121 .	9	Drywall		
122 .	9	Tile Work		
123 .	9	Acoustical		
124 .	9	Wood Flooring		
125 .	9	Resilient Flooring		
126 .	9	Carpet		
127 .	9	Paint & Decorating		
128 .	10	Specialties		
129 .	11	Special Equipment		
130 .	11	Cabinets		
131 .	11	Appliances		
132 .	12	Blinds & Shades		
133 .	13	Modular/Manufactured		
134 .	13	Special Construction		
135 .	14	Elevators or Conveying Syst.		
136 .	15	Plumbing & Hot Water		
137 .	15	Heat & Ventilation		
138 .	15	Air Conditioning		
139 .	15	Fire Protection		
140 .	16	Electrical		
141 .		Accessory Buildings		
142 .		Other/misc		
143 .		Subtotal Structural	\$0	
144 .	2	Earth Work		
145 .	2	Site Utilities		
146 .	2	Roads & Walks		
147 .	2	Site Improvement		
148 .	2	Lawns & Planting		
149 .	2	Geotechnical Conditions		
150 .	2	Environmental Remediation		
151 .	2	Demolition		
152 .	2	Unusual Site Cond		
153 .		Subtotal Site Work	\$0	
154 .		Total Improvements	\$0	
155 .	1	General Conditions	\$0	
156 .		Subtotal	\$0	
157 .	1	Builders Overhead	\$2,040,000	Base Contract
158 .	1	Builders Profit	\$50,000	Soil Import / Export Allowance
159 .		TOTAL	\$2,090,000	

160 Total Cost/square foot: Residential Cost/s.f.:

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$1	\$1		
162 . Acquisition: Building	\$0	\$0		
163 . Acquisition Subtotal	\$1	\$1	\$0	
164 . Direct Construction Budget	\$2,090,000	\$2,090,000		(from line 159)
165 . Construction Contingency	\$102,000	\$102,000		4.9% of construction
166 . Subtotal: Construction	\$2,192,000	\$2,192,000	\$0	

General Development Costs:

167 . Architecture & Engineering	\$223,700	\$223,700		
168 . Survey and Permits	\$60,200	\$60,200		
169 . Clerk of the Works	\$43,300	\$43,300		
170 . Environmental Engineer	\$34,500	\$34,500		
171 . Bond Premium	\$24,100	\$24,100		
172 . Legal	\$16,100	\$16,100		
173 . Title and Recording	\$19,100	\$19,100		
174 . Accounting & Cost Cert.	\$7,900	\$7,900		
175 . Marketing and Rent Up	\$6,000	\$6,000		
176 . Real Estate Taxes	\$3,900	\$3,900		
177 . Insurance	\$25,700	\$25,700		
178 . Relocation	\$0	\$0		
179 . Appraisal	\$8,000	\$8,000		
180 . Security	\$5,000	\$5,000		
181 . Construction Loan Interest	\$54,000	\$54,000		
182 . Inspecting Engineer	\$0	\$0		
183 . Fees to: Const Lender	\$8,600	\$8,600		
184 . Fees to: Utilities	\$32,000	\$32,000		
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$10,000	\$10,000		Predevelopment Loan Interest & Fees
189 . Development Consultant	\$0			
190 . Other: Lender Legal	\$20,000	\$20,000		
191 . Other: Site Maintenance	\$5,000	\$5,000		pre-construction
192 . Soft Cost Contingency	\$15,200	\$15,200		2.5% of soft costs
193 . Subtotal: Gen. Dev.	\$622,300	\$622,300	\$0	

194 . Subtotal: Acquis., Const and Gen. Dev.	\$2,814,301	\$2,814,301	\$0	
--	-------------	-------------	-----	--

195 . Capitalized Reserves	\$0			
196 . Developer Overhead	\$100,000	\$100,000		
197 . Developer Fee	\$251,788	\$251,788		

198 . Total Development Cost	\$3,166,089	\$3,166,089	\$0	TDC per unit	\$395,761
control:	\$0				
199 . TDC, Net	\$2,914,301	\$2,914,301	\$0	TDC, Net per unit	\$364,288

Additional Detail on Development Pro-Forma:

200 . Gross Syndication Investment

Off-Budget Costs:

Syndication Costs:

201 . Syndication Legal

202 . Syndication Fees

203 . Syndication Consultants

204 . Bridge Financing Costs

205 . Investor Servicing (capitalized)

206 . Other Syndication Expenses

207 . Total Syndication Expense

208 . Current Reserve Balance

Reserves (capitalized):

209 . Development Reserves

210 . Initial Rent-Up Reserves

211 . Operating Reserves

212 . Net Worth Account

213 . Other Capitalized Reserves

214 . Subtotal: Capitalized Reserves

215 . Letter of Credit Requirements

216 . Total of the Above

Check: Line 214 is the same as line 195.

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

Unit Sales (For Sale Projects Only):

217 . Gross Sales From Units

218 . Cost of Sales (Commissions, etc.)

219 . Net Receipt from Sales

Debt Service Requirements:

220 . Minimum Debt Service Coverage

221 . Is this Project subject to HUD Subsidy Layering Review?

Optional user comments

Section 7 SIGNATURE PAGE

Project Name

Call-Carolina

Date:

March	8	2018
<i>(month)</i>	<i>(day)</i>	<i>(year)</i>

The applicant certifies that this application is complete and accurate, to the best of his/her knowledge, and that there are no material misrepresentations.

Mortgagor:


Matt Henzy, JPND

Jamaica Plain NDC
 Call - Carolina
 Development Budget: Sources & Uses
 Updated:

3/7/2018

Sources of Funds:

Sale Proceeds	\$1,910,000
Boston DND	\$1,000,000
Developer Overhead/Fee Contribution	\$251,788
Mass Save Rebates	\$4,301
TOTAL SOURCES	\$3,166,089

Uses of Funds:

Acquisition	\$1
Hard Costs	
Construction: base contract	\$2,040,000
Construction Contingency	\$102,000
Soil Export / Import Allowance	\$50,000
Subtotal: Construction	\$2,192,000
Soft Costs	
Architecture & Engineering	\$223,700
Survey and Permits	\$60,200
Construction Deposits and Refunds	\$0
Clerk of the Works	\$43,300
Environmental Engineering	\$34,500
Construction Bond Premium	\$24,100
Legal (Owner)	\$16,100
Title and Recording	\$19,100
Accounting & Cost Certification	\$7,900
Marketing & Rent Up	\$6,000
Real Estate Taxes	\$3,900
Insurance	\$25,700
Appraisal	\$8,000
Security	\$5,000
Construction Loan Interest	\$54,000
Predevelopment Loans Interest & Fees	\$10,000
Inspecting Engineer	\$0
Finance Fees	\$8,600
Legal (Lender)	\$20,000
Utilities	\$32,000
Site Maintenance (pre-construction)	\$5,000
Soft Cost Contingency	\$15,200
Subtotal: Soft Costs	\$622,300
Subtotal: Acquisition, Construction, Soft	\$2,814,301
Capitalized Reserves	\$0
Developer Overhead	\$100,000
Developer Overhead/Fee Contribution	\$251,788
TOTAL DEVELOPMENT COST	\$3,166,089
Surplus or (Deficit)	\$0
Sources as % of TDC	100.0%
TDC per unit	\$395,761

Jamaica Plain NDC
 Call - Carolina
 Development Budget: Affordability
 Updated:

3/7/2018

	4BR onwer unit / 4BR tenant unit				4BR onwer unit / 2BR tenant unit				
	Conventional		Soft Second		Conventional		Soft Second		
Sale Price		\$490,000		\$490,000		\$465,000		\$465,000	
Down Payment by buyer	5%	\$24,500	1.5%	\$7,350	5%	\$23,250	1.5%	\$6,975	
Down Payment City grant	0%	\$0	1.5%	\$7,350	0%	\$0	1.5%	\$6,975	
1st Mortgage Principal	95%	\$465,500	77%	\$377,300	95%	\$441,750	77%	\$358,050	
2nd Mortgage Principal	0%	\$0	20%	\$98,000	0%	\$0	20%	\$93,000	
1st Mortgage P&I monthly	4.08%	\$2,236	4.08%	\$1,813	4.08%	\$2,122	4.08%	\$1,720	
2nd Mortgage Interest only monthly	4.08%	\$0	4.08%	\$333	4.08%	\$0	4.08%	\$316	
Total Loan Payments		\$2,236		\$2,146		\$2,122		\$2,036	
Taxes monthly	rate per \$1000	\$11	\$449	\$11	\$449	\$11	\$426	\$11	\$426
Insurance monthly		\$250		\$250		\$250		\$250	
Replacement Reserve contribution monthly		\$100		\$100		\$100		\$100	
Total Housing Payments		\$3,035		\$2,945		\$2,898		\$2,812	
Rental Income (60% AMI max): Amt, Undrwrtng %	\$1,800	75%	-\$1,950	75%	-\$1,350	\$1,396	75%	-\$1,047	
Net Housing Payment		\$1,685		\$1,595		\$1,851		\$1,765	
Household Income monthly (min)	housing cost %:	30%	\$5,617	30%	\$5,317	30%	\$6,170	30%	\$5,884
Owner Household (1 person per bedroom)									
100% AMI (four persons)		\$103,400		\$103,400		\$103,400		\$103,400	
Household Income MAX (80% AMI, annual)		\$82,700		\$82,700		\$82,700		\$82,700	
Household Income MIN (annual, \$)		\$67,404		\$63,804		\$74,040		\$70,608	
Household Income MIN (% of 100% AMI)		65%		62%		72%		68%	
Marketing Window (annual, \$)		\$15,296		\$18,896		\$8,660		\$12,092	
Marketing Window (%)		15%		18%		8%		12%	
Tenant Household (1 person per bedroom)									
100% AMI (four persons / two persons)		\$103,400		\$103,400		\$82,700		\$82,700	
Household Income MAX (60% AMI, annual)		\$62,040		\$62,040		\$49,680		\$49,680	
Household Income MIN (annual, \$)		\$54,000		\$54,000		\$41,880		\$41,880	
Household Income MIN (% of 100% AMI)		52%		52%		51%		51%	
Marketing Window (annual, \$)		\$8,040		\$8,040		\$7,800		\$7,800	
Marketing Window (%)		8%		8%		9%		9%	
Owner Household (1.5 Persons per bedroom)									
100% AMI (six persons)		\$119,950		\$119,950		\$119,950		\$119,950	
Household Income MAX (80% AMI, annual)		\$95,950		\$95,950		\$95,950		\$95,950	
Household Income MIN (annual, \$)		\$67,404		\$63,804		\$74,040		\$70,608	
Household Income MIN (% of 100% AMI)		56%		53%		62%		59%	
Marketing Window (annual, \$)		\$28,546		\$32,146		\$21,910		\$25,342	
Marketing Window (%)		24%		27%		18%		21%	
Tenant Household (1.5 Persons per bedroom)									
100% AMI (six persons / three persons)		\$119,950		\$119,950		\$93,050		\$93,050	
Household Income MAX (60% AMI, annual)		\$72,000		\$72,000		\$55,860		\$55,860	
Household Income MIN (annual, \$)		\$54,000		\$54,000		\$41,880		\$41,880	
Household Income MIN (% of 100% AMI)		45%		45%		45%		45%	
Marketing Window (annual, \$)		\$18,000		\$18,000		\$13,980		\$13,980	
Marketing Window (%)		15%		15%		15%		15%	

**JPNDC: Call-Carolina
Proposal to Boston DND
March 8, 2018**

APPENDIX 5: Preliminary Operating Budget

Not applicable. Call-Carolina is a homeownership project.

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: Jamaica Plain Neighborhood Development Corporation

Assuming that you are designated on April 2, 2018 , indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	March 12, 2018
Apply for Permit(s)	March 13, 2018
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	April 19, 2018
Permit(s) Issued	August 29, 2018
Financing Closed	September 12, 2018
Construction Begins	September 2018
Construction Complete	September 2019

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: Jamaica Plain Neighborhood Development Corporation

How many full time employees does your firm currently have?

Under 25 25 -99 100 or more

Are you a Boston-based business? YES NO

Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

Are you a Woman-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages MIHI builders to seek to achieve the following construction employment goals:

Boston Residents	50% of project hours
Minority	25% of project hours
Female	10% of project hours

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

JPNDC is committed to workforce and procurement diversity. In addition to compliance with the City of Boston Resident Jobs Policy, JPNDC includes workforce and diversity requirements in its construction contracts, including financial penalties for non-compliance. See Proposal, Item (e) for details.

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: 75 Amory Avenue

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.

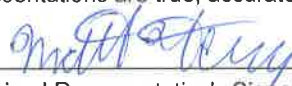
For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: Jamaica Plain Neighborhood Development Corporation

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
see attached	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

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

Matt Henzy, Senior Project Manager



3/7/18

Print Name and Title

Authorized Representative's Signature

Date

617-522-2424 ext. 260

Applicant Contact (If different from above)

Telephone Number

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission Y\$ _____ N

Signature and Date: _____

Notes: _____

Department of Neighborhood Development Y\$ _____ N

Signature and Date: _____

Notes: _____

Public Works Department Y\$ _____ N

Signature and Date: _____

Notes: _____

Treasury Department Y\$ _____ N

Signature and Date: _____

Notes: _____

DND Contact

Division

Program

Phone: ext.

Disclosure of Property Owned

Below are listed all City of Boston properties currently owned by the applicant - Jamaica Plain Neighborhood Development Corporation (JPNDC) - or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest.

Updated: 3/8/2017

Entity Name	Address	Ward	Parcel	Sub-parcel
75 Amory Apartments LLC	75 Amory Avenue	11	1200	15
CWL Housing LLC	270 Centre St	10	02221	010
Centre St Retail LLC	270 Centre St	10	02221	014
Centre St Retail LLC	363 Centre St	10	02038	022
JP Scattered Site LLC	3 Buckley Ave	10	02274	000
JP Scattered Site LLC	69 Walden St	10	02321	000
JP Scattered Site LLC	106 Chestnut Ave	19	00066	002
JP Scattered Site LLC	108 Chestnut Ave	19	00066	001
JP Scattered Site LLC	76 Spring Park Ave	19	00658	010
JP Scattered Site LLC	78 Spring Park Ave	19	00658	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	16 Schiller St	10	01842	010
One to Four Rehabilitation Corp (Hyde Sq Coop)	Arcola St	10	01729	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	47 Walden St	10	02316	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	Arklow St	10	02330	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	112 Minden St	10	01881	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	34 Day Street	10	01870	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	37 Walden Street	10	02329	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	104 Minden Street	10	01884	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	13 Round Hill Street	10	02308	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	28 Gayhead Street	10	01887	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	Arklow Street	10	02314	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	43 Walden Street	10	02315	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	31 Walden Street	10	02327	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	33R Walden Street	10	02328	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	83 Minden Street	10	01837	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	85 Minden Street	10	01838	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	79 Minden Street	10	01836	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	7 Walden Street	10	01831	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	13 Kenney Street	10	01742	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	Kenney Street	10	01741	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	5 Walden Street	10	01830	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	18 Arcola Street	10	01730	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	6 Schiller Street	10	01846	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	8 Schiller Street	10	01845	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	146 Minden Street	10	01871	000
One to Four Rehabilitation Corp (Hyde Sq Coop)	20 Arcola Street	10	01730	000
Catherine H Gallagher Coop	191-193 Heath St	10	01520	010
Catherine H Gallagher Coop	195-197 Heath St	10	01520	010
Catherine H Gallagher Coop	199-201 Heath St	10	01520	010
Catherine H Gallagher Coop	209 Heath St	10	01520	010
Catherine H Gallagher Coop	219-221 Heath St	10	01520	010
Catherine H Gallagher Coop	223 Heath St	10	01520	010
Catherine H Gallagher Coop	225 Heath St	10	01520	010
Rockvale Community Housing Corp	28 Rockvale Circle	11	02981	000
Rockvale Community Housing Corp	32 Rockvale Circle	11	02980	000
Rockvale Community Housing Corp	39 Rockvale Circle	11	02882	000

Disclosure of Property Owned

Rockvale Community Housing Corp	40 Rockvale Circle	11	02888	000
Rockvale Community Housing Corp	43 Rockvale Circle	11	02883	000
Bickford Elderly Housing Corp (Julia Martin House)	90 Bickford St	10	02334	010
Sumner Hill Rental Apartments LLC	76 Elm St	10	01901	237
Nate Smith Housing Corporation	155 Lamartine St	19	00029	010
Angela Westover Housing Corporation	49 Parley Ave	10	02210	000
Brewery Development Company	284 Amory St	11	02125	000
Brewery Development Company	6 Bismark St	11	02158	000
Pondview JP Limited Partnership	560-566 Centre St	19	00914	000
Church Square SRO LLC	35 Creighton St	10	02038	012
Church Square Campus Developer LLC	361 Centre St	10	02038	010
Centre Creighton Apartments LLC	365 Centre St	10	02038	024
Walden Garden	15 Walden St	10	01834	000
Walnut Avenue Apartments LP	459-461 Walnut Ave	11	02357	000

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Jamaica Plain Neighborhood Development Corporation

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. 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

2. 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

3. 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

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No

6. 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?

No

Signed under the pains and penalties of perjury this

8th day of March, 20 18

SIGNATURE:  _____

TITLE: Senior Project Manager

ORGANIZATION: Jamaica Plain Neighborhood Development Corporation

ADDRESS: 31 Germania Street

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:

Kristin Chin

Matt Henzy

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

March 8 2018

Then personally appeared the above named *Matt Henzy*, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

Linda M. Diaz

Name:

Notary Public 3-25-2022

My Commission Expires: 3-25-2018



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 statement is made under the pains and penalties of perjury this 8th day
of March, 2018
Month Year



Proposer Signature



Co-Proposer Signature (If Applicable)



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

ADDENDUM NO: **One (1)**
DATED: February 15, 2018
To All Potential Applicants

For **Request for Proposals
Neighborhood Homes Initiative
79 Call Street, Jamaica Plain**

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
26 COURT STREET
BOSTON, MA 02108

This addendum modifies, amends, and supplements designated parts of the Request For Proposals: **Neighborhood Homes Initiative - 79 Call Street, Jamaica Plain** and is hereby made a part thereof by reference, and shall be as binding as though inserted in its entirety in the locations designated hereunder. Whenever portions of any addendum are in conflict with a previous addendum, the addendum bearing the latest date shall govern. No claim for additional compensation, due to the lack of knowledge of this addendum will be considered.



Sheila A. Dillon
Chief and Director
Department of Neighborhood Development

ITEM ONE: Potential Applicants are notified that under the Table of Contents, Forms, the link listed as "Ver 1-Beneficial Interest Statement" is inaccessible. Therefore, the attached form entitled "Disclosure Statement for Transaction with a Public Agency Concerning Real Property" will replace the Ver 1-Beneficial Interest Statement form.

End of Addendum No. 1 – **Request for Proposals: Neighborhood Homes Initiative –
79 Call Street, Jamaica Plain**



DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

Jamaica Plain Neighborhood Development Corporation

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

Purchase

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

Boston Department of Neighborhood Development

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

Jamaica Plain Neighborhood Development Corporation. Type of Entity: Corporation

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

<input type="checkbox"/> Lessor/Landlord	<input type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input checked="" type="checkbox"/> Buyer/Grantee
<input type="checkbox"/> Other (Please describe): _____	

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

Jamaica Plain Neighborhood
Development Corporation (JPNDC).

31 Germania Street, Jamaica Plain, MA
02130

JPNDC is a non-profit organization who
has a history of building affordable
housing.

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): **None**
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Jamaica Plain Neighborhood Development Corporation

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)



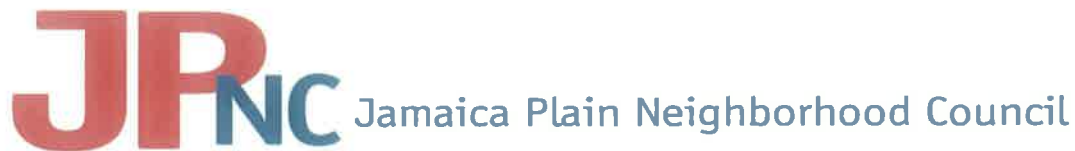
03/08/2018

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

Matt Henzy, Senior Project Manager

PRINT NAME & TITLE of AUTHORIZED SIGNER



March 7, 2018

Via e-mail: mhenzy@jpndc.org
erothschild@jpndc.org

Matt Henzy
Senior Real Estate Project Manager
Jamaica Plain Neighborhood Development Corp.
31 Germania Street
Jamaica Plain, Massachusetts 02130

Re: Call-Carolina Project

Dear Matt,

Thank you for sharing your current proposal for the development of eight units of housing on the former MassDOT parcels at 71-85 Call Street. Acquisition of these parcels involved a partnership with Watermark Development. Watermark covered the purchase price and will build nine market-rate units on a former MassDOT parcel on Everett Street in a separate development.

This is a strong, welcome, and creative project.

By creating affordable housing on these parcels, this project satisfies the desire of many in Jamaica Plain to see the public land taken by eminent domain decades ago serve public benefit. All eight units are affordable. The four homeownership units will be affordable to households earning 80% AMI (family of four annual income \$82,700)). The four rental units will be affordable to households earning 60% AMI (family of four annual income \$62050, monthly 2-bedroom rent \$1241).

This project offers homeownership to first time homebuyers, allowing families to build equity and providing stability to the neighborhood. Combining an affordable price with the income from a rental unit makes this a realistic option for new homeowners. Homes will sell in the mid- to high- \$400,000 range. Tenant rent will contribute to monthly payments.

The JPNDC has conducted extensive outreach to abutters and neighbors regarding this project, and will continue that process, especially regarding design, borders and buffers, and tree removal/replacement.

Regarding good jobs standards, the JPNDC commits to exceeding Boston Residents Jobs Policy diversity goals. In addition, the JPNDC is exploring ensuring a community rate minimum for all workers on projects. We appreciate these efforts.

The project will target LEED certification, will use Energy Star appliances, and will meet Healthy

St. Henry
March 7, 2018
page 2

Home guidelines.

We ask the project team to consider these suggestions: (1) Encourage homeowners to accept Section 8 vouchers; (2) Pursue increased affordability if possible; (3) Increase the energy efficiency even if that adds a small percentage to the cost; and, (4) Increase bike parking

We look forward to the progress of this project.

Very truly yours,

Jamaica Plain Neighborhood Council

A handwritten signature in black ink, appearing to read 'Kevin F. Moloney', written in a cursive style.

Kevin F. Moloney, Chair

CALL-CAROLINA

79 Call Street RFP
March 8, 2018



CALL - CAROLINA
JAMACIA PLAIN, MA

MARCH 8, 2018



D/R/E/A/MCELLABORATIVE

CALL AND CAROLINA			
Address	Square Feet	Owner	Zoning
71-77 Call Street (B106-6)	4,123	MassDOT	3F-5000
81 Call Street (B106-2)	8,367	MassDOT	3F-5000
Call and Carolina	12,490		
79 Call Street	1,380	City of Boston	3F-5000
TOTAL	13,870		



CALL – CAROLINA
JAMACIA PLAIN, MA

MARCH 8, 2018



D/R/E/A/M COLLABORATIVE

71 - 85 Call Street Jamaica Plain, MA



Building A		BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
OWNER	UNIT DES	UNIT TYPE	AREA SF	AREA SF	AREA SF	AREA SF
1	A	4 BR TH	1066 SF	488 SF	510 SF	1,508 SF
	B	4 BR TH	1088 SF	482 SF	482 SF	1,444 SF
2	C	2 BR PLAT	749 SF	0 SF	0 SF	749 SF
	D	4 BR TH	434 SF	0 SF	0 SF	434 SF
						2,431 SF

Building B		BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
OWNER	UNIT DES	UNIT TYPE	AREA SF	AREA SF	AREA SF	AREA SF
3	C	2 BR PLAT	145 SF	749 SF	0 SF	749 SF
	D	4 BR TH	434 SF	0 SF	0 SF	434 SF
4	A	4 BR TH	488 SF	482 SF	482 SF	1,444 SF
	B	4 BR TH	468 SF	480 SF	482 SF	1,444 SF
						2,431 SF

*GSF Excludes Basement Area

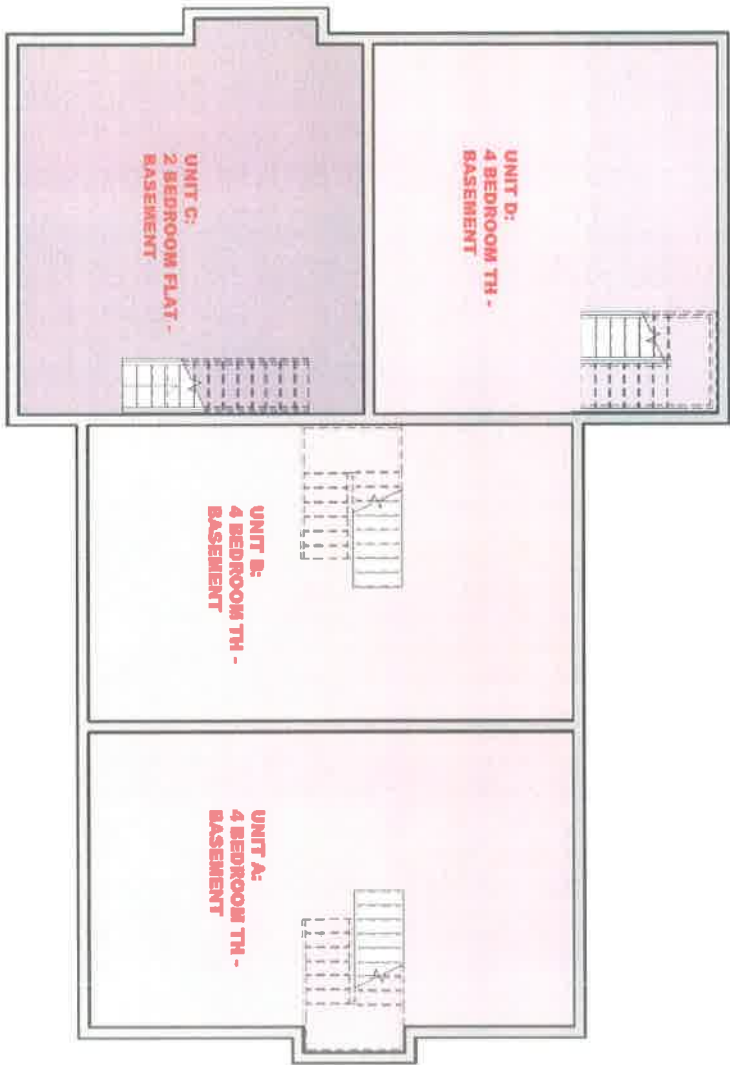
CALL - CAROLINA
JAMACIA PLAIN, MA

MARCH 8, 2018



D/R/E/A/M/C/O/L L A B O R A T I V E

BASEMENT



CALL - CAROLINA
JAMACIA PLAIN, MA

MARCH 8, 2018



D/R/E/A/M/C/D, ABORATIVE

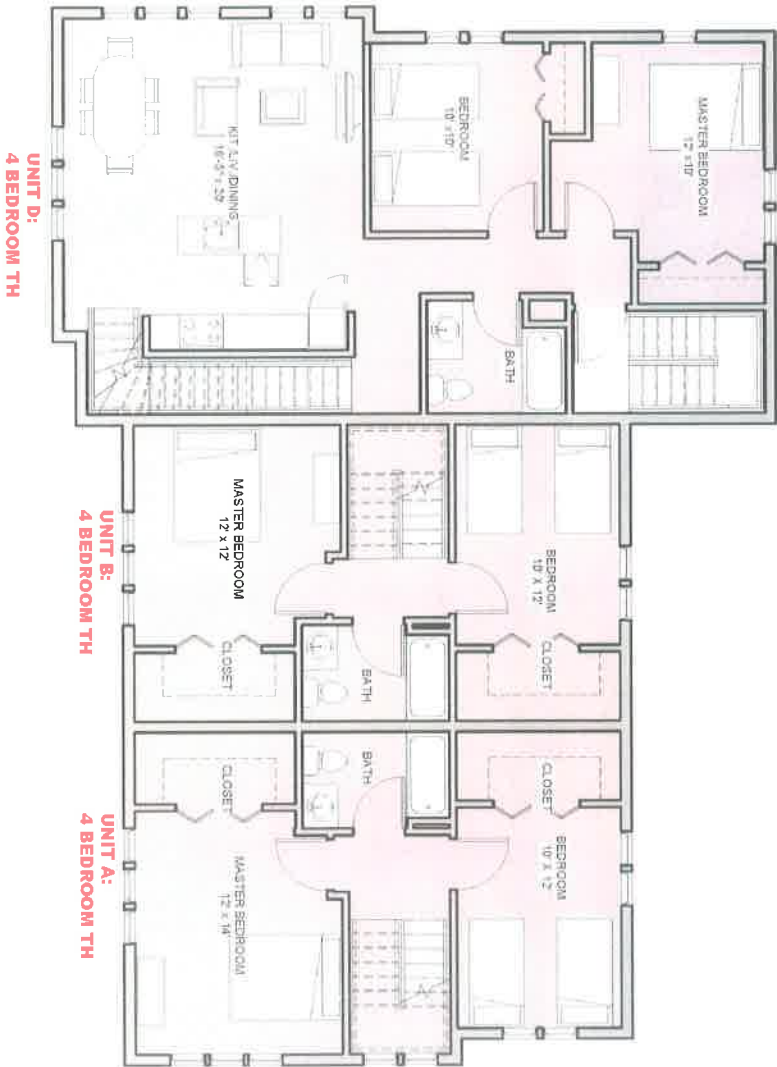
SECOND FLOOR

CALL CAROLINA
JAMACIA PLAIN, MA

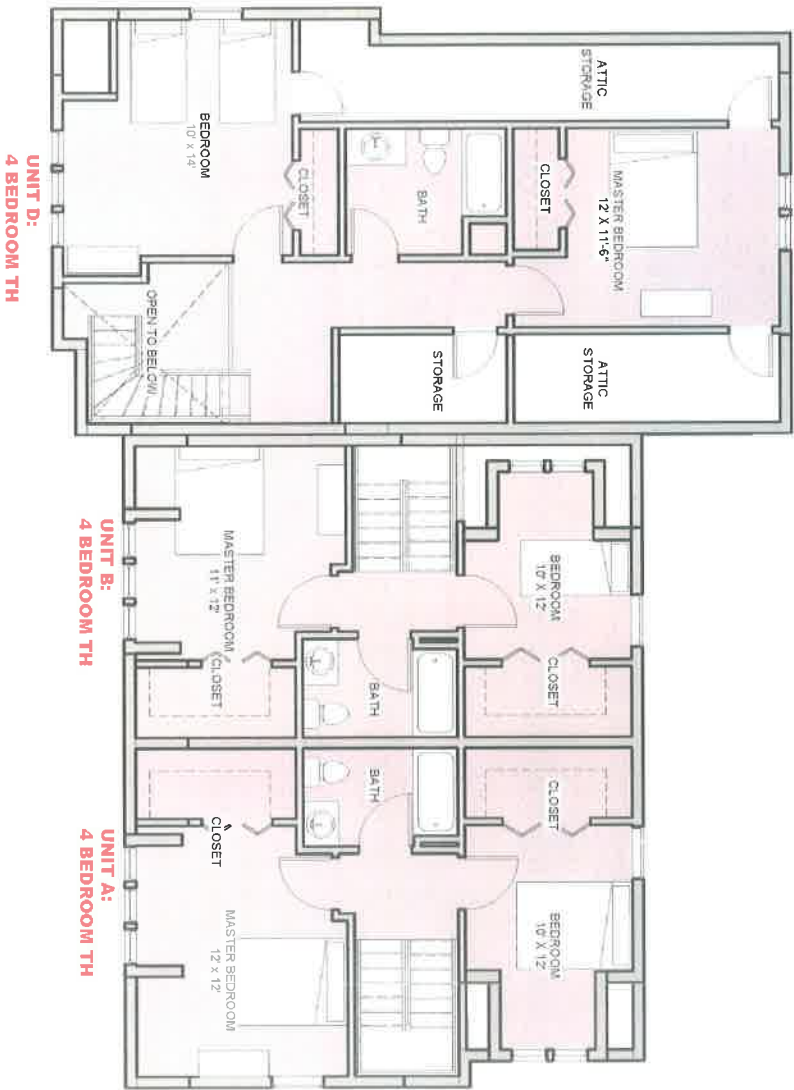
MARCH 8, 2018



D/R/E/A/M... ASSOCIATES



THIRD FLOOR



CALL - CAROLINA
JAMACIA PLAIN, MA

MARCH 8, 2018



D/R/E/A/M COLLABORATIVE



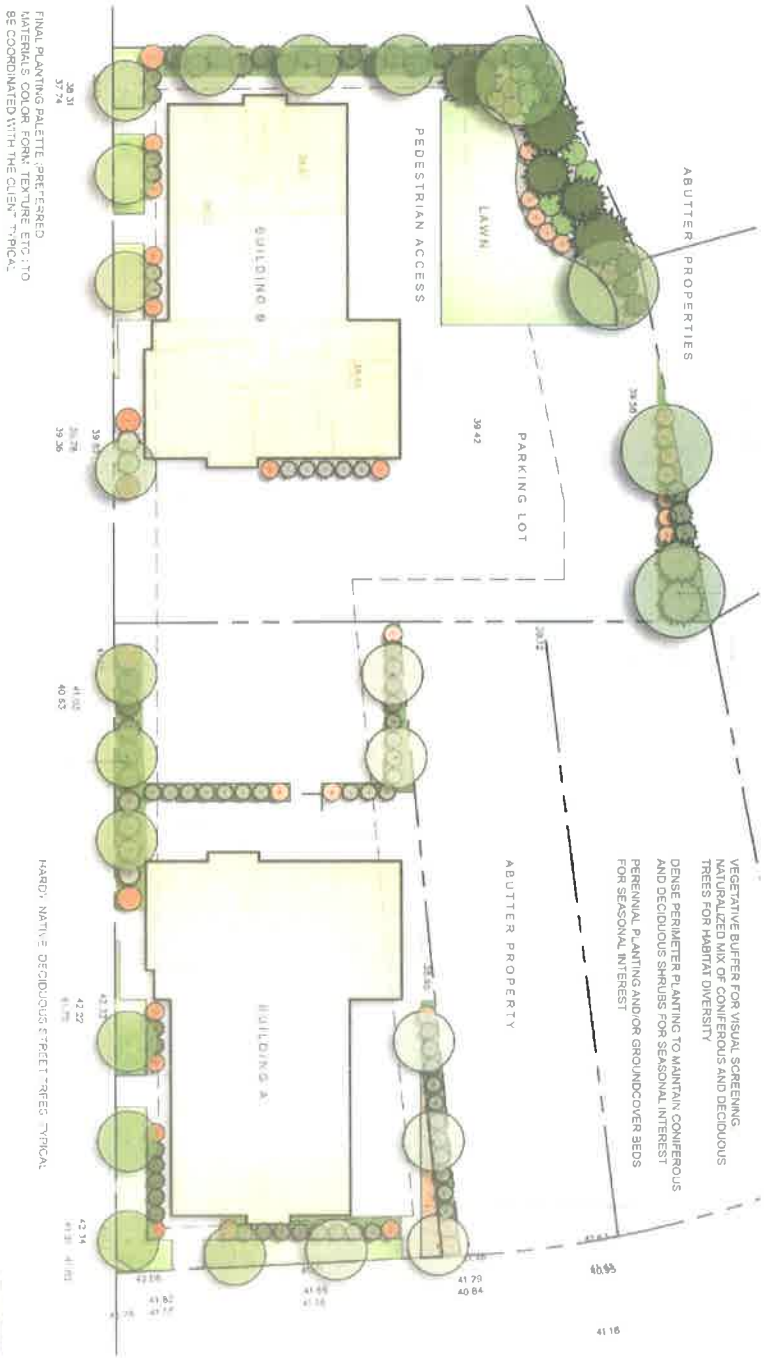
CALL - CAROLINA
JAMAICA PLAIN, MA

MARCH 3, 2018



D/R/E/A/M. COLLABORATIVE

Landscape Plan



FINAL PLANTING PALETTE: PREPARED
 IN TERMS OF COLOR, FORM, TEXTURE, ETC. TO
 BE COORDINATED WITH THE CLIENT. TYPICAL.

January 2018, MA
 2018-01-01 to 2018-01-01
 F:\1000_2018



CALL: CAROLINA
 LAMACIA PLANNING, MA

MARCH 8, 2018



D/R/E/A/M/ COLLABORATIVE