



**526-528 AND 530 DUDLEY STREET, BURRELL STREET
ROXBURY, BOSTON**

July 22, 2019
Submitted by Urbanica, Inc.

URBANICA



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LETTER OF INTENT

URBANICA

Winnie Zhang
Project Manager, Real Estate Management & Sales
Department of Neighborhood Development
26 Court Street, 8th Floor
Boston, MA 02108

Dear Ms. Zhang,

PROPOSAL FOR 526-528 AND 530 DUDLEY ST, BURRELL ST, ROXBURY, MA 02119

Urbanica, Inc. is pleased to submit this proposal in response to the RFP for Residential Development at 526-528 and 530 Dudley Street, Burrell Street, Roxbury. The Department of Neighborhood Development (“DND”) is seeking a developer to transform three underutilized parcels in the Roxbury Neighborhood. The community has expressed preference for residential use that completes the streetscape and fits the architectural integrity of neighborhood. The project is expected to limit noise and traffic impacts.

Urbanica will form a new single purpose LLC for the project and to establish a minority crowd fund that makes up 10% of the total equity. The fund will be managed by Feaster Enterprises and will offer investment opportunities exclusively to minority investors of small scale. Urbanica will work collaboratively with Dudley Street Neighborhood Initiative (DSNI) to form a new joint venture. The existing Community Land Trust (CLT). The Land Trust will be the owner of the property and lease the land to the project’s LLC.

526-528 and 530 Dudley Street, Burrell Street is proposed as an affordable homeownership development. The building will contain twenty-one (21) condominium units, with a mix of nine (9) 1-bedroom units, nine (9) 2-bedroom units and three (2) 3-bedroom units. Ten (10) units will be affordable to households earning at or below 80% AMI. The other eleven (11) units will be affordable to households earning at or below 100% AMI. Nine (9) covered and three (3) uncovered parking spaces will be provided on-site to minimize the impact on local traffic. In addition, the building will create around 1,700 sf retail space that will promote the local businesses. Urbanica will assist the commercial tenants to secure funding for their growing their businesses and for the tenant improvement purposes. The commercial space can be divided to up to 5 for-sale smaller units.

The program aims to achieve a moderate density while respecting the local fabrics. It is the goal of Housing a Changing City: Boston 2030 to produce more housing, especially income-restricted ownership housing.

The proposed building is a four-story, L-shaped structure with retail and parking on the ground floor and 21 condominium units above. The building design is conceived as a hybrid. On the Dudley Street elevation it finds

LETTER OF INTENT

URBANICA

inspiration in the some of the apartment blocks and brownstones just up the street. On Burrell Avenue, the building appearance reflects the scale and character of triple decker residential architecture. The proposed building will be set back on all four sides so as not to encroach on immediate abutters. The setbacks will allow for window openings on all sides. The proposed building will have ground floor retail space on Dudley Avenue. The space will be designed so that it may be easily sub-divided into smaller spaces as demand dictates. The residential entry will be located on Burrell Avenue. A new curb cut will allow for cars to drive into a ground floor garage parking area for residents. The main pedestrian entrance and lobby will also be located on the side street.

In addition, the buildings will be constructed using Passive House principles, as well as strive to meet LEED Silver or Gold certifiable standards. The combination of a very high level of energy efficiency and sustainable construction strategies will keep the home affordable to live in over the long term, and continue to advance ecologically responsible development models.

Urbanica has a long track record of working with local and municipal entities to transform underutilized buildings and land. The team has vast experience working on projects through the public RFP process. Past Urbanica projects in the vein of value adding to underutilized sites in various local cities and municipalities include the Parcel 9 site in Roxbury, Parcel U MBTA site in Jamaica Plain, E+ 226-232 Highland Street in Roxbury, 74 Highland eHomes in Roxbury, D4 Condos in the South End, Engine I in Belmont, Urbanica 100 in Chelsea, Urbanica 50 in Somerville and Urbanica 109 in the South End. A more detailed portfolio of projects of Urbanica is included in the proposal.

With this proposal, Urbanica's goal is to use 40% minority firms in the total development process and to achieve the Boston Resident Job Policy Standards in our workforce. Urbanica has a good track record for local/minority hiring. The Urbanica team looks forward to working collaboratively with the wide array of stakeholders during the course of this project, from concept idea all the way to completion.

Thank you for considering our qualifications and proposal for this exciting opportunity.

Thank you,



Kamran Zahedi, President
Urbanica, Inc.

PROPOSAL FORM

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

DATE RECEIVED BY DND: July 22, 2019

SUBMITTED BY: NAME: Urbanica, Inc.

ADDRESS: 429 Melnea Cass Blvd, Roxbury

TELEPHONE: 617-654-8900

EMAIL: kzahedi@urbanicaboston.com

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

Property Address: 526-528 and 530 Dudley St, Burrell St, Roxbury Boston, MA 02119

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:

Minority fund managed by Feaster Enterprises

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: _____

APPENDIX I: PROPOSAL FORM

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

Corporation is incorporated in the State of: MA

President is: Kamran Zahedi

Treasurer is: Kamran Zahedi

Place of Business: 429 MELNEA CASS BLVD, ROXBURY, 02119

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: \$300

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.

[Signature]
Signature of individual submitting proposal

President
Title

URBANICA
Legal Name of Organization

Dated at: BOSTON, MASSACHUSETTS

This 19 day of July, 2019

NAME OF ORGANIZATION: URBANICA

BY: [Signature]

TITLE: PRESIDENT

i. ATTESTATION:


KAMRAN ZANEDI being duly sworn deposes and says that (he/she) is the PRESIDENT of URBANICA and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 19 day of July, 2019

Notary Public: [Signature]

My Commission Expires: April 30, 2021
(Month) (Year)

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

 PETER M. MORONEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires

APPENDIX I: PROPOSAL FORM

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.)

PROPOSAL SUMMARY
DEVELOPMENT TEAM

TEAM STRUCTURE

DEVELOPER

Kamran Zahedi
Urbanica, Inc
142 Berkeley Street No. 402
Boston, MA 02116
T: (617) 654-8900

TRUSTEE FOR MINORITY FUND [MBE]

Feaster Enterprises
51 Elmore Street #3
Roxbury, MA 02119
T: (617) 723-0400

ARCHITECT [MBE]

Urbanica Design
429 Melnea Cass Blvd
Roxbury, MA 02119
T: (617) 654-8900

CONTRACTOR

Kamran Zahedi
Urbanica Construction
142 Berkeley Street No. 402
Boston, MA 02116
T: (617) 654-8900

CIVIL ENGINEER

Michael Malynowski
Allen & Major Associates, Inc
400 Harvey Road,
Manchester, NH 03103
T: (603) 327-5500 x 9624

STRUCTURAL ENGINEER [WBE]

Jennifer McClain
RSE Associates, Inc

63 Pleasant Street,
Watertown MA 02472
T: (617) 926-9300 ext 103

M/E/P/FA ENGINEER

Plumbing - Michael Moloney
Mechanical - Joseph Tabak
Electrical - Fred Goff
South Shore Construction
Consultants
Braintree, MA 02184
T: (781) 849-9776

FIRE PROTECTION ENGINEER [MBE]

Luis Fernandez
Fernandez & Associates
63 Larkin Street
Byfield, MA 01922
T: (781) 335-4200

CODE CONSULTANT

A.Vernon Woodworth
AKF Engineers
99 Bedford Street, 2nd floor
Boston, MA 02111
T: (617) 737-1111

HERS RATER AND LEED FOR HOMES CONSULTANT

Michael Schofield
Nicholas Abreu
CLEAResult
50 Washington Street, Ste. 3000
Westborough, MA 01581
T: (508) 836-9501

ATTORNEY [MBE]

Joseph D. Feaster, Jr.
McKenzie & Associates, P.C.

183 State Street, Suite 6
Boston, MA 02109
T: (617) 723-7234

BROKERAGE

Jonathan Diffenbach
Maloney Properties, Inc.
27 Mica Ln # 301
Wellesley, MA 02481
T: (781) 943-0200



URBANICA

URBANICA is a design/development company specializing in the transformation of under-utilized buildings and sites into extraordinary living and working spaces in the metro-Boston area.

We see each project as a unique opportunity to enhance the social, economic and aesthetic conditions of the local environment. With our design-oriented focus, we believe that uncompromising progressive design is a critical component in this equation.

“...DIFFERENTIATION BY DESIGN...”

Specifically, our work involves the reuse of a historic structures and challenging urban sites. We seek to infuse these buildings and places with a new life and purpose.

Urbanica has an outstanding track record of successfully completed projects in both public and private ventures. Most recently, Urbanica has focused efforts on Request for Proposals for City/Town/Municipality-owned historic buildings. Urbanica recently finished building several publically awarded projects, a former police station in Somerville, the former Area D4 police station in Boston’s South End, and the Engine I Fire Station in Belmont as well as the first LEED Platinum certified Energy Positive Townhouses in the City of Boston.

Urbanica has also successfully completed many Boston Planning and Development Agency (formerly known as Redevelopment Authority (BRA)) sponsored projects: a loft building conversion in the Souh End and the conversion of a warehouse into the Harborside Inn on State Street in Boston.

DEVELOPER



KAMRAN ZAHEDI

President of Urbanica, Inc.
Urbanica, Inc. - Manager of MARCELLA 120 LLC

The President of Urbanica is Kamran Zahedi. Over the past twenty five years, Kamran has designed, developed and built many projects in metropolitan Boston. More recently, he has focused his efforts on RFPs of city-owned historic buildings and converting them into new residential uses.

To each venture, Kamran brings a passion for urban form, progressive design, and a respect for the existing context. Kamran received his B.S. in Architecture and Civil Engineering from MIT in 1980, and a Certificate of Achievement from the Center for Real Estate, also from MIT.

EDUCATION

B.S. in Architecture and Civil Engineering from MIT, 1980
Certification, Center for Real Estate, MIT, 1991
Licensed Construction Supervisor, Boston, MA

EXPERIENCE

President of Urbanica, 2001-present
President of Built Form Development, Design and Construction, 1981-1996
President of Turnkey Development, Inc., 1996-present
General Partner for various real estate partnerships since 1993
Former Faculty at the Boston Architectural Center, 1986
Membership in BSA, ASCE, NTHP



MELNEA HOTEL + RESIDENCES

425-435 Melnea Cass Boulevard, Dudley Square, Boston, MA
(Under Construction)

Melnea Hotel + Residences is a mixed use development for Parcel 9 at Melnea Cass Boulevard and Washington Street in Boston, MA. This exciting project will serve as an iconic gateway for the Roxbury and Dudley Square areas, connecting to the South End and the greater metropolitan Boston region. The project consists of ground floor commercial spaces and 50 units of mixed income housing. The anchor of the project will be a 135-room hotel. The project will be a source of permanent job generation for the neighborhood as well as a buzz of urban activities. The goal of the project is to create a diverse and balanced neighborhood with sustainable and green strategies.



PARCEL U, FOREST HILLS

143-171 Hyde Park Avenue, Jamaica Plain, Boston, MA
(Completed 2018)

The mixed use project in the hip and vibrant neighborhood of Forest Hills, continues Urbanica's practice of invigorating neighborhoods by redeveloping underutilized sites - in this case, by the Massachusetts Bay Transit Authority (MBTA). For this project, Urbanica is proposing 126 residential units, commercial spaces and community room to benefit the neighborhood and residents. This project is envisioned as creating a 21st-century transit oriented and energy efficient community.

DEVELOPER QUALIFICATION



226-232 HIGHLAND STREET

226-232 Highland Street, Roxbury, Boston, MA
(Completed 2013)

The project was conceived as a replicable prototype of efficient and sustainable residential construction for the city of Boston. The building consists of four three bedroom townhouses, approximately 2,000 sf each. Sited on a currently vacant parcel in a vibrant urban neighborhood, the proposal will fill and densify the current neighborhood fabric. The building form and orientation serve to maximize natural daylight and solar gain for the photovoltaic array that will generate more electricity than is needed. Our approach includes two major strategies for energy reduction: first, a super insulated envelope minimizes heat transfer without relying on mechanical conditioning techniques; second, a feedback mechanism provides information and prompts to users in the house regarding their energy-related activity.



74 HIGHLAND STREET

74 Highland Street, Roxbury, Boston, MA
(Completed 2016)

The project is a public-private partnership between Urbanica and Boston Housing Authority. It is part of a series of energy efficient townhouses to be built in the Fort Hill/Highland Park neighborhood. The building consists of 7 units of townhouses. These units will be three bedroom units. Sited on a currently vacant parcel in a vibrant corner in the urban Roxbury neighborhood, the proposal will fill in and densify the current neighborhood fabric. The project will follow best practices learned from the E+ prototype by offering energy efficient design.



SIX9ONE RESIDENCES

691 Massachusetts Avenue, South End, Boston, MA (Completed 2011)

six9one Residences is one of the last new-built developments in South End, Boston, with approximately 45,000 sqft of space including the basement garage. There are 40 residential units, ranging from 550 sf to 1,800 sf with unit types including studio, one bedroom and two bedrooms residences. There are also 30 deeded parking spaces available. Ground floor units are proposed as Small Office Home Office or “SoHo” units, taking advantage of the easy street access. These six first floor units are intended to attract professionals with a home office, or artists who would like to house a small gallery.



D4 SOUTH END

7 Warren Avenue, Boston, MA (Completed 2006)

This project involved the conversion of former D-4 police station into a new luxury condominium building with twenty five units. The existing shell was restored to its former state with only minor modifications on the principal elevations. The rear elevation consists of a new two-story block which taken together with the existing building envelope, forms a courtyard. The new courtyard is covered with a glass roof and conform to green building concepts. This project was awarded to Urbanica in response to an RFP sponsored by the BRA in 2003. Urbanica was selected over some of the most prominent developers in the city largely based on their growing reputation as “one of the top design/development companies in Boston.”

DEVELOPER REFERENCES

NO. 1 Brookline Bank

Principal Contact : Henri Soucy, Senior Vice President
Address : 131 Clarendon Street, Boston MA 02116
Email Address : soucy@brkl.com
Phone Number : 617.927.7972

NO. 2 BPDA (formerly known as BRA)

Principal Contact : Paul Foster, (Former) Executive Board Member
Address : 142 Commerical Street, Unit 206, Boston MA 02109
Phone Number : 781.929.0611

NO. 3 Home Buyer

Principal Contact : Ted Resnikoff, Homebuyer from E+ Development at 226-232 Highland Street
Address : 232 Highland Street, Boston MA 02119
Email Address : ted@resnikoff.com
Phone Number : 646.623.9357

TRUSTEE FOR MINORITY CROWD FUND



Joseph D. Feaster Jr., Esq., President
Feaster Enterprises
51 Elmore Street # 3
Roxbury, MA 02119

cell 781.408.1425 • office 617.723.0400 • jfeaster@mckenzielawpc.com

PROFILE

Accomplished leader and lawyer with over 40 years of successful experience in the public and private sectors. Passionate about community service and have served on and led many non-profit Boards of Directors. Extensive experience managing people, moving organizations forward, and facilitating community processes. A certified mediator who is exceptionally skilled at managing large scale projects, resolving disputes, and negotiating between parties to find common ground and solutions. Excellent understanding of complex organizations, community based non-profits, health care, real estate, banking, zoning and licensing.

LEGAL / MANAGEMENT EXPERIENCE

- | | | |
|---------------------------------------|---|----------------------|
| 1998 - present | McKENZIE & ASSOCIATES, P.C.
Counsel
Represent numerous community development corporations, developers, and individual buyers and sellers in the areas of real estate, contracts, zoning and licensing. <ul style="list-style-type: none">• Successfully represented community development corporations in numerous projects costing in excess of \$10 million.• Serve as the court-appointed Receiver for a community health center. | BOSTON, MA |
| 2012-2013 | TOWN OF STOUGHTON
Interim Town Manager
Managed a town government with a budget more than \$80 million and over 300 employees. | STOUGHTON, MA |
| 1995 - 1996 | BOSTON HOUSING AUTHORITY
Interim Administrator
Oversaw the day-to-day management of one of the largest public housing authorities in the country with a staff of over 1000 employees and a combined annual operating and capital budget exceeding \$300 million. <ul style="list-style-type: none">• Led the planning of two HOPE VI developments, Orchard Gardens in Roxbury and Mission Main in Boston, with a total development cost in excess of \$100 million.• Negotiated 7 out of 8 labor agreements that had gone unresolved for many years.• Restored employee morale by granting long awaited salary adjustments and instituting programs that created an environment of listening, communicating, taking action and trust.• Enhanced relationships between the BHA and tenants/tenant organizations by regularly meeting with tenants, addressing their concerns, and improving response times and service. | BOSTON, MA |
| 1994 -1995
1996-2005 | CITY OF BOSTON BOARD OF APPEAL
Member and Chairman
Appointed by the Mayor and served as Chairman for 3 years of Board that issues variances throughout the city based on Boston's zoning code. | BOSTON, MA |

TRUSTEE FOR MINORITY CROWD FUND

- 1990 - 1993** **MASSACHUSETTS COMMUNITY & BANKING COUNCIL** **BOSTON, MA**
President
Oversaw the coordination of the Community Reinvestment Act (CRA) and Home Mortgage Disclosure Act (HMDA) activities between banks and community groups throughout the state. Worked with 18-member Board of Directors, senior banking and community representatives, government officials, and the media.
- Improved consumer complaint resolution by designing and administering a dispute resolution program for borrower complaints against lenders.
 - Developed effective CRA products including banking accounts without fees for low income and elderly customers, an education program for first time homebuyers, and various mortgage products.
- 1985 - 1990** **MASSACHUSETTS TURNPIKE AUTHORITY** **BOSTON, MA**
Acting Director of Real Estate; Deputy Director of Real Estate
Managed the MTA's real estate holdings, its leased properties, and the Emergency Service Department. Advised senior staff on all real estate matters.
- Assisted in negotiating a long-term lease for the installation of fiber-optic cables worth millions of dollars over the life of the contract.
 - Assisted in developing and implementing an RFP process for leasing the 11 gas stations and food service areas on the turnpike, providing millions of dollars in revenue annually to the MTA.
- 1983 - 1985** **EXECUTIVE OFFICE OF ADMINISTRATION & FINANCE** **BOSTON, MA**
Assistant Secretary and General Counsel
Provided legal analysis, opinions, and advice to the Secretary and the Governor's Executive Office. Supervised three departments, including the MCAD and Affirmative Action offices. Coordinated diversity issues with the Governor's Counsel. Interacted with the legislature and other secretariats within the Executive Branch.
- Negotiated and co-drafted significant Executive Orders for the Governor.
 - Played an instrumental role in implementing the Governor's initiatives and working with external constituencies to advance the Governor's initiatives.
- 1979 - 1983** **PRUDENTIAL INSURANCE CO.** **BOSTON, MA**
Associate and Assistant General Counsel
Excelled at providing legal analysis and opinions to company departments and advised senior management on legal/policy issues.
- 1975 - 1979** **NATIONAL LABOR RELATIONS BOARD** **BOSTON, MA**
Attorney
Successfully investigated, litigated or favorably settled 100% of cases.
- CONSULTING EXPERIENCE**
- 1999 - present** **NORTH AMERICAN MANAGEMENT** **BOSTON, MA**
Project Manager
Provide technical expertise to federal, state, and local government organizations in the areas of public housing, housing development, public finance, economic development, public and private investment strategies and corporate procedure development.
- Assisted HUD in the development of an assessment for evaluating public housing authorities.

TRUSTEE FOR MINORITY CROWD FUND

- 1999 - 2016** **VICTORY GROUP, INC.** **BOSTON, MA**
Senior Vice President
Registered legislative and executive branch lobbyist in Massachusetts.
- Successfully preserved or secured additional public funding for several clients.
 - Developed significant relationships with local community leaders, executive and legislative branches of the Commonwealth, and members of the U.S. Congress.
- 1985 - present** **FEASTER ENTERPRISES** **BOSTON, MA**
President
Provide board member development for and real estate and zoning expertise to community based organizations.
- Facilitated community processes for procuring sites for 2 of the 3 newly constructed public middle schools in the City of Boston, and for numerous real estate developers throughout the city.
 - Developer of the former “Tree of Life” site in the South End with Schochet Associates

COMMUNITY LEADERSHIP

Current

- Chairman, Urban League of Eastern Massachusetts
- Co-Chair, My Brother’s Keeper Boston
- Board Member, Massachusetts Association for Mental Health, Inc.
- Advisory Council, Samaritan’s Inc.

Past

- President, NAACP Boston Branch
- President, Northeastern University School of Law Alumni Association
- Co-Chair, Steering Committee, Boston Lawyer’s Committee for Civil Rights Under Law
- Co-Chair, Greater Boston Civil Rights Coalition
- Chairman and Board Member Emeritus, Dimock Community Health Center Board of Directors
- Chairman, Boston Enhanced Enterprise Community Advisory Board
- Speaker of the House, National Association of Community Health Centers
- First Vice President, USO Council of New England, Inc.
- Board of Directors, Massachusetts League of Community Health Centers
- Board of Directors, Whittier Street Community Health Center
- Allocation Committee, United Way of Massachusetts Bay
- Member, Massachusetts Workforce Investment Board
- Member, Massachusetts Black Lawyers Association
- Vice Chair, Neighborhood Health Plan Board of Directors
- Trustee, Southern New England School of Law
- Executive Council Member, Massachusetts AARP
- Board Member, National Lawyer’s Committee for Civil Rights
- Board Member, Health Care For All

TRUSTEE FOR MINORITY CROWD FUND

EDUCATION

1988	CENTER FOR REAL ESTATE DEVELOPMENT, MIT Minority Developer's Certification	CAMBRIDGE, MA
1984	JOHN F. KENNEDY SCHOOL OF GOVERNMENT, HARVARD Senior Executive Program	CAMBRIDGE, MA
1975	NORTHEASTERN UNIVERSITY SCHOOL OF LAW J.D.	BOSTON, MA
1972	NORTHEASTERN UNIVERSITY B.A.	BOSTON, MA

CONTRACTOR



URBANICA CONSTRUCTION

URBANICA Construction is the construction division of Urbanica, Inc. Urbanica Construction, Inc offers a range of services from cost estimation to construction management.

Past projects include:

- D4 Condominium, South End, Boston, MA
- 226-232 Highland Street E+ Townhouses
- 74 Highland Street Energy Efficient Townhouses
- six9one Residences, South End, Boston, MA
- 50 Bow Street, Somerville, MA
- Engine 1 Condominiums, Belmont, MA
- 109 Chandler Street, South End, Boston, MA
- 57 East Concord Street Artist Lofts, Boston, MA
- 100 Pearl Street Artist Lofts, Chelsea, MA

Currently, Urbanica Construction is working on:

- Parcel 9: Melnea Hotel and Residences, Roxbury, MA

ARCHITECT

Urbanica Design
429 Melnea Cass Blvd
Roxbury, MA 02119
T: (617) 654-8900
Stephen@stephenchuang.com



URBANICA DESIGN

Stephen K. Chung, AIA, LEED AP is a registered architect and since 2015, a principal of Urbanica Design in Boston. The Urbanica partnership with developer, Kamran Zahedi was formed in 1999 and continues today. The focus of the office is on the design and development of mid-sized residential projects throughout metropolitan Boston. Urbanica's highest profile project to date was a partnership with uber-designer, Philippe Starck on a luxury twenty-six unit residential building in the South End of Boston called D4. Current Urbanica projects includes: a 24 unit townhouse project in Jamaica Plain; a 76 unit low-rise residential project also in Jamaica Plain; and a 50 unit residential building on Melnea Cass Blvd. in Roxbury. Stephen is nearing completion of a new 89 room boutique hotel in Sarasota, FL. For this project Stephen designed the building and all of the interiors.

In addition to practice, Stephen taught design and drawing at several institutions, including Northeastern, Cornell, Rhode Island School of Design, the University of Texas at Austin and Yale University. Most recently, he taught an upper level design studio at Syracuse University. The option studio used video as the primary means of exploration and communication. Currently, Stephen is an Adjunct Professor at the New England School of Art and Design.

Finally, Stephen was the creator, executive producer and host of the acclaimed public television series called "Cool Spaces: The Best New Architecture". Season 1 of this landmark series debuted nationally on PBS in early 2014. www.coolspaces.tv

Stephen received his architecture degree from Harvard.



Luis F. Fernandez, P.E.

Fire Protection Engineering and Code Consulting

Luis F. Fernandez specializes in the design and project management of fire detection, suppression and alarm systems for educational institutions, places of assembly, warehouse facilities, office buildings, data centers, telephone central offices, wireless cell sites, industrial and residential occupancies.

Prior to establishing his own firm in 1997, Luis F. Fernandez worked for engineering consulting firms in the Boston area of Massachusetts and in the Hamden area of Connecticut. Luis F. Fernandez received a Bachelor of Science in Chemical Engineering from Northeastern University and a Master of Science in Fire Protection Engineering from Worcester Polytechnic Institute.

Registrations:

Connecticut
Maine
Massachusetts
New Hampshire
New York
Pennsylvania
Puerto Rico
Rhode Island

Memberships:

American Institute of Chemical Engineers, Member
Fire Prevention Association of Massachusetts Inc., Associate Member
International Code Council, Professional Member
National Fire Protection Association, Member
Society of Fire Protection Engineers, Member

Professional Experience:

1997 – Present Fernandez & Associates, Byfield, MA
1996 – 1997 Bard, Rao + Athanas Consulting Engineerins, Inc., Boston, MA
1994 – 1996 DeCarlo & Doll, Inc., Hamden, CT
1992 – 1994 P.R. Sherman, Inc., Woburn, MA
1988 – 1992 Emerson College, Boston, MA
1986 – 1988 New England Alarm, Burlington, MA

-1-

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CONSULTANTS

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Fax: (508) 923-6309

ABOUT US

Allen & Major Associates, Inc. (A&M) is an award winning, multi-disciplinary firm that specializes in civil and structural engineering, land surveying, transportation planning & design, environmental consulting and landscape architecture. Established in 1973, A&M has three offices that provide services throughout the Northeast. The firm is overseen by Principals, Timothy J. Williams, PE, and Robert P. Clarke, PLA, ASLA. Our massive portfolio of projects encompasses the residential, commercial, retail, industrial and institutional sectors in both urban and rural markets.

Our stable of clients includes private local developers, Federal, State and local government entities, Fortune 500 companies and leading organizations specializing in residential subdivisions, corporate office buildings, mixed-use developments, industrial buildings, hospitality, retail, healthcare, education, and municipal capital improvement projects. Many of these top tier institutions and businesses have requested to work with us because we have proven that our expertise and depth of experience is invaluable and we are able to provide counsel and recommendations that meet each project's diverse set of needs.

A&M offers the following Disciplines in order to keep your projects moving forward for a successful, on-time completion at every stage of the development process.

Civil Engineering

Whether the primary engineer, or as an integral member of a design team, we work closely with our clients to provide site design from concept through final design. Our services include grading, roadways and parking lot design, utility extensions and relocations, storm and sanitary sewers, onsite detention/retention and stormwater management and permitting, and construction services.

Land Surveying

A&M offers numerous engineering surveying and land acquisition services to meet the needs of both our public and private clients. We use the most advanced technology to record and transfer data for as-built surveys, property line determinations, land court surveys, topographic surveys, construction layout and ALTA/NSPS Land Title surveys.

Structural Engineering

A&M's Structural Engineering Division is experienced in all types of building structures and works with both the public and private sectors. Our services include building design, renovation, structural investigations, feasibility studies, specialty projects and peer review consultation services, and construction engineering.

Transportation Planning & Design

With an increasing need for transportation alternatives, we offer transportation planning and design coupled with multi-modal and sustainable approaches to create realistic transportation solutions. We are able to link transportation planning and design to the challenges facing communities by leveraging our in-house expertise in civil engineering, land survey, storm water management and low impact development to provide unique and effective strategies for the future.



www.allenmajor.com



ABOUT US

Offices:

100 Commerce Way
Woburn, MA 01801
Tel: (781) 935-6889
Fax: (781) 935-2896

400 Harvey Road
Manchester, NH 03103
Tel: (603) 627-5500
Fax: (603) 627-5501

10 Main Street
Lakeville, MA 02347
Tel: (508) 923-1010
Fax: (508) 923-6309

Environmental Consulting

A&M knows that environmental permitting can be one of the biggest challenges to any project and having a thorough and complete understanding of the ever changing regulations and requirements is the most valuable tool to a successful project. Wetland delineation, replication, wildlife assessments, soil evaluations and construction monitoring are all part of our approach to offer safe and environmentally sensitive designs.

Landscape Architecture

Our goal is to create modern, workable and enduring landscapes. A&M's landscape architecture team works in conjunction with our civil engineers to provide planning, design, preservation and rehabilitation of the natural and built environments for both the urban and rural markets. Our team approach on projects allows us to provide development solutions while preserving our roles as environmental stewards.

LEED, Sustainable and Low Impact Design (LID)

We are members of the US Green Building Council (USGBC) and have Leadership in Energy and Environmental Design Accredited Professionals (LEED AP and LEED AP BD+C) on staff that understands the nuances of sustainable design and how development impacts area resources. A&M recognizes that effectively incorporating sustainability into a development project is one of the few practices that can simultaneously help the environment, reduce operational cost and provide market opportunity.

Allen & Major Associates, Inc. is currently providing the Boston Planning & Development Agency (BPDA) with Landscape Architecture, Civil Engineering, and Surveying & Mapping services within a house doctor contract through 2020. Our team has been involved in various BPDA projects throughout our 45 years in business, including projects on Melnea Cass Boulevard in Roxbury, MA, 6 Tide Street in Boston, MA, and 27 Drydock Avenue in Boston, MA, to name a few. With 47 dedicated engineers, landscape architects, land surveyors, project managers, and support specialists, our team brings a wide range of expertise that comes from decades of service and experience within the public and private sectors. Our goal is to make your visions come to life, while providing innovative and technically sound designs. A&M's professionals strive to provide the maximum value for our services with an approach that is based upon each client's needs and structure.



www.allenmajor.com

CONSULTANTS

SURVEYOR AND CIVIL ENGINEERING



CIVIL ENGINEERING DIVISION

Offices:

100 Commerce Way
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Fax: (781) 935-2896

400 Harvey Road
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Tel: (508) 923-1010
Fax: (508) 923-6309

Services Overview:

A&M offers civil engineering design and project management for site development/re-development and infrastructure projects for both the public and private sectors. We offer services for the built environment from schematic design, to design development, through construction completion. Our portfolio of experience encompasses residential, commercial, corporate, industrial, institutional, academic development and public sector projects. Our goal is to provide our clients with a single source for all their project design and development needs. Our Civil Engineering Services include:

- *Due Diligence Studies*
- *Site Feasibility Studies*
- *Master Planning*
- *Utility, Grading and Drainage Design Services*
- *Site Development/Re-Development & Subdivision Design*
- *LEED Planning, Implementation and Reporting*
- *Public Hearing Presentations*
- *Federal, State and Local Permitting Services*
- *Construction Consultation*
- *Peer Review Services*

A&M's professional engineering team has the experience, expertise and technical aptitude to help our clients see their visions come to life. A&M strives to provide innovative and technically sound development solutions while preserving our roles as environmental stewards. We are proud members of the US Green Building Council (USGBC) and support sustainable construction, Best Management Practices (BMPs) and renovation initiatives.



www.allenmajor.com



LAND SURVEY DIVISION

Offices:

100 Commerce Way
Woburn, MA 01801
Tel: (781) 935-6889
Fax: (781) 935-2896

400 Harvey Road
Manchester, NH 03103
Tel: (603) 627-5500
Fax: (603) 627-5501

10 Main Street
Lakeville, MA 02347
Tel: (508) 923-1010
Fax: (508) 923-6309

A&M's land survey division offers comprehensive land survey services including commercial land development, construction survey and engineering support. A&M strives to set the standard for excellence in the industry by providing the highest quality and most efficient land surveying and consulting services to our clients. Our surveying field crews and project managers have over 50 years of experience delivering the required services on time. We utilize the latest in surveying technology and software including AutoCAD Civil 3D and MicroSurvey STAR*NET to achieve the highest accuracy and precision. A&M utilizes various technologies including:

Conventional Surveying

A&M utilizes the latest Leica Total Station conventional, reflectorless units with accuracies ranging from 2 to 5 seconds depending on the project requirements. Leica total stations also allow for use in a robotic function making the use of one person field crews possible. This translates into a budget and time saver for the Client.

GNSS Technology

We use GNSS (Global Navigation Satellite System) which leverages the use of GPS and GLONASS technology for cadastral, topographic, control, stakeout, and other precision survey applications.

Leica Smartnet

The Leica RTK network allows for real time GNSS corrections to be used in place of the traditional Base / Rover setup. The network increases time savings on all GPS projects, and provides greater accuracy.

Land Survey Services that we provide include:

- ALTA/NSPS Land Title Survey
- As-Built Survey
- Construction Layout
- Easement Plans
- Existing Conditions Survey
- FEMA Flood Elevation Certificates
- Lease Line Survey
- Property Line Survey
- Subdivision & Condominium Survey
- Topographic & Utility Survey



www.allenmajor.com



Firm Profile

Introduction

RSE Associates, Inc. was established in 2001 and has since expanded into a multi-disciplinary international firm. With offices across the United States and in London, RSE has successfully completed award winning projects throughout America, Europe and Asia. Our principals and engineers have extensive and diverse experience in complex and demanding projects. We provide the technical ability of a large international firm with the personal service of a small firm.

Technology/BIM

Engineering design is carried out using state-of-the art computer software. We have extensive experience in delivering projects with Building Information Modeling (BIM) requirements, fully integrating the building structure with the overall building information models.

Services

We provide a full range of structural and geotechnical engineering services including:

- New Construction
- Renovation/Adaptive Reuse and Historic Restoration
- Master Plan and Feasibility Study
- Structural Investigation
- Design Competition
- Temporary Construction Support Systems

Building Types

We have extensive experience in a wide range of project types including:

- Museum
- Office
- Retail
- Residential
- High Rise
- Mixed Use
- Educational
- Civic Buildings and Courthouses
- Historic Restoration
- Science and Technology
- Colleges and Universities
- Performing Arts
- Sports Facilities

Design Philosophy

We strive to provide structural designs that are sensitive to owner requirements, architecture, building services as well as cost effectiveness and ease of construction. Design innovations will be balanced with practical considerations. We are committed to delivering quality and personal service.



Bowdoin College Walker Art Museum



Integrated Science Complex, UMass Boston



Cincinnati River Front Park



Lulu Island, Abu Dhabi



Hamilton College Performing Arts Center

Boston

London

Los Angeles

New York

Portland

www.rseassociates.com



Selected Projects – Multi-Family Residential

**Parcel 24 South
Boston, MA**
Architect:
Utile, Inc.



Structural Engineering for the new 6-story affordable housing building with 51 residential units.
- Completed 2017 -

**Parcel U – Phase A
Jamaica Plain, MA**
Client:
Urbanica

Structural Engineering for 5 new low-rise buildings with approximately 110-120 residential units. Total square footage is approximately 36,000 sf.
- Completed 2017 -

**Upper Washington Street
Housing – Viet AID
Dorchester, MA**
Architect:
Utile, Inc.

Structural Engineering for 2 new affordable housing buildings totaling 46,000 sf. One of the buildings is 4-stories tall with 21 residential units; the other is 3-stories tall with 14 residential units.
- Completed 2016 -

**Roxbury Crossing Senior
Building
Roxbury, MA**
Architect:
Goody Clancy



Structural Engineering for a new 34,700 sf, 5 story building with 4 levels of residential occupancy (40 units) over a parking garage. The building was constructed from CMU and precast concrete plank, with unique design elements that provided visual interest at the exterior.
- Completed 2015 -

**557/559 East 2nd Street
Boston, MA**
Architect:
Utile, Inc.



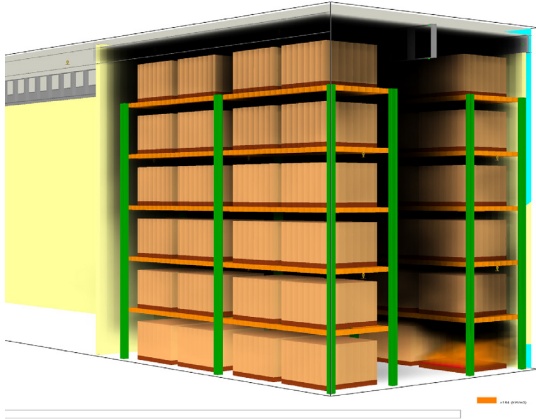
Structural Engineering for a new 3 story condominium building in an urban setting.
- Completed 2006 -

**321 West 2nd Street
Boston, MA**
Architect:
Utile, Inc.

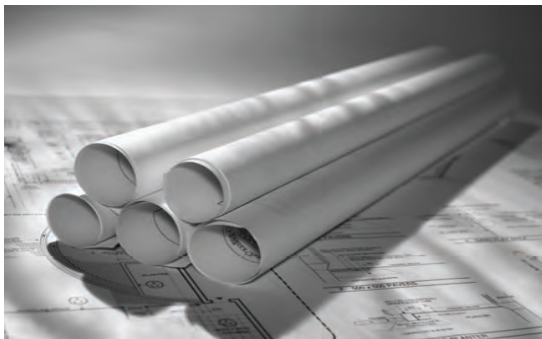


Structural Engineering for a new 4 story condominium building in an urban setting.
- Completed 2006-

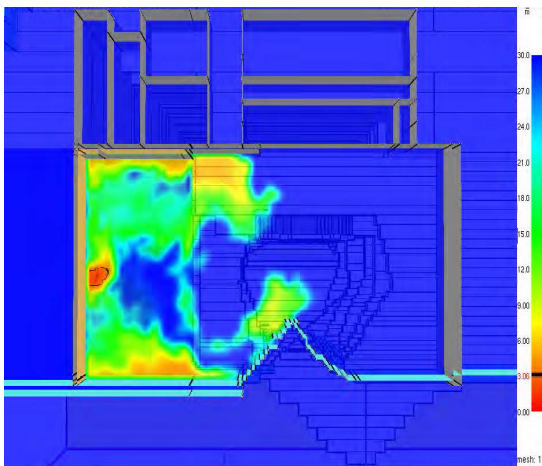
CODE CONSULTING



Our code consultants have specialized expertise in the application and interpretation of the International Building Code (IBC) and related codes and standards pertaining to accessibility, sustainability, and fire safety including the NFPA Fire Codes. As a specialty service within a full-service MEP/FP engineering firm, AKF's code consultants also are well versed in codes and standards relevant to mechanical, electrical, plumbing, fire protection, fire alarm, and elevator systems.



Our proposed project team has extensive experience in the evaluation and investigation of code compliance issues in new construction and existing facilities undergoing maintenance and repair activities as well as being modified by alteration, change in use, and addition. Our team members serve as project code consultants to architects and owners during design, permitting, and construction including negotiating code compliance strategies with local authorities having jurisdiction and boards of appeal. Our team members apply this experience as peer reviewers for new construction and existing building projects on behalf of owner's looking for a second opinion or authorities having jurisdiction seeking outside technical assistance.



Clear and consistent communication is crucial to team building and a successful new or existing building study project. Therefore a great deal of our efforts will be focused on providing reliable communication regarding design review assignments with all relevant parties. Providing the design team with reliable and consistent code compliance information during the design, permitting, and construction phases of a project will allow for informed decisions to be made with regard to the available options. AKF prides itself on moving beyond the literal language of the code in presenting the intent of the code and associated exceptions as how local officials and boards of appeal have dealt with similar situations in the past. This insight helps our clients understand their options under the applicable code and available exceptions within the current regulatory environment. AKF's Code Reports are comprehensive and customizable for each building tailored to the existing conditions and proposed scope of work and client's needs. In addition to providing a code report, our typical services include architectural plan review comments documented in written form. These include drawing markups and a plan review comment sheet.





A. VERNON WOODWORTH, FAIA, LEED® AP / Code Consultant



Mr. Woodworth has over 30 years of experience in architecture, code enforcement, and code consulting in a broad range of project sectors. He is a licensed architect in the State of Massachusetts and a member of the faculty at the Boston Architectural College. Vernon represented the AIA on the drafting committee of the International green Construction Code (IgCC), as well as on two subsequent code amendment hearing panels. He was the 2012 President of the Massachusetts Chapter of the American Institute of Architects and currently serves as Civic Engagement Commissioner on the Boston Society of Architects (BSA) Board of Directors.

RELEVANT PROJECT EXPERIENCE

Role: Code Consultant

Years in Practice: 30

Architectural License: MA- 30091704

Specialties: Healthcare, Corporate, Education

Education: MS, Theological Studies
Harvard Divinity School
BA, Urban Design
New College, Sarasota, FL

Accreditation: LEED® AP; Certified Building
Official (ICC) since 1994

Professional Affiliations: BSA, AIA since
2000 ICC Sustainable Buildings Technology
Committee (ICC SBTC)
Co-chair BSA Committee for the Advancement
of Sustainability
Past BSA Codes Committee 1999-2010
Past Chair AIA Codes Committee 2004.
AIA Sustainability Task Force 2006
AIA Board of Directors Sustainability Discussion
Group 2007-2008.
AIA Board Advocacy Committee 2005

- 41 Westland Avenue, Boston, MA
Residential Condominiums
- Charles Playhouse, Boston, MA
Renovations and Accessibility Upgrades
- Boston Scientific, Marlborough, MA
Peer Review of Master Plan
- Downtown Quincy Redevelopment, Quincy, MA
Mixed Use Peer Review
- FM Global, Waltham, MA
Office Building
- Fowler-Clark Farm, Boston, MA
Due Diligence Study
- Jackson Commons, Boston, MA
Residential Unit- Code Review
- Massachusetts Institute of Technology, Cambridge, MA
Rapid Response Capital Renewal Feasibility Study
Hobby Shop Feasibility Study
Buildings 1,3,5 RRFs Study
Buildings 4,6,8 RRFs Study
- Mount Ida College, Newton, MA
Carlson Hall Renovations
Shaw Hall Renovations
Dental Clinic Expansion
- 165 Cambridge Park Drive, Cambridge, MA
Egress Analysis
- Massachusetts Gaming Commission Building, Site Design, and Mitigation,
Massachusetts Gaming Commission, Boston, MA
- Northeastern University, Boston, MA
Multiple Renovation Projects
- Simmons College, Boston, MA
Simmons Classroom C103 Study
Science Security Doors Study
- Wheelock College, Boston, MA
Building Assessment

CLEAResult

BUILDING
PERFORMANCE
CONSULTING



Translating carefully developed plans into real life results

CLEAResult's Building Performance Consulting and certification teams provide consultation and project management to advance high-performance buildings.

We help ensure the highest level of design and construction team performance to maximize building performance; health, durability and energy efficiency for a range of commercial and residential building types.

Our dedicated staff includes building scientists, professional engineers, Certified Energy Manager, existing/building commissioning professionals, BPI Multifamily and HVAC specialists, LEED faculty and HERS certifications. Our experts work with owners, architects and builders to support design work by providing building consultation, certification and training services and ensure quality is delivered in the field through construction quality control.

▲ Our building consulting services include:

- Enclosure and mechanical systems
- Commercial building energy audits
- Design support and consultation
- Plans review
- Energy modeling
- Renewable energy system guidance
- Field quality control inspections
- Diagnostic analysis
- Third party verification and certifications
- Technical training for architects, builders and contractors

CLEAResult

▲ Enclosure and HVAC systems commissioning

- HVAC commissioning and retrocommissioning (RCx)
- Energy use analysis
- Benchmarking
- Design, construction and post-construction (RCx) services
- Ongoing monitoring and commissioning
- Energy auditing
- Lifecycle cost analysis (LCCA) of capital investments
- Operations and maintenance consultancy
- Facility condition assessments

▲ Building performance diagnostic testing services

Our trained technicians can meet your building performance diagnostic testing needs by quickly and skillfully performing these technical tasks required for code compliance in high performance buildings:

- Air leakage testing (blower door testing)
- Duct leakage testing (duct blaster testing)
- Ventilation flow measurement
- Pressure differential testing
- Infrared camera scans
- Data logging
- Combustion safety testing

▲ Third-party verification and certifications provided

Third-party verification and certifications processes we help simplify include:

- Home Energy Rating System (HERS Ratings)
- ENERGY STAR® Certified Homes
- ENERGY STAR Qualified Multifamily High Rise Buildings
- LEED for Homes
- LEED for Homes Mid-Rise
- National Green Building Standard (NAHB Green)
- Enterprise Green Communities
- Passive House
- Net-zero energy ready



Talk to us

Learn how CLEAResult can help you change the way you use energy.
Contact us at **866-342-9989**, info@clearesult.com or visit
clearesult.com.

CELEBRATING

33 YEARS

McKenzie & Associates, P.C.
Counselors at Law

183 State Street, Suite 6

Boston, Massachusetts 02109

617.723.0400

www.mckenzieassociatespc.com

As McKenzie & Associates, P.C. marks its 33rd year as a law firm, it has proven year after year that in making important decisions, there is no substitute for quality, affordable legal advice. We are proud to provide our clients with the best solutions and outcomes available.



Founded in 1984, McKenzie & Associates, P.C. is New England's oldest African-American owned law firm, conveniently located in the heart of Boston's Financial District.

FIRM OVERVIEW

Founded in 1984, McKenzie & Associates, P.C. is New England's oldest African-American owned law firm, conveniently located at 183 State Street, in the heart of Boston's Financial District. Since 2002, Boston Magazine has recognized it as "one of the city's most successful and socially responsible minority-owned law firms." McKenzie & Associates, P.C. has served the legal needs of educational and financial institutions, government agencies, corporations, entrepreneurs, and successful individuals and families. We are guided by the simple but proven philosophy that in making important decisions, there is no substitute for quality, affordable legal advice. We provide such advice by carefully listening to our clients and gaining a thorough understanding of their needs. With this knowledge, we help our clients achieve their goals by guiding them through the complexities of statutory, judicial and administrative laws. Our keen ability to listen, understand, and provide solutions has enabled us to develop long-term relationships with our clients, serving as advisors to them on both business and personal matters.

McKenzie & Associates, P.C. has extensive experience counseling clients in business and real estate matters. The combined talents of our attorneys ensure that our clients receive the full benefit of our collective expertise in corporate, real estate, business and commercial transactions, estate planning, probate, business litigation and a variety of other areas of practice. We consistently produce positive results for our clients. We understand the unique facts of each dispute and often exceed our clients' expectations by turning around disputes when others would concede.

SOUTH SHORE CONSTRUCTION CONSULTANTS

Mechanical (HVAC) & Plumbing Consultants

Electrical & Fire Alarm Consultants

Engineering · Energy Studies

It is our pleasure to present to you information about our Company and the many services in which we can provide.

South Shore Construction Consultants is in our Eighteenth Year of providing quality consulting services for the HVAC and Plumbing Trades.

Our experience in job variety is extensive. Multi-family residences, assisted living facilities, high rise buildings, retail centers, industrial buildings, office fit-outs and warehouses are just a few examples of projects our office has completed.

Our approach to projects is definitive, “provide the best engineering services in the confines of the governing codes, and use our vast experience to incorporate them in each individual project.”

Our company is a multi-disciplined engineering company with seasoned senior staff. SSCC provides services ranging from simple to very complicated engineering in the following trades:

- Heating, Ventilating and Air Conditioning (HVAC)
- Plumbing
- Electrical & Fire Alarm

We have formed relationships with Architects, Developers, Building Owners, Contractors and other engineering trades where trust and confidence are a mainstay.

We have Registrations in 43 States including all of the New England States.

- Our services include but are not limited to the following items:
- Conceptual through final design of residential, commercial, institutional, industrial and office building projects.
- Existing systems studies with recommendations and cost estimate of implementing the recommended options.
- Complete computer aided design drawings.
- Coordination of drawings with different trades to eliminate construction nightmare.
- Review of shop drawings.
- Energy conservation studies.
- Construction monitoring.

We have a great reputation for working with many contractors to provide design/build services.

We look forward to hearing from you and hope we may be of service to you in the near future.

345 Quincy Ave Braintree, Massachusetts 02184 781-849-9776

PROPOSAL SUMMARY
DEVELOPMENT PLAN

DEVELOPMENT NARRATIVE

BACKGROUND

The Request for Proposals for 526-528 and 530 Dudley Street, Burrell Street calls for a responsible developer to transform three underutilized parcels in Roxbury. The properties along Dudley Street are a mix of residential multi-family buildings, mixed-use and commercial buildings.

The community has expressed preference for residential use that supports the preservation of historic architecture and fits the architectural integrity of neighborhood. The development is expected provide homeownership opportunities and support the local businesses.

DEVELOPMENT CONCEPT

Urbanica, Inc. respects the community's preference for contextual residential building as well as the City's vision of producing more income-restricted housing.

526-528 and 530 Dudley Street, Burrell Street is proposed as an affordable homeownership development. The building will contain twenty-one (21) condominium units, with a mix of nine (9) 1-bedroom units, nine (9) 2-bedroom units and three (3) 3-bedroom units. Ten (10) units will be affordable to households earning at or below 80% AMI. The other eleven (11) units will be affordable to households earning at or below 100% AMI. Nine (9) covered and three (3) uncovered parking spaces will be provided on-site to minimize the impact on local traffic. In addition, the building will create around 1,700 sf retail space that will promote the local businesses. The program aims to achieve a moderate density while respecting the local fabrics. It is the goal of Housing a Changing City: Boston 2030 to produce more housing, especially income-restricted ownership housing.

The proposed building is a four-story, L-shaped structure with retail and parking on the ground floor and 21 condominium units above. The building design is conceived as a hybrid. On the Dudley Street elevation it finds inspiration in the some of the apartment blocks and brownstones just up the street. On Burrell Avenue, the building appearance reflects the scale and character of triple decker residential architecture. The proposed building will be set back on all four sides so as not to encroach on immediate abutters. The setbacks will allow for window openings on all sides. The proposed building will have ground floor retail space on Dudley Avenue. The space will be designed so that it may be easily sub-divided into smaller spaces as demand dictates. The residential entry will be located on Burrell Avenue. A new curb cut will allow for cars to drive into a ground floor garage parking area for residents. The main pedestrian entrance and lobby will also be located on the side street.

In addition, the buildings will be constructed using Passive House principles, as well as strive to meet LEED Silver or Gold certifiable standards. The combination of a very high level of energy efficiency and sustainable construction strategies will keep the home affordable to live in over the long term, and continue to advance ecologically responsible development models.

AFFORDABLE HOUSING PLAN

Project Size

Total Gross Area (gsf)	22,900	\$227
Net Area (sf)	16,800	
Retail Area (sf)	1,700	\$35
Parking (sf)	4,400	\$100
No. of Parking	12	

Unit Mix

Unit Type	Net sf	No.
1 BR	680	9
2 BR	870	9
3 BR	950	3
No. of Units		21

HOUSING A CHANGING CITY: BOSTON 2030

In the 2018 Update of the HOUSING A CHANGING CITY: BOSTON 2030, the City is committed to creating 69,000 new units of housing at a variety of income levels across the City, including nearly 16,000 new units of income-restricted housing that will bring Boston's total number of income-restricted units to 70,000 by 2030. New focus areas include preventing displacement, increasing homeownership, and promoting fair and equitable access to housing.

AFFORDABILITY OF THE PROPOSAL

The proposed project will contribute to the goals of HOUSING A CHANGING CITY: BOSTON 2030 by creating twenty-one (21) income-restricted homeownership housing. It will provide a solid way for wealth accumulation to families with low to moderate income. Ten (10) units will be affordable to households earning at or below 80% AMI. The other eleven (11) units will be affordable to households earning at or below 100% AMI. The detailed income mix can be found in the table below.

Income Mix

Unit Type	Target Income	Unit Price*	No.
1 BR	80% AMI	\$186,400	5
	100% AMI	\$248,600	4
2 BR	80% AMI	\$221,900	4
	100% AMI	\$288,700	5
3 BR	80% AMI	\$257,500	1
	100% AMI	\$327,900	2
Total Gross Sales		\$ 5,170,800	

* Per BPDA Guideline 2019

OPERATIONS

After occupancy, the condo owners will set up a condo association to monitor the long-term management. The team will work with the condo association to identify the property management company with expertise in managing affordable homeownership properties and work collaboratively with the Community Land Trust.

DIVERSITY AND INCLUSION PLAN

Urbanica, Inc. will use best effort to include meaningful participation of M/WBEs in its ownership/financing, construction, design, and development, etc.

OWNERSHIP/FINANCING

As part of the project's equity, the team will set up a crowd fund composed of a number of small investors. Each investor may invest a small share (as low as \$5,000) into the fund. This opportunity will be available exclusively to minority investors. Total amount of fund to be raised is expected to be about 10% of the total equity. The crowd fund will be managed by Feaster Enterprises, a minority-owned business. Joseph Feaster, the President of Feaster Enterprises, is an accomplished leader and lawyer with over 40 years of successful experience in the public and private sectors. He is a certified mediator who is skilled at managing large scale projects, resolving disputes, and negotiating between parties to find common ground and solutions. In addition, the building will create around 1,700 sf retail space that will promote the local businesses. Urbanica will assist the commercial tenants to secure funding for their growing their businesses and for the tenant improvement purposes. The commercial space can be divided to up to 5 for-sale smaller units.

By establishing an exclusive crowd fund, we are sharing ownership interest with minority investors. They will be able to benefit from the profits of the project, diversify their portfolio, and build longer term wealth. The team will also provide technical and financial assistance to help minorities to understand the fund and get the investment principle.

Urbanica will work collaboratively with Dudley Street Neighborhood Initiative (DSNI) to form a new joint venture. The existing Community Land Trust (CLT). The Land Trust will be the owner of the property and lease the land to the project's LLC.

CONSTRUCTION

Urbanica is committed to achieving the Boston Resident Job Policy for diversity in our workforce. We will use our best efforts to meet the 51% Boston resident, 40% people of color and 12% women workforce participation goals. Additionally, we aim to achieve the 40% Minority Business Enterprise (MBE) / Women Business Enterprise (WBE) goal for all contracted trades on the project.

Urbanica is experienced in identifying, training and hiring from the community in our past and current projects, including Parcel 9 Melnea Hotel and Residences. We plan to collaborate with Workforce Diversity Consultant, L.H. Daniels Associates, to achieve the above-mentioned construction employment goals. Some of the approaches we plan to implement include:

- Advise and monitor all first tier contractors and subcontractors in meeting the diversity requirements;
- Create weekly compliance report on each contractor on the project and document their performance;
- Conduct community outreach to hire local residents;
- Coordinate with walk on applicants.

DESIGN & DEVELOPMENT

Urbanica also includes many M/WBEs in our Design & Development team. Some of them are:

- Structural Engineer - Jennifer McClain
- Fire Protection Engineer - Luis Fernandez
- Attorney - Joseph D. Feaster, Jr.
- Workforce Diversity Consultant - Lonnie H. Daniels

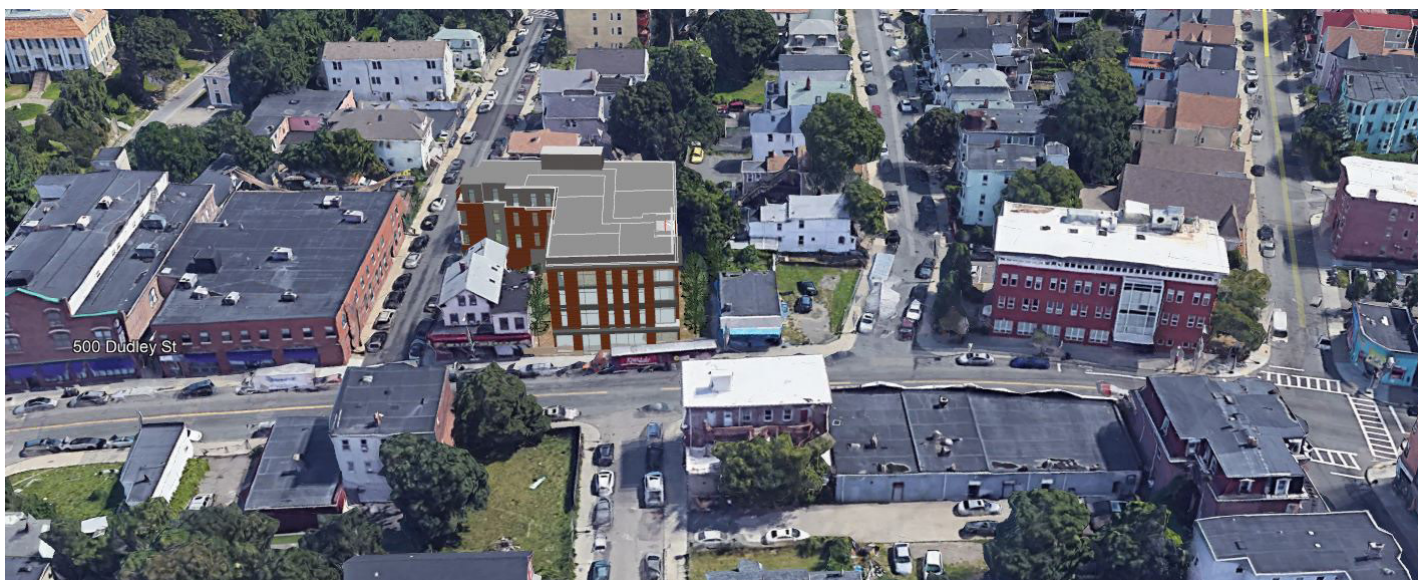
DESIGN NARRATIVE

The proposal strives to meet the development objectives of creating affordable housing, advance sustainable construction, energy efficiency, and compliment the historic character of the neighborhood. The buildings will incorporate scale, rhythm, and proportions found on the older, more distinguished buildings in the neighborhood. The proposed building will also incorporate many of the textures, materials and colors into the building exteriors.

The proposed building is a four-story, L-shaped structure with retail and parking on the ground floor and 21 condominium units above. The building design is conceived as a hybrid. On the Dudley Street elevation it finds inspiration in the some of the apartment blocks and brownstones just up the street. On Burrell Avenue, the building appearance reflects the scale and character of triple decker residential architecture.



The proposed building will be set back on all four sides so as not to encroach on immediate abutters. The setbacks will allow for window openings on all sides. The proposed building will have ground floor retail space on Dudley Avenue. The space will be designed so that it may be easily sub-divided into smaller spaces as demand dictates. The residential entry will be located on Burrell Avenue. A new curb cut will allow for cars to drive into a ground floor garage parking area for residents. The main pedestrian entrance and lobby will also be located on the side street.



FLOOR PLANS



SECOND FLOOR PLAN
SCALE: 1/64" = 1'-0"



FLOOR PLANS





RETAIL: 1700sf total (can be subdivided into 4 smaller spaces)

**RESIDENTIAL:
LOBBY- 800sf
PARKING SPACES- 12**

*PARKING/GROUND FLOOR PLAN
SCALE: 1/64" = 1'-0"*



FLOOR PLANS



SECOND, THIRD, FOURTH FLOOR PLAN
SCALE: 1/64" = 1'-0"



DIAGRAM



UNIT MIX: 7 units per floor (21 TOTAL)

(3)- 1 BEDROOM: approx. 640-660sf

(3)- 2 BEDROOM: approx. 850-870sf

(1)- 3 BEDROOM: approx. 950sf

PERSPECTIVE VIEWS



Looking North on Dudley Street



Looking East on North Avenue

PERSPECTIVE VIEWS



Looking East on Dudley Street

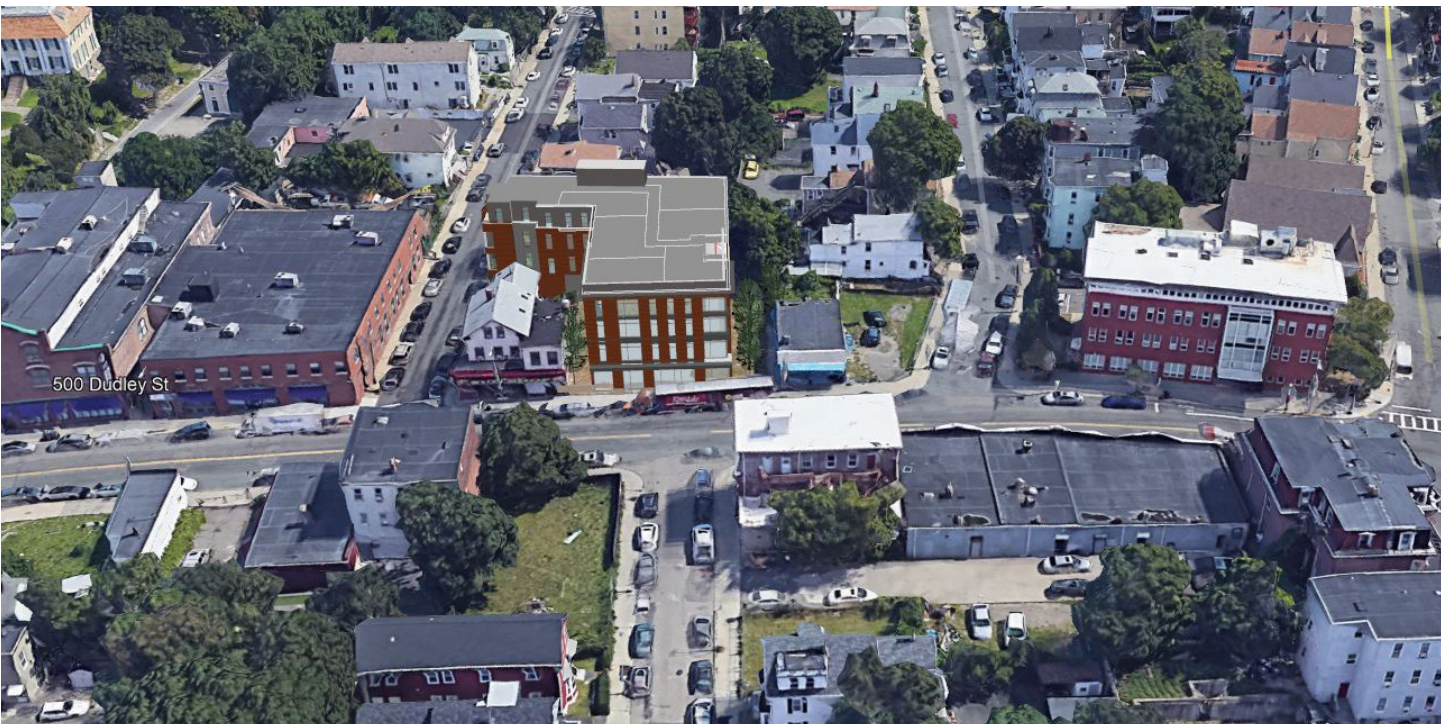


Looking South on Burrell Street

PERSPECTIVE VIEWS



Looking North on Dudley Street



Looking East on North Avenue

PERSPECTIVE VIEWS



Looking East on Dudley Street



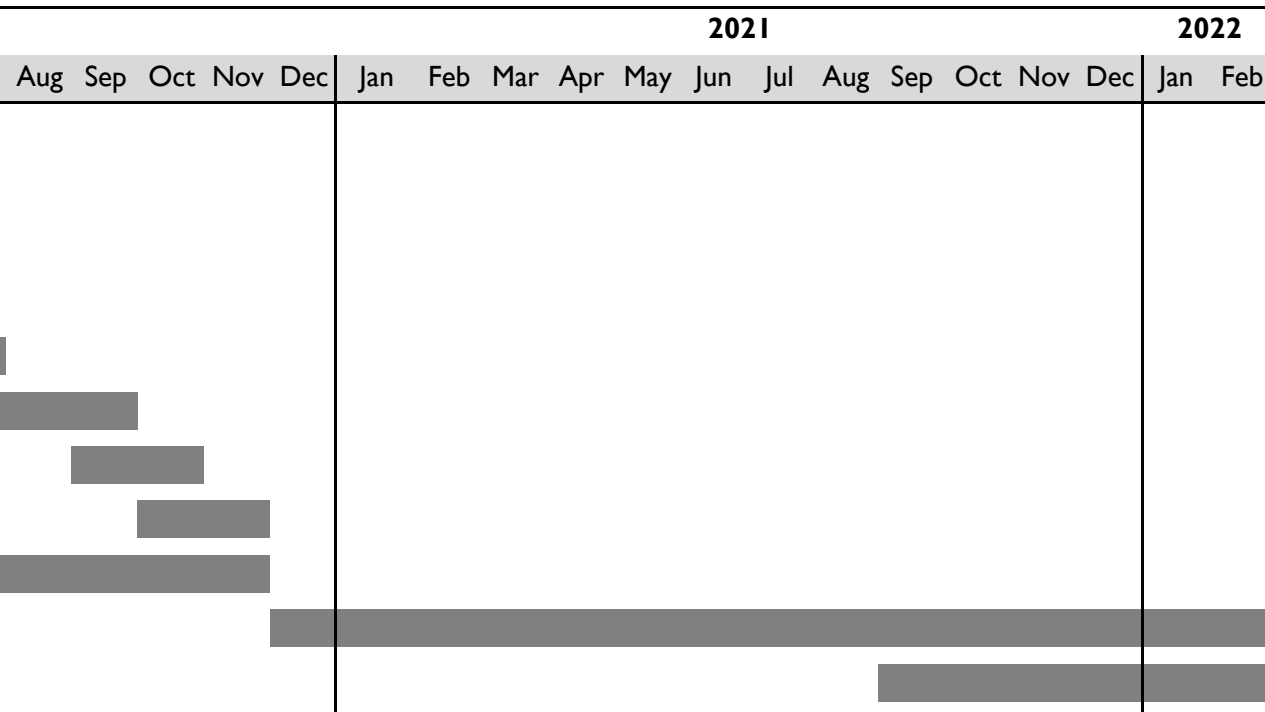
Looking South on Dudley Street

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PROJECT TIMELINE

Task	Duration	2019					2020							
		Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
Designation	6 Months	█					█							
Due Diligence	2 Months						█	█						
Schematic Design	3 Months							█	█	█				
Article 80	3 Months								█	█	█			
ZBA Approval	1 Month											█		
Construction Drawings	3 Months											█	█	
BWSC, PIC, Misc Permits	2 Months													
ISD Building Permit	2 Months													
Financing	8 Months									█	█	█	█	
Construction	15 Months													
Affordable Housing Lottery	8 Months													

PROJECT TIMELINE



APPENDIX

APPENDIX 2:
PROJECT SUMMARY FORM

Project Summary Form

Project Name: 526-528 and 530 Dudley Street
 Project Street Address(es): 526-528 and 530 Dudley Street, Roxbury, MA 02119
 Developer: Urbanica, Inc.
 Types of Units: Family Individuals Elderly Special Needs
 Other? (Describe) _____ Commercial Yes No
 Number of Units 21 Number of Affordable Units 21 Homeless Units _____

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI							0
<80% AMI			5	4	1		10
<100%AMI			4	5	2		11

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

Housing Budget

TDC:	\$ <u>7,800,990.00</u>	TDC Per Unit:	\$ <u>371,476.00</u>
Hard Cost/sf	\$ <u>261.30</u>	Hard Cost/unit	\$ <u>284,890.00</u>
Operating Exp/unit	\$ _____	Reserves/unit	\$ <u>2,400.00</u>
		Developer Fee and Overhead	\$ <u>800,000.00</u>

Funding Sources: (Check all that apply)

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

Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	<input style="width: 100%;" type="text" value="526-528 and 530 Dudley Street, Burrell Street"/>		
1a . Application Completed By:	<input style="width: 100%;" type="text" value="Urbanica, Inc"/>		
1b . Original Application Date:	<input style="width: 150px;" type="text" value="07/22/2019"/>	Application Revision Date:	<input style="width: 150px;" type="text"/>
2 . Project Address:	<input style="width: 100%;" type="text" value="526-528 and 530 Dudley Street, Burrell Street"/>		
3 . Neighborhood	<input style="width: 100%;" type="text" value="Roxbury"/>		
4 . City/ Town	<input style="width: 150px;" type="text" value="Boston"/>	MA	<input style="width: 100px;" type="text" value="02119"/>
	<small>(state)</small>		<small>(zip code)</small>
5 . County	<input style="width: 150px;" type="text" value="SUFFOLK"/>		
6 . <input type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	<input type="checkbox"/> Yes	Select A QCT	<input style="width: 100px;" type="text" value="0906.00"/>
8 . Difficult to develop area	<input type="checkbox"/> Not Applicable	QCT information last updated on:	<input style="width: 100px;" type="text" value="7/20/2019"/>
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: 100px;" type="text" value="1"/>	
<div style="border: 1px solid black; padding: 5px; min-height: 80px;"> Ground-up residential development of twenty-one (21) condominium units, including nine (9) 1-bedroom units, nine (9) 2-bedroom units and three(3) 3-bedroom units. </div>			
12 . Development Schedule:	<i>Original</i>	<i>Revised</i>	<i>Optional user comments</i>
Application Date	<input style="width: 100px;" type="text" value="07/22/2019"/>		
Construction Loan Closing	<input style="width: 100px;" type="text" value="Nov 2020"/>		
Initial Loan Closing (MHFA only)			
Construction Start	<input style="width: 100px;" type="text" value="Dec 2020"/>		
50% Construction Completion	<input style="width: 100px;" type="text" value="Aug 2021"/>		
Construction Completion	<input style="width: 100px;" type="text" value="Feb 2022"/>		
First Certificate of Occupancy			
Final Certificate of Occupancy	<input style="width: 100px;" type="text" value="Feb 2022"/>		
Sustained Occupancy	<input style="width: 100px;" type="text" value="Feb 2022"/>		
Permanent Loan Closing	<input style="width: 100px;" type="text" value="Feb 2022"/>		

526-528 and 530 Dudley Street, Burrell Street Application Date: 07/22/2019 #VALUE!

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APPENDIX 3: ONE STOP FORM

13 . Unit Mix:

	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income (User-defined)	Market Rate	Total Units
SRO						0
0 bedroom						0
1 bedroom				9		9
2 bedrooms				9		9
3 bedrooms				3		3
4 bedrooms						0
Total Units	0	0	0	21	0	21
Home Units*						0

*HOME units included in the above totals. Other Income=Below <80% & 100% of median income

14 . Unit Size in square feet:

	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income (User-defined)	Market Rate	Average All Incomes
SRO						N/A
0 bedroom						N/A
1 bedroom				680.0		680
2 bedrooms				870.0		870
3 bedrooms				950.0		950
4 bedrooms						N/A

15 . Number of bathrooms in each unit:

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

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): No

Other No

Other..... N/A

Other..... N/A

Other..... N/A

Financing from MassDevelopment No

	<i>Total</i>	<i>New Construction</i>	<i>Rehabilitation</i>
17. Number of buildings planned:			
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	0		
d. Low/Mid rise	1	1	
e. High-rise	0		
f. Other	0		
TOTAL	1	1	0
18. Number of units:	21	21	
19. Gross Square Footage			
a. Residential	21,200	21,200	-
b. Commercial	1,700	1,700	-
20. Net Rentable Square Footage:	<i>Total</i>		<i>Percent of Gross</i>
a. Residential	16,800	s.f.	79%
b. Commercial	1,700	s.f.	100%
21. Number of handicapped accessible units	N/A	Percent of total	0%
22. Fire Code Type	Wood frame		
23. Will building(s) include elevators?	Yes	How many?	1
24. Are the following provided with the housing units:		Gas or electric?	
a. Range?	Yes		
b. Refrigerator?	Yes		
c. Microwave?	Yes		
d. Dishwasher?	Yes		
e. Disposal?	No		
f. Washer/Dryer Hookup?	No		
g. Washer & Dryer?	No		
h. Wall-to-wall Carpet?	No		
i. Window Air Conditioner?	No		
j. Central Air Conditioning?	Yes		
25. Are the following included in the rent:		<i>Optional user comments</i>	
a. Heat?	No		
b. Domestic Electricity?	No		
c. Cooking Fuel?	No		
d. Hot Water?	No		
e. Central A/C, if any?	No		
26. Type of heating fuel:	Electric		
27. Total no. of parking spaces:	12	Outdoor: <input style="width: 50px;" type="text" value="3"/>	Enclosed: <input style="width: 50px;" type="text" value="9"/>
28. Number of parking spaces exclusively for the use of tenants:			
a. Residential	Total: 12	Outdoor: 3	Enclosed: 9
b. Commercial	Total: 0	Outdoor: 0	Enclosed: 0

APPENDIX 3: ONE STOP FORM

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	Yes	R-Value or type?	
b. Windows	Yes	R-Value or type?	U 0.10
c. Heating system	Yes	R-Value or type?	mini split

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	10,623	0.24
33 . Wetlands area:		
34 . Buildable area:	10,610	0.24

Existing Conditions:

35 . What is the present use of the property? Vacant

36 . Number of existing structures: -

37 . Gross s.f. of existing structures: 22,900

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 retail

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).

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

APPENDIX 3: ONE STOP FORM

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?	<input type="text" value="No"/>
51 . Has a Chapter 21E assessment been performed?	<input type="text" value="No"/>
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?	<input type="text" value="No"/>
53 . Does the building require lead paint abatement?	<input type="text" value="No"/>
54 . Does the building require asbestos abatement?	<input type="text" value="No"/>
55 . Do radon tests show radon levels exceeding four picocuries/liter?	<input type="text" value="No"/>
56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?	<input type="text" value="No"/>
57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?	<input type="text" value="No"/>
58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?	<input type="text" value="No"/>
59 . Is the site located in a floodplain or wetlands area?	<input type="text" value="No"/>
60 . Does the site contain endangered animal or plant species?	<input type="text" value="No"/>
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?	<input type="text" value="No"/>

Section 2 DEVELOPMENT TEAM SUMMARY

62 . Developer/Sponsor Type	Other for-profit corporations/partnerships/individuals
63 . Developer/Sponsor:	
Form of Legal Entity	Corporate
Legal Name	Urbanica, Inc
Address	429 Melnea Cass Blvd, Roxbury, MA 02119
Contact Person	Kamran Zahedi
	(617) 654-8900
E-mail	kzahedi@urbanicaboston.com
64 . Owner/Mortgagor:	
Legal Name	(to be formed)
Address	429 Melnea Cass Blvd, Roxbury, MA 02119
Has this entity already been formed?	No
Principals	Kamran Zahedi
Principals	
Contact Person	Kamran Zahedi
Telephone No. / Fax. No.	(617) 654-8900
E-mail	kzahedi@urbanicaboston.com
65 . General Partner:	
Legal Name	Urbanica, Inc (Manager)
Address	429 Melnea Cass Blvd, Roxbury, MA 02119
Has this entity already been formed?	Yes
Principal (if corporate)	Kamran Zahedi
Contact Person	Kamran Zahedi
% of Ownership	1.00%
Telephone No. / Fax. No.	(617) 654-8900
E-mail	kzahedi@urbanicaboston.com
Soc. Sec. or Tax ID #	371-44-4861
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	

APPENDIX 3: ONE STOP FORM

67 . Development Consultant:	Legal Name	N/A	
	Address		
	Contact Person		
	Telephone No. / Fax. No.		
	E-mail		
68 . Contractor:	Name	Urbanica Construction	
	Address	429 Melnea Cass Blvd, Roxbury, MA 02119	
	Fed Tax ID #	04-3344446	
	Contact Person	Kamran Zahedi	
	Telephone No. / Fax. No.	(617) 654-8900	(617) 654-8901
	E-mail	kzahedi@urbanicaboston.com	
69 . Architect:	Name	Urbanica Design	
	Address	429 Melnea Cass Blvd, Roxbury, MA 02119	
	Fed Tax ID #	04-3542655	
	Contact Person	Stephen Chuang	
	Telephone No. / Fax. No.		
	E-mail	stephen@stephenchung.com	
70 . Management Agent:	Name		
	Address		
	Contact Person		
	Telephone No. / Fax. No.		
	E-mail		
71 . Attorney (Real Estate):	Name	McKenzie & Associates, P.C.	
	Address	183 State Street, Suite 6	
	Contact Person	Joseph D. Feaster, Jr.	
	Telephone No. / Fax. No.	(617) 723-7234	
	E-mail	jfeaster@mckenzielawpc.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	Kamran Zahedi	
Address	429 Melnea Cass Blvd, Roxbury, MA 02119	
Contact Person		
Telephone No. / Fax. No.	(617) 654-8900	(617) 654-8901
E-mail	kzahedi@urbanicaboston.com	

75 . Service Provider or Coordinator:

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

76 . Marketing Agent:

Name	Maloney Properties, Inc.	
Address	27 Mica Ln # 301, Wellesley, MA 02481	
Contact Person	Jonathan Diffenbach	
Telephone No. / Fax. No.	(781) 943-0200	
E-mail	jdifffenbach@maloneyproperties.com	

77 .

Other role Name

Address

Contact Person

Telephone No. / Fax. No.

E-mail

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

78 .

Other role Name

Address

Contact Person

Telephone No. / Fax. No.

E-mail

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

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

Kamran Zahedi is the principle of Urbanica Inc. , Urbanica Design and Urbanica Construction. All entities will collaborate on the project.

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.

Urbanica, Inc. plans to establish a single purpose LLC for the project if selected. Urbanica will work collaboratively with Dudley Street Neighborhood Initiative (DSNI) to form a new joint venture. The existing Community Land Trust (CLT). The Land Trust will be the owner of the property and lease the land to the project's LLC.

APPENDIX 3: ONE STOP FORM

Section 3 SOURCES AND USES OF FUNDS

Sources of Funds							
Private Equity:			<i>Optional user calculations</i>				
81 . Developer's Cash Equity		\$500,000					
82 . Tax Credit Equity (net amount) <i>(See line 360, Section 5, page 18.)</i>		\$					
83 . Developer's Fee/Overhead, Contributed or Loaned		\$					
84 . Other Source:		\$					
Public Equity:							
85 . HOME Funds, as Grant		\$0					
86 . Grant:	CPA/NHT/DND	\$3,000,000					
87 . Grant:		\$					
88 . Total Public Equity		\$3,000,000					
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		\$4,300,990	%	yrs.	yrs.		
	Source:						
92 . Subordinate Debt		\$0	%	yrs.	yrs.		
	Source:						
93 . Subordinate Debt		\$0	%	yrs.	yrs.		
	Source:						
94 . Total Subordinate Debt		\$4,300,990					
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		\$7,800,990					
Construction Period Financing:							
		<i>Amount</i>	<i>Rate</i>	<i>Term</i>			
102 . Construction Loan		\$4,300,990	5.20%	15.0			
	Source:						
	Repaid at:						
103 . Other Interim Loan		\$0	%	mos.			
	Source:						
	Repaid at:						
104 . Syndication Bridge Loan		\$0	%	mos.			
	Source:						
	Repaid at:						

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? Urbanica Construction

Name Signature

106 . Basis for estimates? Recent Multifamily constructions in Boston Area

DV	Trade Item	Amount	Description
107 .	3	\$302,443	Concrete
108 .	4	\$75,611	Masonry
109 .	5	\$223,807	Metals
110 .	6	\$594,804	Rough Carpentry
111 .	6	\$226,908	Finish Carpentry
112 .	7	\$0	Waterproofing
113 .	7	\$176,425	Insulation
114 .	7	\$146,181	Roofing
115 .	7	\$25,204	Sheet Metal and Flashing
116 .	7	\$478,867	Exterior Siding
117 .	8	\$106,460	Doors
118 .	8	\$201,628	Windows
119 .	8	\$0	Glass
120 .	9	\$0	Lath & Plaster
121 .	9	\$352,850	Drywall
122 .	9	\$80,651	Tile Work
123 .	9	\$0	Acoustical
124 .	9	\$105,855	Wood Flooring
125 .	9	\$0	Resilient Flooring
126 .	9	\$20,163	Carpet
127 .	9	\$75,611	Paint & Decorating
128 .	10	\$20,163	Specialties
129 .	11	\$0	Special Equipment
130 .	11	\$55,448	Cabinets
131 .	11	\$50,407	Appliances
132 .	12	\$0	Blinds & Shades
133 .	13	\$0	Modular/Manufactured
134 .	13	\$0	Special Construction
135 .	14	\$50,407	Elevators or Conveying Syst.
136 .	15	\$277,239	Plumbing & Hot Water
137 .	15	\$226,832	Heat & Ventilation
138 .	15	\$0	Air Conditioning
139 .	15	\$78,635	Fire Protection
140 .	16	\$236,913	Electrical
141 .		\$0	Accessory Buildings
142 .		\$0	Other/misc
143 .		\$4,189,510	Subtotal Structural
144 .	2	\$331,175	Earth Work
145 .	2	\$135,494	Site Utilities
146 .	2	\$0	Roads & Walks
147 .	2	\$63,916	Site Improvement
148 .	2	\$0	Lawns & Planting
149 .	2	\$0	Geotechnical Conditions
150 .	2	\$201,628	Environmental Remediation
151 .	2	\$0	Demolition
152 .	2	\$0	Unusual Site Cond
153 .		\$732,213	Subtotal Site Work
154 .		\$4,921,723	Total Improvements
155 .	1	\$295,789	General Conditions
156 .		\$5,217,512	Subtotal
157 .	1	\$240,144	Builders Overhead
158 .	1	\$240,144	Builders Profit
159 .		\$5,697,800	TOTAL

160 Total Cost/square foot: \$248.81 Residential Cost/s.f.: \$268.76

APPENDIX 3: ONE STOP FORM

Development Budget:				
	<i>Total</i>	<i>Residential</i>	<i>Commercial</i>	<i>Comments</i>
161 . Acquisition: Land	\$300	\$300		
162 . Acquisition: Building	\$0	\$0		
163 . Acquisition Subtotal	\$300	\$300	\$0	
164 . Direct Construction Budget	\$5,697,800	\$5,697,800		(from line 159)
165 . Construction Contingency	\$284,890	\$284,890		5.0% of construction
166 . Subtotal: Construction	\$5,982,690	\$5,982,690	\$0	
General Development Costs:				
167 . Architecture & Engineering	\$346,000	\$346,000		
168 . Survey and Permits	\$100,000	\$100,000		
169 . Clerk of the Works	\$0	\$0		
170 . Environmental Engineer	\$26,000	\$26,000		
171 . Bond Premium	\$0			
172 . Legal	\$50,000	\$50,000		
173 . Title and Recording	\$0			
174 . Accounting & Cost Cert.	\$10,000	\$10,000		
175 . Marketing and Rent Up	\$10,000	\$10,000		
176 . Real Estate Taxes	\$8,000	\$8,000		
177 . Insurance	\$20,000	\$20,000		
178 . Relocation	\$0			
179 . Appraisal	\$10,000	\$10,000		
180 . Security	\$0			
181 . Construction Loan Interest	\$260,000	\$260,000		
182 . Inspecting Engineer	\$0			
183 . Fees to: Bank	\$32,000	\$32,000		
184 . Fees to:	\$0			
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$0			
190 . Other: Consultants	\$57,000	\$57,000		
191 . Other: Reimburseme	\$15,000	\$15,000		
192 . Soft Cost Contingency	\$23,600	\$23,600		2.5% of soft costs
193 . Subtotal: Gen. Dev.	\$967,600	\$967,600	\$0	
194 . Subtotal: Acquis., Const and Gen. Dev.	\$6,950,590	\$6,950,590	\$0	
195 . Capitalized Reserves	\$50,400	\$50,400		
196 . Developer Overhead	\$400,000	\$400,000		
197 . Developer Fee	\$400,000	\$400,000		
198 . Total Development Cost	\$7,800,990	\$7,800,990	\$0	TDC per unit \$371,476
199 . TDC, Net	\$7,750,590	\$7,750,590	\$0	TDC, Net per unit \$369,076

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	\$0
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	\$50,400
214 .	Subtotal: Capitalized Reserves	\$50,400
215 .	Letter of Credit Requirements	
216 .	Total of the Above	\$50,400

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?					Developer	
Who administers the reserves?					Developer	
When and how are they used?					Sales period loan interest	
Under what circumstances can they be released?						

Unit Sales (For Sale Projects Only):

217 .	Gross Sales From Units	\$5,170,800
218 .	Cost of Sales (Commissions, etc.)	\$361,956
219 .	Net Receipt from Sales	\$4,808,844

Debt Service Requirements:

220 .	Minimum Debt Service Coverage	N/A
221 .	Is this Project subject to HUD Subsidy Layering Review?	No

Optional user comments

APPENDIX 3: ONE STOP FORM

One Stop2000 Affordable Housing Finance Application [Version 1.21] ©

Page A-1

Project Summary Information

NOTE: Do not fill out this section. It is automatically filled in by program.

Project Name	526-528 and 530 Dudley Street, Burrell Street
Developer	Urbanica, Inc
Community	Boston

Number of Units

SRO	<input type="text" value="0"/>	Low-Income, Rental Assisted	<input type="text" value="0"/>
0 bedroom	<input type="text" value="0"/>	Low-Income, Below 50%	<input type="text" value="0"/>
1 bedroom	<input type="text" value="9"/>	Low-Income, Below 60%	<input type="text" value="0"/>
2 bedrooms	<input type="text" value="9"/>	Other Income (User-defined)	<input type="text" value="21"/>
3 bedrooms	<input type="text" value="3"/>	Market Rate	<input type="text" value="0"/>
4 bedrooms	<input type="text" value="0"/>		

This is an application for:	DHCD Tax Credit Allocation	<input type="text" value="No"/>
	HOME Funding through DHCD	<input type="text" value="No"/>
	MHFA Official Action Status.....	<input type="text" value="No"/>
	MHFA Construction Financing.....	<input type="text" value="No"/>
	MHFA Permanent Financing	<input type="text" value="No"/>
	MHP Fund Financing	<input type="text" value="No"/>
	MHIC Construction Loan.....	<input type="text" value="No"/>
	MHIC Tax Credit Equity	<input type="text" value="No"/>
	Boston: DND.....	<input type="text" value="No"/>
	Other.....	<input type="text" value="N/A"/>
	Other.....	<input type="text" value="N/A"/>
	Other.....	<input type="text" value="N/A"/>
	Financing from Massdevelopment.....	<input type="text" value="No"/>

Sources of Funds:

Developer's Equity	<input type="text" value="\$500,000"/>
Tax Credit Equity	<input type="text" value="\$0"/>
Public Equity	<input type="text" value="\$3,000,000"/>
Subordinate Debt	<input type="text" value="\$4,300,990"/>
Permanent Debt	<input type="text" value="\$0"/>
Total All Sources	<input type="text" value="\$7,800,990"/>

Uses Exceed Sources by

Uses of Funds:

Acquisition	<input type="text" value="\$300"/>
Construction	<input type="text" value="\$5,982,690"/>
General Development	<input type="text" value="\$967,600"/>
Developer Overhead	<input type="text" value="\$400,000"/>
Developer Fee	<input type="text" value="\$400,000"/>
Capitalized Reserves.....	<input type="text" value="\$50,400"/>
Total All Uses	<input type="text" value="\$7,800,990"/>

Rent Levels:

Low-Income, Rental Assisted	<input type="text" value="N/A"/>
Low-Income, Below 50%	<input type="text" value="N/A"/>
Low-Income, Below 60%	<input type="text" value="N/A"/>
Other Income (User-defined).....	<input type="text" value="\$0"/>
Market Rate	<input type="text" value="N/A"/>
Average, All Units	<input type="text" value="\$0"/>

BR (aver.)

<input type="text" value="N/A"/>
<input type="text" value="N/A"/>
<input type="text" value="N/A"/>
<input type="text" value="1.7"/>
<input type="text" value="N/A"/>
<input type="text" value="1.7"/>

SF (aver.)

<input type="text" value="N/A"/>
<input type="text" value="N/A"/>
<input type="text" value="N/A"/>
<input type="text" value="800"/>
<input type="text" value="N/A"/>
<input type="text" value="800"/>

Annual Operating Income (year 1):

Gross rental income (residential)	<input type="text" value="\$0"/>
Vacancy (resid.) <input type="text" value=""/> %	<input type="text" value="\$0"/>
Other Income (net of vacancies)	<input type="text" value="\$0"/>
Subtotal	<input type="text" value="\$0"/>
Operating Subsidies	<input type="text" value="\$0"/>
Draw on Operating Reserves	<input type="text" value="\$0"/>
Total Annual Income	<input type="text" value="\$0"/>

Net Operating Income	<input type="text" value="\$0"/>
Debt Service	<input type="text" value="\$0"/>
Debt Service Coverage	<input type="text" value="N/A"/>

Annual Operating Expense (year 1):

Management Fee	<input type="text" value="\$0"/>
Administrative	<input type="text" value="\$0"/>
Maintenance	<input type="text" value="\$0"/>
Res. Service, Security	<input type="text" value="\$0"/>
Utilities	<input type="text" value="\$0"/>
Repl. Reserve	<input type="text" value="\$0"/>
Oper. Reserve	<input type="text" value="\$0"/>
Taxes, Insurance	<input type="text" value="\$0"/>
Total	<input type="text" value="\$0"/>

Total per Unit

526-528 and 530 Dudley Street, Burrell Street

Application Date: 07/22/2019

#VALUE!

Development Cost Analysis

NOTE: Do not fill out this section. It is automatically filled in by program.

	Residential Total	Residential Per Unit	Residential Per S. F.	Commercial Total	Commercial Per S. F.
Acquisition: Land	\$300	\$14	\$0.01	\$0	\$0.00
Acquisition: Building	\$0	\$0	\$0.00	\$0	\$0.00
Acquisition Subtotal	\$300	\$14	\$0.01	\$0	\$0.00
Direct Construction Budget	\$5,697,800	\$271,324	\$268.76	\$0	\$0.00
Construction Contingency	\$284,890	\$13,566	\$13.44	\$0	\$0.00
Subtotal: Construction	\$5,982,690	\$284,890	\$282.20	\$0	\$0.00
General Development Costs:					
Architecture & Engineering	\$346,000	\$16,476	\$16.32	\$0	\$0.00
Survey and Permits	\$100,000	\$4,762	\$4.72	\$0	\$0.00
Clerk of the Works	\$0	\$0	\$0.00	\$0	\$0.00
Environmental Engineer	\$26,000	\$1,238	\$1.23	\$0	\$0.00
Bond Premium	\$0	\$0	\$0.00	\$0	\$0.00
Legal	\$50,000	\$2,381	\$2.36	\$0	\$0.00
Title and Recording	\$0	\$0	\$0.00	\$0	\$0.00
Accounting & Cost Certificat.	\$10,000	\$476	\$0.47	\$0	\$0.00
Marketing and Rent Up	\$10,000	\$476	\$0.47	\$0	\$0.00
Real Estate Taxes	\$8,000	\$381	\$0.38	\$0	\$0.00
Insurance	\$20,000	\$952	\$0.94	\$0	\$0.00
Relocation	\$0	\$0	\$0.00	\$0	\$0.00
Appraisal	\$10,000	\$476	\$0.47	\$0	\$0.00
Security	\$0	\$0	\$0.00	\$0	\$0.00
Construction Loan Interest	\$260,000	\$12,381	\$12.26	\$0	\$0.00
Inspecting Engineer	\$0	\$0	\$0.00	\$0	\$0.00
Fees to: Bank	\$32,000	\$1,524	\$1.51	\$0	\$0.00
Fees to:	\$0	\$0	\$0.00	\$0	\$0.00
MIP	\$0	\$0	\$0.00	\$0	\$0.00
Credit Enhancement Fees	\$0	\$0	\$0.00	\$0	\$0.00
Letter of Credit Fees	\$0	\$0	\$0.00	\$0	\$0.00
Other Financing Fees	\$0	\$0	\$0.00	\$0	\$0.00
Development Consultant	\$0	\$0	\$0.00	\$0	\$0.00
Other:	\$57,000	\$2,714	\$2.69	\$0	\$0.00
Other:	\$15,000	\$714	\$0.71	\$0	\$0.00
Soft Cost Contingency	\$23,600	\$1,124	\$1.11	\$0	\$0.00
Subtotal: Gen. Dev.	\$967,600	\$46,076	\$45.64	\$0	\$0.00
Subtotal: Acquis., Const., and Gen. Dev.	\$6,950,590	\$330,980	\$327.86	\$0	\$0.00
Capitalized Reserves	\$50,400	\$2,400	\$2.38	\$0	\$0.00
Developer Overhead	\$400,000	\$19,048	\$18.87	\$0	\$0.00
Developer Fee	\$400,000	\$19,048	\$18.87	\$0	\$0.00
Total Development Cost	\$7,800,990	\$371,476	\$367.97	\$0	\$0.00
Total Net* Development Cost	\$7,750,590	\$369,076	\$365.59	\$0	\$0.00

(*Does not include any capitalized reserves nor any developer's fees or overhead which are contributed or loaned to the project.)

APPENDIX 4: STATEMENT OF APPLICANT'S QUALIFICATION FORM

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: Urbanica, Inc
2. Names and titles of principals: Kamran Zahedi, President

3. Names of authorized signatories: Kamran Zahedi
4. Permanent main office address: 429 Melnea Cass Blvd, Roxbury, MA 02119

Phone: 6176548900 Fax: _____ Email: kzahedi@urbanicaboston.com
5. Date organized: 2002
6. Location of incorporation: 429 Melnea Cass Blvd, Roxbury, MA 02119

7. Number of years engaged in business under your present name: 17
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. Boston Planning&Development Agency (BPDA)
 - b. Department of Neighborhood Development (DND)
 - c. Massachusetts Bay Transportation Authority (MBTA)

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

President

Title

Urbanica, Inc

Legal Name of Organization

7/19/2019

Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: Urbanica, Inc.

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 300.00
Site Prep/Environmental	\$ 26,000.00
Construction	\$ 5,697,800.00
Construction Contingency	\$ 284,890.00
Architect(s) and Engineer(s)	\$ 346,000.00
Development Consultant	\$
Survey and Permits	\$ 100,000.00
Legal	\$ 50,000.00
Title and Recording	\$ 0.00
Real Estate Taxes	\$ 8,000.00
Insurance	\$ 20,000.00
Construction Loan Interest	\$ 260,000.00
Construction Inspection Fees	\$
Other: Other Soft Costs	\$ 134,000.00
Other: Reserve	\$ 50,400.00
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$ 23,600.00
Developer Overhead	\$ 400000
Developer Fee	\$ 400,000.00
TOTAL: ALL USES	\$ 7,800,990.00

APPENDIX 5: DEVELOPMENT BUDGET

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$ 100,000.00	<input type="checkbox"/>
Additional Sponsor Fundraising	\$ 400,000.00	<input type="checkbox"/>
Philanthropic Funding CPA/NHT/DND	\$ 3,000,000.00	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 4,300,990.00	<input type="checkbox"/>
Donated Materials/Services:		
Other:	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$ 7,800,990.00	

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

PRELIMINARY OPERATING BUDGET FORM

N/A

PROPOSER'S NAME: Urbanica, Inc.

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 0.00	

Committed

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 0.00	

Continued on next page

APPENDIX 6:
OPERATING BUDGET

Explanatory notes:

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: Urbanica, Inc.

Assuming that you are designated on 1/30/2020 , indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	Sep 2020
Apply for Permit(s)	Sep 2020
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	Oct 2020
Permit(s) Issued	Oct 2020
Financing Closed	Nov 2020
Construction Begins	Dec 2020
Construction Complete	Feb 2022

APPENDIX 8:
EMPLOYMENT STATEMENT

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: Urbanica, Inc.

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:

Urbanica, Inc. is experienced in identifying, training and hiring from the community in our past and current projects, including Parcel 9 Melnea Hotel and Residences.

Urbanica, Inc. plans to collaborate with Workforce Diversity Consultant, L. H. Daniels Associates, to achieve the construction employment goals. More details can be found in the Diversity and Inclusion Plan section of the proposal.

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: _____

APPENDIX 9: PROPERTY AFFIDAVIT

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.

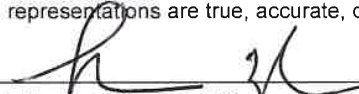
Applicant: Urbanica, Inc.

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
119-141 Hyde Park Ave	1905052040
425-435 Melnea Cass Blvd	0901710000
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER
N/A	

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

Kamran Zahedi, President of Urbanica, Inc.

Print Name and Title


Authorized Representative's Signature

7/19/2019
Date

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.

APPENDIX 10: AFFIDAVIT OF ELIFIBILITY

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Urbanica, Inc.

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.

APPENDIX 10:
AFFIDAVIT OF ELIFIBILITY

Signed under the pains and penalties of perjury this

19 day of July, 20 19

SIGNATURE:  _____

TITLE: President

ORGANIZATION: Urbanica, Inc

ADDRESS: 429 Melnea Cass Blvd, Roxbury, MA 02119

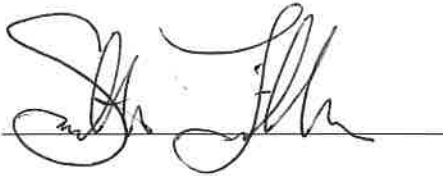
APPENDIX II: CONFLICT OF INTEREST

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:

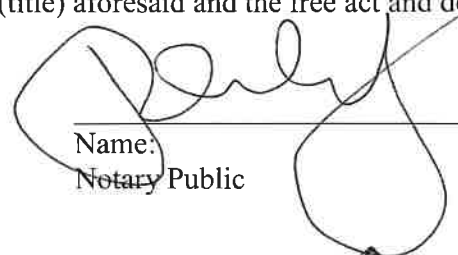


THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

July 19 2019

Then personally appeared the above named KAMRAN ZAHEDI, (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.



Name:
Notary Public

My Commission Expires:



PETER M. MORONEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 30, 2021

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 17 day
of July, 2019
Month Year



Proposer Signature

Co-Proposer Signature (If Applicable)

**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): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

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 all required parties. 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.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

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

DCAMM 2019-02-14

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:

526-528 and 530 Dudley Street, Boston, MA

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

Lease of the property

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

CITY OF BOSTON Department of neighborhood,

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

URBANICA, INC, Real estate development firm

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

Lessor/Landlord Lessee/Tenant
 Seller/Grantor Buyer/Grantee
 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

Shirin Kamran Zahed

55 Woodchester Drive Weston, MA

Joseph P Feaster

(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 (Check "NONE" if NONE):

NONE

NAME:

POSITION:

DCAMM 2019-02-14

**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)**

- (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 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.

URBANICA, INC

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



AUTHORIZED SIGNATURE of DISCLOSING PARTY

7/19/2019

DATE (MM / DD / YYYY)

Kamran Zahedi

PRINT NAME & TITLE of AUTHORIZED SIGNER



URBANICA

429 Melnea Cass Blvd

Roxbury, MA 02119

T. 617.654.8900

F. 617.654.8901