



872 MORTON STREET AND HOPKINS STREET, MATTAPAN

REQUEST FOR PROPOSALS | OCTOBER 3, 2016

CONTACT Donald Alexis, President

ADDRESS

Caribbean Integration Community Development, Inc.
1601 Blue Hill Avenue
Mattapan, MA 02126

EMAIL dalexis@cicdofboston.org

PHONE (617) 792-1245

WEBSITE www.cicdofboston.org



Planning Office for Urban Affairs

ARCHDIOCESE OF BOSTON





Planning Office *for* Urban Affairs

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October 3, 2016

Mr. Christopher Rooney, Project Manager
Department of Neighborhood Development
26 Court Street, 10th Floor (Bid Counter)
Boston, MA 02108

RE: Request for Proposal for 872 Morton Street & Hopkins Street, Mattapan

Dear Mr. Rooney:

Caribbean Integration Community Development (CICD), and the Planning Office for Urban Affairs (POUA), are very excited to submit this proposal to redevelop the City owned property at 872 Morton Street and Hopkins Street into an attractive and vital mixed income, mixed use development. Building upon the strength and success of the CICD/POUA relationship formed through our Cote Village partnership, this proposal for Morton & Hopkins Streets is a logical next step in our work together and in CICD's commitment to the Mattapan community. If selected, we would work cooperatively with both the City and the surrounding neighborhood to accomplish a shared vision for this long-vacant site.

We believe that by bringing our two non-profits together, with CICD a community based organization invested in providing housing and economic development opportunities for residents of Mattapan, and POUA a well-established and mission driven housing developer, we offer a unique combination of very local representation and deep real estate development experience.

Our interest in working on this redevelopment initiative stems first and foremost from the unusual commitment of the local residents to reclaim and rebuild their community, in part by advocating for a responsive plan for the new development at 872 Morton and Hopkins Streets. We believe that their interests, vision, hopes and dreams for the future of their neighborhood should be primary in shaping what will happen at this property. To begin learning about that we have met with and had initial conversations with the owner of the adjacent retail building, some of the residential abutters, and Pastors Kim and Ronald Odom. During these conversations we

we would consider it an honor to help them, and the City of Boston, fulfill their wishes for this site. These conversations are only the beginning of an ongoing dialogue with the local residents and stakeholders to accomplish as many of their objectives as possible, in a respectful and collaborative process.

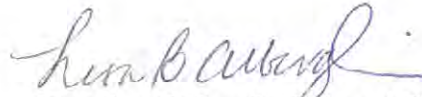
Our proposal includes 38-units of mixed-income housing in a new three-story residential building with 42 on-site parking spaces; approximately 8,000 square feet of open space for the Steven P. Odom Serenity Garden; a 1,000 square foot Community Room that will be available to both residents of the building and to the community; and approximately 2040 square feet of community retail space (please see the proposal for more detail). We believe that this mix of uses and the scale of the development we are proposing is well suited for the site and responsive to the needs of the community, and we look forward to discussing it in more detail with the City and with the neighbors.

CICD and POUA are very grateful for the opportunity to submit this proposal, and for your thoughtful consideration of the ideas contained herein.

Sincerely,



Caribbean Integration Community Development
Donald Alexis, President



Planning Office for Urban Affairs
Lisa B. Alberghini, President

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A

INTRODUCTORY DOCUMENTS

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Cover Sheet Form
- PROPOSAL SUMMARY

PROPOSAL FORM

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

DATE RECEIVED BY DND: October 3, 2016

SUBMITTED BY: NAME: CICD & POUA

ADDRESS: 1601 Blue Hill Ave., Mattapan

TELEPHONE: 617-792-1245

EMAIL: dalexis@cicdofboston.org

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

Property Address: 872 Morton Street

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:

N/A

Use separate sheet and attach if additional principals are involved.

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

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

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

Corporation is incorporated in the State of: _____

President is: _____

Treasurer is: _____

Place of Business: _____

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:

Caribbean Integration Community Development, 1601 Blue Hill Ave., Mattapan

Planning Office for Urban Affairs, Inc., 84 State Street, Suite 600, Boston

A copy of the joint venture agreement is on file at: 84 State Street, Suite 600, Boston 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: \$ 350,000.00

vii. AUTHORIZATION:

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

Signature of individual submitting proposal

President

Title

Caribbean Integration Community Develop

Legal Name of Organization

Dated at: _____

This 3 day of October, 2016

NAME OF ORGANIZATION:

BY: _____

TITLE: _____

i. ATTESTATION:

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

Subscribed and sworn before me this _____ day of _____,

Notary Public: _____

My Commission Expires: _____, _____
(Month) (Year)

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

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

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

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

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



PROPOSAL SUMMARY



A. INTRODUCTION

PROPOSER'S INTEREST AND BACKGROUND

The Proposers for this development are the Planning Office of Urban Affairs, Inc. and Caribbean Integration Community Development, Inc.

The Planning Office for Urban Affairs, Inc. ("POUA") is a non-profit 501(c)(3) housing developer affiliated with the Roman Catholic Archdiocese of Boston. POUA is recognized as a foremost non-profit developer in the Northeast whose mission is to serve as a catalyst for social justice through its work in housing development, neighborhood revitalization and affordable housing advocacy. Established in 1969, POUA is a non-profit social justice ministry that strives to create vibrant communities through the development of high quality affordable and mixed income housing, where people of modest means can live with dignity and respect in homes they can afford. POUA is responsible for the development of over 2,700 units of housing to date, which has impacted the lives of over 11,000 people and channeled over \$450 million of investment into neighborhoods and towns throughout metropolitan Boston. Many of POUA's developments also include

commercial and community space as area apart of larger neighborhood revitalization efforts. More than 1,000 of the units POUA has produced are located in the City of Boston.

Founded in 2011, the Caribbean Integration Community Development (CICD) is a housing and community development organization with the goal of creating mixed income housing near transit in Boston's neighborhoods with large Caribbean descent. Our team is passionate and committed to improving lives and helping working families grow into successful members of their local community. Over the past three years, CICD has played a crucial role in bringing new investment to Mattapan through Cote Village and programs that enhance the socio-economic well-being for local working families. CICD's high-impact legacies include assisting the Boston Housing Authority translate their forms into Haitian Creole; initiating The "Mattapan Housing Clinic" with the office of Mayor Walsh, and the Boston Housing Authority (BHA) by providing housing assistance to Mattapan residents in their native language. Every year, CICD encourages neighborhood revitalization efforts in conjunction with students from Harvard Graduate School of Design, Northeastern School of Public Policy & Urban Affairs, Harvard Kennedy School, and Boston Architectural College through the annual Affordable Housing Competition.

POUA and CICD came together in a unique partnership to redevelop the former Cote Ford site in Mattapan into a mixed-income, mixed-use development, and the redevelopment of the 872 Morton Street/Hopkins

Street properties represents an opportunity to continue the economic revitalization efforts in Mattapan. The redevelopment of these properties in a manner that consistent with the development guidelines of the community will help activate and revitalize these vacant parcels by providing quality affordable, workforce and market rate rental housing in Mattapan's multicultural community. The Proposers are committed to working with the community to achieve its goals and objectives and have had initial conversations with a representative for the abutting property owner. In addition to being a catalyst for economic change, the redevelopment of these properties also has the potential to be a catalyst for social and community collaboration. POUA and CICD have met with the parents of Stephen P. Odom to discuss and understand their vision for the community space/serenity garden and have incorporated an initial concept into the site plan. Our team's initial plans attempt to capture this vision by creating interactive, contemplative and tranquil space that can accommodate a variety of community uses and benefits. POUA and CICD look forward to the opportunity to turn the community's vision for the 872 Morton Street/Hopkins Street properties into a reality.





KEY PERSONNEL EXPERIENCE AND ORGANIZATION

The Proposer is a unique partnership of two non-profit organizations – the Planning Office for Urban Affairs, Inc. and the Caribbean Integration Community Development – that have come together to redevelop the 872 Morton Street and Hopkins properties in a manner that is consistent with the development guidelines for the property. This joint venture partnership will bring together an experienced regional non-profit developer with a locally based community development organization. Together, POUA and CICD have the experience and community relations to redevelop the 872 Morton Street Hopkins Street site in a manner that addresses the community's goals and objectives and will act as a catalyst for additional economic development in the surrounding area.

CICD was created to empower and build a stronger Caribbean Diaspora by promoting activities that increase income and education levels. CICD's primary focus has been to promote a diverse and economically balanced community by providing sound integration services focused around promotion of small businesses, assisting families attain economic stability, and provide community-responsive Real Estate development that fosters greater cross-cultural community interaction. Donald Alexis is the Executive Director and founder of CICD, and he will be the main contact person at CICD.

POUA is a foremost non-profit developer in the Northeast whose mission is to serve as a catalyst for social justice through its work in housing development, neighborhood revitalization and affordable housing advocacy. POUA has extensive experience in owning affordable housing developments. Since its inception in 1969, POUA has developed over 2,700 units of elderly, family, mixed income and special needs housing, channeling nearly \$500 million of investment into 31 developments in neighborhoods throughout metropolitan Boston, and currently has over 225 additional units under active development or in initial stages. Lisa Alberghini, President of POUA, will be the main contact at POUA. Other key personnel at POUA include Bill Grogan, Chief Operating Officer, and David Aiken, Project Manager.

LEGAL CONCERNS

There have not been any lawsuits brought against either the Planning Office for Urban Affairs, Inc. or Caribbean Integration Community Development in courts situated within Massachusetts within the past five years.



TEAM RÉSUMÉS



Planning Office *for* Urban Affairs

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LISA B. ALBERGHINI **PRESIDENT**

Lisa B. Alberghini, President of the Planning Office for Urban Affairs, has over 30 years experience developing affordable and mixed-income housing and has managed development efforts on 2,500 units of housing. Ms. Alberghini joined the Planning Office in 2001. In her capacity as President Lisa is responsible for the overall operations of the Office including its housing development and advocacy work, social justice initiatives, and exploring the potential of developing surplus Archdiocesan property into affordable housing. In addition to directing the efforts of the Office, Ms. Alberghini plays a significant role in the region in affordable housing policy. She is actively involved in creating innovative approaches to producing affordable housing, in addressing the foreclosure and homelessness crises, in advocating for additional affordable housing resources at the State and Federal levels, and in providing Congressional and Legislative testimony to encourage effective policies and tools for affordable housing production.

Prior to joining the Planning Office Ms. Alberghini was the Director of the Boston Office of The Community Builders, Inc., a nationally prominent non-profit housing developer. As Director of the office, Lisa oversaw the work of the Development, Property Management, Human Services and Legal departments in conjunction with department directors. Over her 18-year tenure with The Community Builders Ms. Alberghini managed development efforts on nearly 1600 units of housing in a wide variety of residential developments throughout the Boston metro region.

Ms. Alberghini has extensive experience combining multiple financing resources to ensure project feasibility and accomplish mission objectives. She has developed elderly, family and special needs housing, and housing for the homeless and vulnerable populations, in urban and suburban development efforts that have faced a wide variety of challenges. Ms. Alberghini has been a teaching assistant in Housing Policy at Tufts University; and a guest lecturer at Harvard University, Boston College, Boston University, M.I.T., the Urban Land Institute, and at numerous national conferences and events. She currently serves on the Boards of Directors of Catholic Charities Archdiocese of Boston (CCAB); New Lease for Homeless Families; the Coalition for Occupied Homes in Foreclosure (COHIF); and on the Board of Advisors of Families United in Educational Leadership (FUEL). Lisa is a Governor's appointee on the MassHousing Multi-Family Advisory Committee; and a Mayoral appointee on Mayor Walsh's Housing Task Force. Previously, Ms. Alberghini also served on the Board of Directors of the Housing Partnership Network, a national network of the nation's top performing non-profit development organizations.

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WILLIAM H. GROGAN **CHIEF OPERATING OFFICER & GENERAL COUNSEL**

William H. Grogan, Chief Operating Officer & General Counsel of the Planning Office for Urban Affairs, has been involved in affordable housing and economic development for 14 years with a particular focus on complex legal and financial deal structuring. Mr. Grogan joined the Planning Office in August 2005. In his role as Chief Operating Officer & General Counsel, Mr. Grogan is responsible for managing the operations of the Office including overseeing development project work and all budget, accounting and financial aspects of the corporation, working with the Board of Trustees, managing all corporate entities, assisting with staff oversight, and serving as General Counsel on both corporate and development project matters. Mr. Grogan also provides project management services and direction to development staff, oversees the asset management system of the Office, evaluates refinancing and resyndication opportunities for existing properties, and plays a significant role in both prospecting for new development opportunities and charting the overall direction of the corporation.

Prior to joining the Planning Office, Mr. Grogan was an Associate specializing in the areas of affordable housing and finance at Goulston & Storrs, P.C., a nationally known real estate law firm. At Goulston & Storrs, Mr. Grogan represented large and small for-profit and non-profit developers on projects ranging in size from \$2 million to \$65 million. He has also evaluated refinancing and resyndication options for existing properties and has worked with state agencies in the development of bond financing and tax credit programs. As a result, Mr. Grogan has worked extensively on projects utilizing federal, state, local and private sources of financing, including 4% and 9% low-income housing tax credits, tax exempt bonds, a wide variety of subsidy programs, HUD financing and private sources of debt and equity to develop mixed-income housing, family and elderly housing, and rental and homeownership developments. Previously, Mr. Grogan worked in the Low-Income Housing Tax Credit Program at the Massachusetts Department of Housing and Community Development, where he helped evaluate LIHTC projects and administer the program.

Mr. Grogan received his Jurist Doctor degree from Suffolk University Law School, a Masters in Government Administration degree from the University of Pennsylvania and a Bachelor of Arts degree from Trinity College. He has been active in the affordable housing industry, having spoken at conferences sponsored by the American Bar Association Forum on Affordable Housing, the National Association of Affordable Housing Lenders and the National Housing and Rehabilitation Association.

Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

DAVID AIKEN PROJECT MANAGER

David Aiken, Project Manager for the Planning Office for Urban Affairs, has been involved in affordable housing and economic development for 5 years and provides project management services for the Office on all aspects of the development process. Mr. Aiken joined the Planning Office in November 2011. His work includes predevelopment assessment and budgeting, financial and programmatic structuring, and project oversight. More specifically, Mr. Aiken is involved in planning and directing POUA projects by assisting in the evaluation of potential development sites, undertaking financial analysis and structuring, working on the development program, preparing funding applications, managing the efforts of the development team, and providing support on financing closings and during construction, with a particular focus on multifamily rental new construction and historic rehabilitation. He has been responsible for projects ranging in size from \$2 million to \$36 million.

Prior to joining the Planning Office, Mr. Aiken was a Project Manager for Diamond & Associates, a Philadelphia-based firm specializing in the new construction, rehabilitation and complex refinancing of affordable housing developments. At Diamond & Associates, Mr. Aiken assisted large and small non-profit developers on a range of projects, including new construction and substantial rehab mixed-finance HUD 202's to a two-phase restructuring of a distressed HUD Section 236 family development of 21 buildings and 125 units using 9% LIHTC and HUD NSP2 funds. Mr. Aiken was integral in obtaining an award and starting the planning process for one of only ten nationwide HUD Choice Neighborhood Planning Grants awarded to Philadelphia in 2010 in the program's inaugural competition prior to relocating to Boston. Mr. Aiken has worked on projects utilizing federal, state and local sources of financing, including 4% and 9% low-income housing tax credits, state and federal historic rehabilitation tax credits, tax exempt bond funds and HUD financing to develop mixed-income rental family, elderly, and supportive housing.

Mr. Aiken received his Master in City Planning degree from The University of Pennsylvania School of Design and a Bachelor of Arts degree from Ithaca College.



DONALD ALEXIS

PRESIDENT

Donald Alexis is the Founder and President of the Caribbean Integration Community Development, Inc. (CICD). Emigrated from Haiti over 15 years ago, Donald has always been an advocate for tenant rights, youth development, and affordable housing options for immigrant families. Since 2011, he has guided CICD from inception to a preeminent community development for the Boston Caribbean Diaspora community. In this capacity, he has grown CICD to a \$31-million-dollar project via Cote Village in Mattapan, which consists of a 100,000 square-foot, mixed-use development along the Fairmount Line Corridor. He is also responsible for new initiatives and collaborative ventures which serve to meet the mission of the Caribbean Integration Community Development.

His primary tasks includes real estate development prospecting, project team selection, design review, overseeing permitting, and entitlement process. In addition, he works with the Board, consultants, and volunteers in the areas of new programs, advocacy, marketing, philanthropy, and operations.

Donald is currently finishing an MS in Urban and Regional Policy from Northeastern University and is a member of the Real Estate Finance Association Emerging Leaders.



CLIFFORD BOEHMER AIA

PRINCIPAL



PROFESSIONAL EXPERIENCE

Clifford Boehmer is a co-founder and President of Davis Square Architects and a Principal of its predecessor, Mostue & Associates Architects. In 1991, he was a founder of Dirigo Design, a small Fort Point firm specializing in single-family homes.

Cliff's current responsibilities focus on site and project feasibility analysis, conceptual and schematic design, master planning and programming, project advocacy with government and funding agencies, neighborhood engagement, permitting, and renovation/adaptive reuse of historic buildings. He reviews state-funded housing proposals for the Massachusetts Department of Housing & Community Development (DHCD) and consults with many communities and developers in Massachusetts and Rhode Island.

Before pursuing a full-time architectural career, Cliff was known throughout the Early Music world as a maker of historically informed keyboard instruments. He has taught studios at the Graduate School of Design (Harvard), Massachusetts Institute of Technology, the Museum of Fine Arts (Boston), and the National Conservatory in San Sebastian, Spain. His housing designs, musical instruments, and architectural photographs have been published in magazines, journals, and city guides. He sits on boards of the Cambridge Society for Early Music and the Boston Clavichord Society.

EDUCATION

Harvard Graduate School of Design
Master in Architecture, 1987

Massachusetts Institute of Technology
Bachelor of Science in Art and Design, 1974

REGISTRATION

Architect: Massachusetts #10697

AFFILIATIONS

American Institute of Architects
Boston Society of Architects



DAVIS
SQUARE
ARCHITECTS

ARTAN SADIKU

PROJECT ARCHITECT



PROFESSIONAL EXPERIENCE

Artan Sadiku is a Project Architect and joined Davis Square Architects in 2014. He is highly skilled in design drafting, 3D visualization, and 3D modeling. He is responsible for reviewing schematic drawings, pricing sets, and construction documents. Artan specializes in the production of quality images, video animations, and presentations for public and private community meetings.

Currently Artan is working on Indigo Block, a new mixed-use project consisting of 80 affordable and moderate-income rental apartments, 8 market-rate condominiums, and a standalone 20,000 sf building for light industrial and office use located in the Uphams Corner neighborhood of Dorchester, Massachusetts. Also among his projects is Northampton Lumber Yard, the mixed-use development centrally located in the downtown Northampton, Massachusetts area as well as Bartlett Place, the 315-unit affordable, moderate, homeownership, and commercial space venture in Roxbury, Massachusetts. Past recent work also includes GLCAC, the mixed-use daycare/housing development in Lawrence, Massachusetts, and Cote Village, a new 76-unit mixed-use development in Mattapan, Massachusetts.

Artan is also fluent in Albanian and Italian.

EDUCATION

Polytechnic University of Tirana
University Degree in Architecture



DAVIS
SQUARE
ARCHITECTS



Rebecca A. Bachand, PLA, LEED AP

Principal

A registered landscape architect in Massachusetts, Connecticut, Rhode Island, and New Hampshire, Ms. Bachand has a broad design background that includes residential and healthcare design, campus master planning, corporate planning, and multi-family residential projects. She is involved with all phases of project development including local and state permitting; site planning, design, and detailing; and construction administration.

Ms. Bachand focuses on permitting and design of multi-family and assisted living residential projects throughout Eastern Massachusetts. Through her student and professional work, Ms. Bachand has focused on Therapeutic Landscape Design, as well as the related area of Universal Accessibility. She designs residential projects incorporating facets of these topics into spaces for use by all generations and abilities, and has worked with The Northbridge Companies and LCB Senior Living on several assisted living and dementia care residences.

Ms. Bachand recently assisted the CICD POUA AFL-CIO team developing the Cote Ford Site in the Mattapan neighborhood of Boston with the Boston Redevelopment Authority’s Article 80 Review process. This site will feature a mix of apartment-style and townhome units, rooftop and ground level outdoor gathering spaces convenient to the MBTA service. She has also just started work on the Residences at Fairmount Station, a new transit-oriented housing project located in Hyde Park and sponsored by the Southwest Boston Community Development Corporation. This project will offer 27 units of affordable family housing, with 6 units reserved for households earning less than 30 percent of AMI.

Select Project Experience

Multi-Unit / Family Residential

Allston Green District

Allston, Massachusetts
(Designer and Project Manager)
Client: The Mount Vernon Company
Design and construction administration for construction of new, LEED-Certified apartment buildings in a previously low-industrial neighborhood of Allston. The development comprises the first “Green District” in the City of Boston.

St. Joseph’s Redevelopment

Salem, Massachusetts
(Designer and Project Manager)
Clients: Samiotes Consulting, Planning Office of Urban Affairs
Design, permitting, and construction period services for courtyards, screening and streetscape for the affordable housing development at the 2.6-acre Archdiocese property.

Waverley Woods Affordable Housing

Belmont, Massachusetts
(Designer and Project Manager)
Client: Affirmative Investments, Inc.
Detailing and local permitting of 40 units of affordable housing on just over 2 acres in Waverley Square.

10 Summer Street Residences

Manchester-by-the-Sea, Massachusetts
(Designer and Project Manager)
Client: Manchester-by-the-Sea Affordable Housing Corp.
Permitting, design, and construction administration for the renovation of apartments and town home style condominiums and retail space near the Town center and transit station.

Arborpoint and The Village at Seven Springs

Burlington, Massachusetts
(Designer and Project Manager)
Clients: National Development and Northland Residential Corporation
Master Planning, permitting, and design through construction for conversion of a gravel pit into 425 residences.

Sports, Recreation & Leisure

St. Marks School – West Campus Field Renovation

Southborough, Massachusetts
(Permit Consultant)
Client: Ruhl Walker Architects
Prepared local Notice of Intent, Stormwater Management Permit, Site Plan Approval, and Lower Impact Development Permit applications for proposed synthetic turf fields.

Healthcare

Avita Memory Care Centers

Multiple locations, Massachusetts

(Designer and Project Manager)

Working with Waypoint Construction Consultants for The Northbridge Companies, UBLA provides construction level landscape plans for dementia care residences. The detailed landscape plans include the design of distinct courtyard garden spaces for use by residents and their families.

LCB Senior Living Residences

Multiple locations, Massachusetts

(Designer and Project Manager)

UBLA provides construction level landscape plans for assisted living and dementia care residences managed by LCB Senior Living, including enclosed memory care gardens and street level strolling gardens.

Wentworth Douglass Hospital Healing Garden

Dover, New Hampshire

(Designer and Project Manager)

Client: Wentworth Douglass Hospital

Design of hardscape and outdoor planting for a strolling garden, seating areas, and labyrinth outside the hospital's recent expansion. The space has been designed as a respite for staff and visitors and will provide three unique spatial experiences and enhance views from within the surrounding hospital wings.

Baystate Medical Center Hospital of the Future

Springfield, Massachusetts

(Designer and Project Manager)

Client: Steffian Bradley Architects

Roof garden and green roof design for the 600,000 square foot expansion in Springfield, Massachusetts.

Community & Municipal

Children's Adventure Playspace Project (CAPP) Renovation

Stoughton, Massachusetts

(Designer and Project Manager)

Client: Town of Stoughton Recreation Department

UBLA provided initial playground redevelopment concept, design development and bid documents for the replacement of the landmark playground near the center of Stoughton.

Dedham School Master Plan

Dedham, MA

(Landscape Consultant)

Client: Dore & Whittier Architects

Site visits, inventory, reporting and recommendations for 8 buildings included in the public school Master Plan.

Town Brook Relocation

Quincy, MA

(Designer and Project Manager)

Client: EBI Consulting/FST for the City of Quincy

Design and detailing of vegetated wall and public open spaces created by the daylighting of the Town Brook in Quincy Center.

Educational

St. Mark's School Forbes Courtyard, STEAM Building

Southborough, Massachusetts

(Project Manager)

Client: St. Mark's School

Landscape design and construction period services for exterior spaces disturbed by building construction. In the Forbes Courtyard, UBLA worked with students and faculty to re-create a "transportation corridor" into an area for seating, study, and play. For the STEAM Building, UBLA provided plans to enhance walkways, create outdoor classrooms, and feature the School's commemorative elements in the library courtyard.

St. Mark's School Faculty Housing and Walkway

Southborough, Massachusetts

(Project Manager)

Client: Ruhl Walker Architects, St. Mark's School

Over four phases, provided permitting and landscape design for ten new homes, associated parking, drives, and stormwater management systems, and a walkway to unite the residential units to the main campus.

Shore Country Day School Lower School Playground

Beverly, Massachusetts

(Designer and Project Manager)

Client: Shore Country Day School

UBLA worked with a faculty task force to provide landscape design and construction period services for the replacement of the Pre-K to age 12 play area including pavement, structures, and landform.

Harvard University Library for the Depository

Southborough, Massachusetts

(Project Manager)

Client: Harvard Real Estate Services

Local and state permitting of an expansion of the University's depository, including local Major Site Plan Review, Lower Impact Development Special Permit, and Conservation Commission Storm Water Management Permit; MassDEP and Department of Conservation and Recreation (DCR) review of the site's National Pollutant Discharge Elimination System Notice of Intent and Stormwater Pollution Prevention Plan.

Teddy Bear Club

Newton, Massachusetts

(Designer and Project Manager)

Client: The Teddy Bear Club

Site design and construction administration for the conversion of a single family home into a unique day care and kindergarten center with multiple outdoor play areas for children ranging from two to five years old.

Walker Home and School

Needham, Massachusetts

(Designer and Project Manager)

Client: Walker Home and School

Site planning, landscape architecture and construction administration of new dormitories and parking improvements.

Corporate / Office

Bridge Street Offices

Dedham, Massachusetts

(Project Manager)

Client: Marwick Associates

Conservation Commission permitting and landscape design for the renovation an office park.

Cadillac Village of Norwood

Norwood, Massachusetts

(Project Manager)

Client: The Martins Companies

Permitting and landscape design for the renovation of the high profile Cadillac dealership located "on the Automile."

Digital Realty Trust

Multiple Locations, Massachusetts

(Project Manager)

Client: Merrill Engineers and Land Surveyors

Landscape architecture and construction administration services for Data Centers in Metro-West.

Network Drive at Northwest Park

Burlington, Massachusetts

(Project Landscape Architect)

Client: Sun Microsystems

Landscape architecture and construction administration services for expansion of the corporate campus.

Some projects completed with previous firms

Registrations

Registered Landscape Architect: #1405, State of Connecticut, 2016; #636, State of Rhode Island, 2016; #136, State of New Hampshire, 2015; #1368, Commonwealth of Massachusetts, 2003

CLARB Certified Landscape Architect, 2014

House Doctor Light Certification, MA Department of Housing and Community Development (DHCD), 2013

LEED Accredited Professional, #83775, Green Building Certification Institute (GBCI), 2006

Education

USGBC LEED New Construction v2.2 Technical Program, 2006

Bachelor of Science Landscape Architecture, University of Massachusetts, Amherst, Massachusetts, 1998

Previous Employment

2000 – 2010

Stantec Consulting, Inc. / Geller DeVellis, Inc. / Geller Associates, Inc.

Wellesley and Boston, MA

(Stantec acquired Geller DeVellis, Inc. in May 2007; Geller Associates merged with DeVellis Associates ~2001)

Project Landscape Architect, Project Manager, Associate

1998 – 2000

Larson Associates, Inc., Arlington, MA

(Now Warner Larson Landscape Architects, Boston, MA)

Draftsperson

Professional Associations

Commercial Real Estate Women Network (CREWBoston, formerly NEWIRE), Co-chair: Program, Seminar & Project Spotlight Committee, Communications Committee, Entrepreneur Exchange Group; Board of Directors

Boston Society of Architects, Member: Women Principals Group, Design for Aging Committee

Suburban Professional Women's Network (SPWNetwork), Member

U.S. Green Building Council (USGBC), Member

Publications

"Landscape Architects & Civil Engineers Meld Aesthetic with Function." *New England Real Estate Journal*, 2005.

"THERAPEUTIC GARDENS: A Study of Design Elements Integral to the Development of Healing, Restorative and Accessible Public Spaces." Research Paper published to the Commonwealth Undergraduate Research Conference, 1997.

Awards

CREWBoston Esprit de Coeur Award, 2015

B. DEVELOPMENT PLAN

DESCRIPTION OF SERVICES TO BE PERFORMED

Existing Conditions

The site is irregularly shaped and is aligned along the rails of the MBTA, fronting Morton Street to the South and Hopkins Street to the North. In terms of a vertical profile, the site offers an existing sloped terrain, depressed by 10 to 12 feet at the center. Morton Street appears to be a heavily used street, while Hopkins Street is a quieter neighborhood street. Regarding noise and vibration, the MBTA rails neighboring the parcel to the West are expected to have the most impact on the development.

Site Design

The long shape of the site suggests that the most efficient use of the space is developing the program components in a linear way, which allows for continuous open space instead of several unconnected smaller pieces. Given the shape of the property, there is an advantage in placing the open space on the side of the parcel opposite to the rail tracks, as this scheme allows the building to be used as

a barrier against the noise emitted by passing trains. The other advantage is that the shape of the parcel widens as we approach Hopkins Street, making it a sufficient size to organize a community garden that can hold a meaningful program. The garden will be oriented facing South, having unobstructed sunlight throughout most of the day. Pedestrian access to the building will be provided from both Morton Street and Hopkins Street. Vehicular access would only be provided from Morton Street, in order to minimize traffic to and through the neighborhood as well as the need for paved areas in the open space. One exclusion would be made for emergency vehicles, which would be allowed to access the development from Hopkins Street if needed.

One important component of the site design is the pedestrian walkway entering the site from Morton Street. This walkway will be a straight connection with the community garden and will be composed of outdoor stairs and fully accessible ramps.



Building Program

872 MORTON STREET DEVELOPMENT PROGRAM				
Level	Parking	Units	Commercial	SF
0	42	-	-	13738
1	-	10	2200	14063
2	-	14	-	15283
3	-	14	-	15283

Total Parking Spaces			42
Total Unit Count			38
Commercial Space			2037
Community Garden			8000
Community Room			1000

GSF Including Parking	58367
GSF Not Including Parking	44629

The natural grade slopes up towards Hopkins Street and the overpass on Morton Street. The existing profile of the terrain will be used, so that the first floor of the building will be accessed approximately from the sidewalk level on Morton Street and the garden level on Hopkins Street. The commercial space will be located facing Morton Street, and will have a small recess from the building line in order to allow for a horizontal platform parallel with the sloped sidewalk of the street. The first floor will have other common use areas, including a community room located close to the garden and interfacing with it as programmed.

There would be one building level under the first floor, mostly on grade due to existing terrain. Such a level would be used for parking, mechanical, electrical and other auxiliary spaces. The parking spaces would be arranged perpendicular to the perimeter wall and be served by a sufficient vehicular passage. The existing terrain allows for a fairly high parking level, making it possible to use parking stackers to maximize the number of spaces.

On top of the first floor, two fully residential floors would be developed. The volume of the building will be held back from the neighboring houses to provide a programmable open space and a smooth transition between the uses. In any case, we estimate that the northern end of the new building will not be higher than the ridge of the neighboring building's roof on the North side.





Open Space

The open space will be an interconnected, flowing area comprised of a community garden, a pedestrian path connecting Morton Street and Hopkins Street, and a green buffer zone between the building and the MBTA rails. The community garden will be a sufficient size to contain a meaningful program, and will be shielded from MBTA noise by placing a low volume of the building between the garden and the tracks. In our quick study, we are evaluating the possibility of integrating spaces that not only cater to many different age groups, but also have a sufficient degree of flexibility to accommodate change and improvisation. We are showing a public plaza/event space, a butterfly garden, a quiet zone/fountain, as well as youth arts and learning space. We are interfacing these spaces with the building community room, which could double as an event space during the colder weather. Additionally, we plan to identify the existing grown trees on the site and incorporate them into the garden design.

Our study should not be taken as a final design, but rather as an illustration of what is possible to accomplish within the space. We also expect that the community garden will be programmed and designed with considerable input and cooperation from the neighborhood.

PROJECT SCHEDULING

Following designation by March 31, 2017, the Project Team would immediately undertake a series of activities. First, we will initiate a community outreach program in anticipation of public meetings sponsored by DND. Second, we will undertake an evaluation of the geotechnical and

environmental characteristics of the site. Third, a legal analysis of the zoning and permitting requirements of the site will be undertaken. Finally, development, construction and design narratives and documents will be prepared in order to apply for financing and permits, which would occur within three (3) months of designation.

Depending on the planning process with the community, we would hope to be able to apply for Article 80 approval and, if necessary, zoning relief in July 2017.

We would expect to apply to the Commonwealth's Department of Housing and Community Development for tax credits and financing in the Fall of 2017 with financing commitments in place by the Spring of 2018, enabling, a financial closing and construction start to take place at that time.

Construction should take approximately 14 months and lease-up approximately six (6) months. As a result, stabilized operations are anticipated for the Fall of 2019.

This schedule is dependent on factors beyond the control of the Proponents, particularly the community participation and funding application process. However, it is achievable with the cooperation and collaboration of all the parties to the process.

**872 Morton Street & Hopkins Street
CICD/POUA Summary Development Program**

The CICD/POUA proposal for 872 Morton Street & Hopkins Street includes:

- 38 units of mixed-income housing with affordable, moderate-income and market-rate units in a three-story building to minimize the massing and impact on the surrounding neighborhood. The development includes 13 one-bedroom units, 21 two-bedroom units and 4 three-bedroom units. Forty-two on-site parking spaces are also provided;
- An approximately 8,000 square foot community garden, the future site of the Steven P. Odom Serenity Garden. The garden would be designed in concert with the Odom family and the neighborhood and may include elements such as a water feature; butterfly garden; inspirational plaque honoring Steven; community sharing circle; youth arts and learning area; etc. the City's RFP requirements identified a somewhat smaller area for this open space, but our initial thought is to enlarge that in order to provide a variety of types of spaces and also to hold back the residential building from the nearby houses on Hopkins Street;
- A 1,000 square foot Community Room, that will be available to both residents of the new development and the neighborhood. The Community Room would allow for local functions, community meetings, learning seminars and sessions, etc. It would also serve as an indoor extension of the Serenity Garden during the winter months with some hours when it is open to the community and/or with periodic programming;
- Approximately 2040 square feet of commercial/retail space at the ground floor level along Morton Street, at the end of the building that is closest to the existing adjacent retail building in order to create continuity along that retail strip and to strengthen the connection to the adjacent uses.

As noted in the cover letter to this proposal, these are the elements which form our plan and we expect to work through the details of these elements in conjunction with the City and the neighborhood.



SKETCHES & DRAWINGS







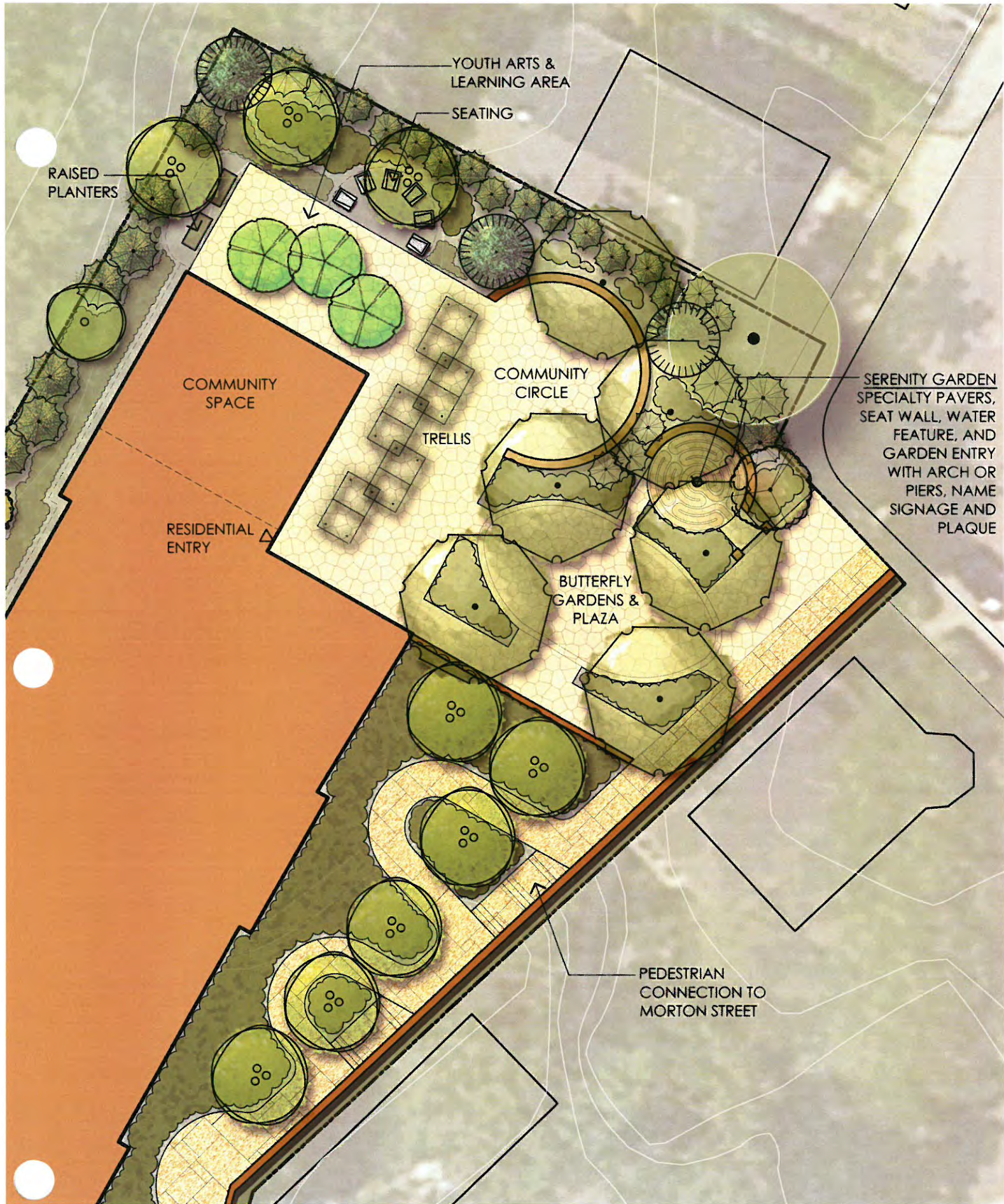
COMMUNITY SPACE

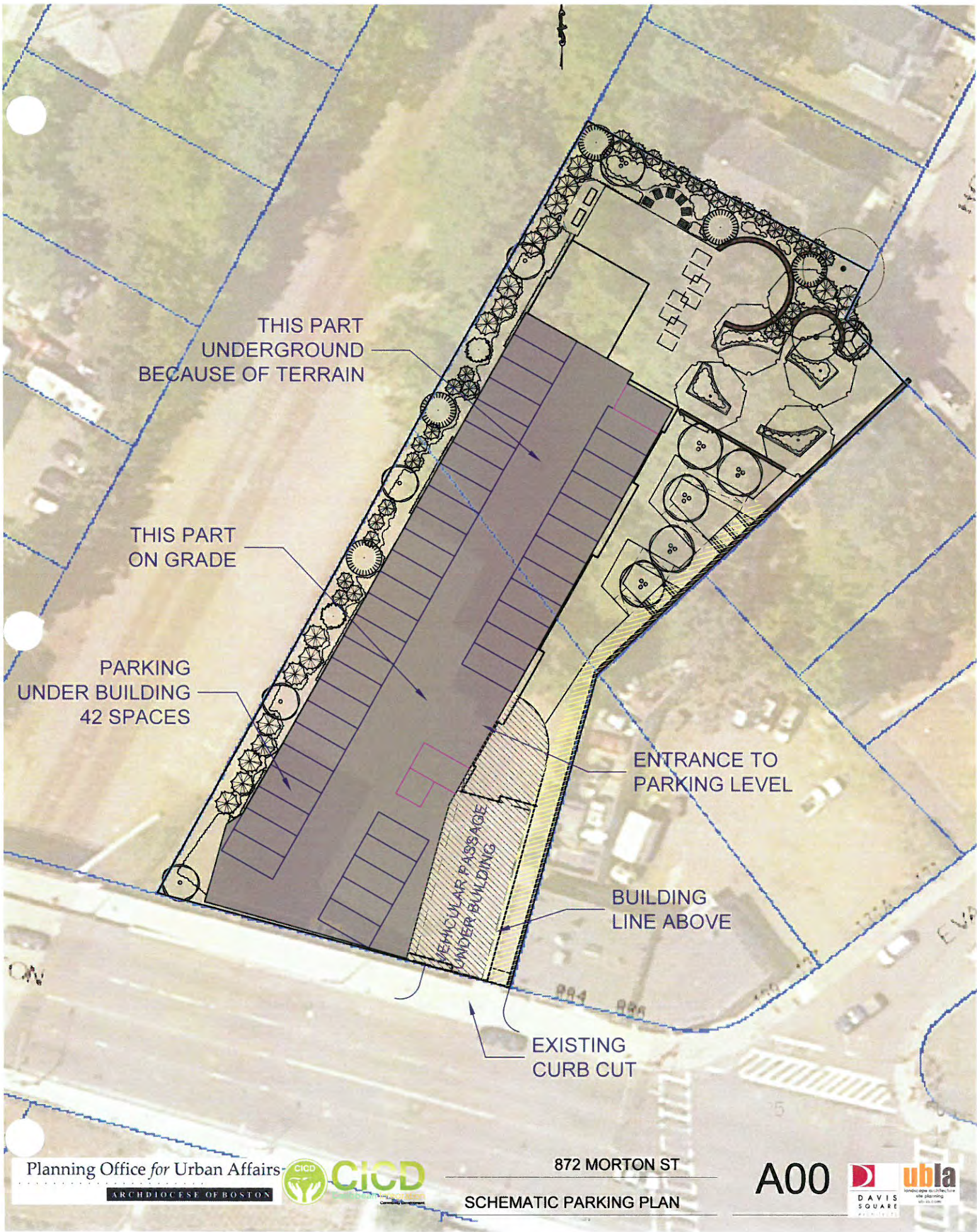
SERENITY GARDEN

PROPOSED RESIDENCES

PEDESTRIAN CONNECTION BETWEEN MORTON & HOPKINS STREETS

COMMERCIAL SPACE





THIS PART
UNDERGROUND
BECAUSE OF TERRAIN

THIS PART
ON GRADE

PARKING
UNDER BUILDING
42 SPACES

ENTRANCE TO
PARKING LEVEL

BUILDING
LINE ABOVE

EXISTING
CURB CUT

COMMUNITY ROOM
998 SQ. FT.
FIRST FLOOR ONLY

FIRST FLOOR
LAYOUT
10 UNITS

SERENITY
GARDEN
8089 SQ. FT.

FIRST LEVEL
COMMERCIAL SPACE
2037 SQ. FT.

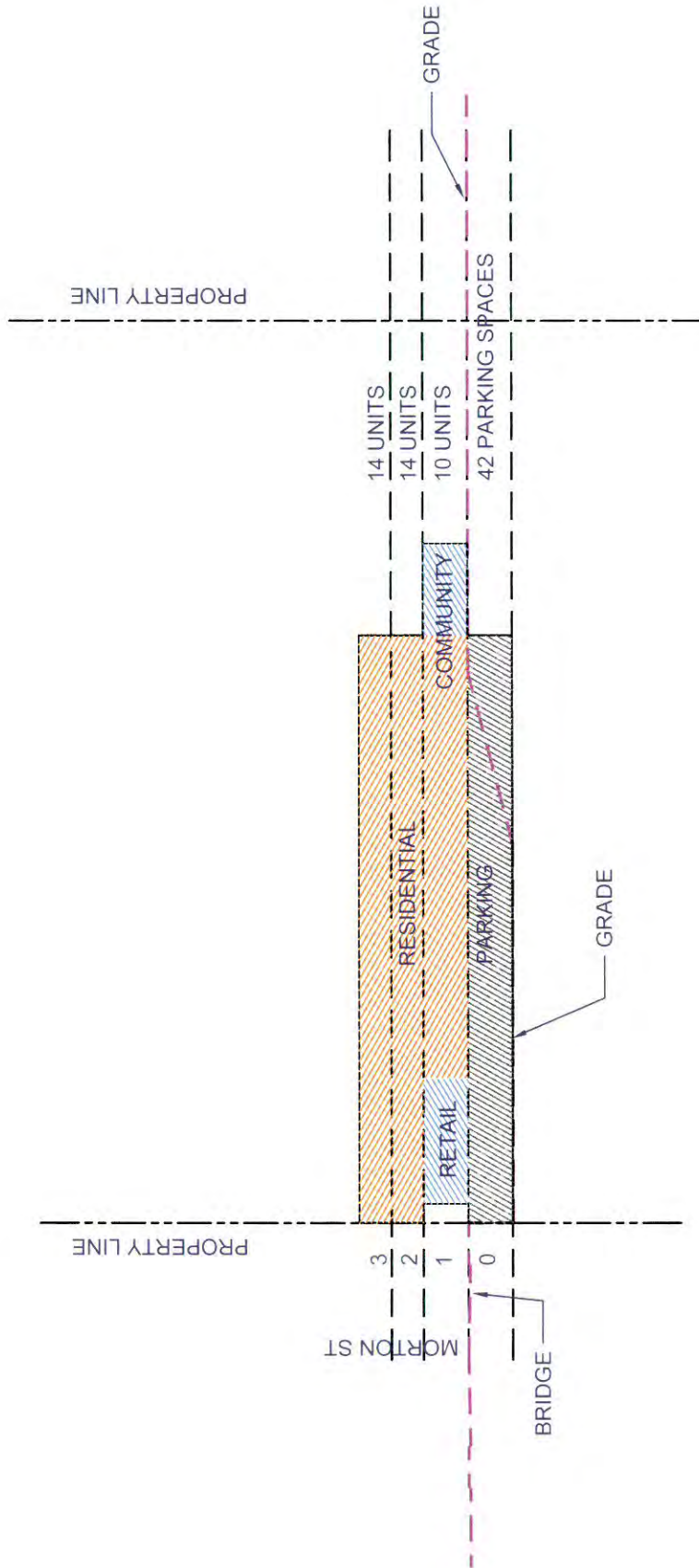
RESIDENTIAL
ENTRANCE

PEDESTRIAN
PASSAGE

VEHICULAR PASSAGE
UNDER BUILDING

ROOF OF
COMMUNITY ROOM

TYPICAL LEVEL LAYOUT
14 UNITS PER FLOOR







C. OPERATIONAL PLAN

The redevelopment of the 872 Morton Street and Hopkins property in Mattapan into a new mixed-income, mixed-use, transit-oriented development represents a critical piece in catalyzing additional economic development in the area. Through the redevelopment of these vacant parcels, it is hoped this effort will bring additional economic and social investment and vitality to this area. Depending on the redevelopment plan adopted, the development will consist of 55 or 73 units of mixed-income housing, in addition to significant community space/peace garden and some commercial use along Morton Street.

The Proponents believe that each resident in the 872 Morton Street development should be treated fairly and professionally at all times, regardless of race, creed, sex, age, or disability, and that persons should be regularly encouraged to be independent and active individuals. At the same time, the Proponents are committed to ensuring that each resident has the support and access to services necessary to assist them; people need assistance from time to time and the coordination and provision of appropriated services by a professional property manager is an important component of our housing developments. The following Operational Plan is designed to set forth policies and procedures for the administration and operation of the property in accordance with the terms of the property management agreement between the owner ("Owner") and the property manager ("Agent").

MARKETING AND RENTAL OF UNITS

The Agent will conduct marketing activities necessary to secure prospective residents who are eligible and qualified to lease units at the property, in accordance with applicable regulatory requirements. The costs of marketing and advertising the units will be authorized within the parameters of the annual budget and will be paid from the operating account.

The Agent will provide thorough screening of all applicants for housing at the development in accordance with applicable law and regulations. The screening process includes the collection, verification and review of documents provided to determine program eligibility; the conducting of interviews with applicant households as necessary to discuss overall eligibility of household; the obtaining of background credit, landlord and criminal history reports to determine whether household meets qualification criteria for having met previous lease obligations.

Waiting List

A waiting list will be maintained in accordance with the Resident Selection Plan and subject to any additional regulatory requirements.

Unit Turnover

Resident selection will be conducted in strict compliance with the approved Resident Selection Plan. Unit turnover will be conducted in accordance with governing documents and requirements established in the management agreement to minimize delay and expenses associated with vacancy and turnover.



STAFFING

Under the terms of the management agreement, staffing expense will be funded through the operating budget from rental income. The Owner will require the Agent to retain a property manager assigned to the property and a maintenance superintendent. These individuals will be employees of the Agent.

The Owner will also require the Agent to have a resident service coordinator assigned to 872 Morton Street development on an as-needed basis, during which period the RSC will: 1) assess the need for specific resident services; 2) identify available resources for the provision of a broad array of resident services which have been determined to be available in the market area; and 3) coordinate the referral of residents to those service providers. The RSC will be funded on an as-needed basis out of the development's operating budget.

OPERATING BUDGET

As set forth in the RFP response, the operating budget for the development is reflective of the Owner's and the Agent's needs for the development and include:

- Consideration of the current cost needs and financial resources of the Property
- Anticipated staffing needs, salaries, and projected changes in salaries or benefits
- Anticipated utility consumption to forecast upcoming, incorporating projected cost changes in utility rates.

The anticipated operating expenses are set forth in Appendix 4. The expenses will be covered by income from the rental units, the commercial rents and laundry facilities.

MAINTENANCE

The Owner will require the Agent to maintain the property in good repair in accordance with local codes and in conditions that at all times, including, but not limited to cleaning, painting, decorating, plumbing, carpentry, grounds care, and such other maintenance and repair work as may be necessary.

RESIDENT/MANAGEMENT RELATIONS

The goal of establishing a policy for resident/management relations is to promote a positive living/working environment for residents and staff at the community. The Owner and the Agent will hold regularly scheduled informational and educational programs. Resident and community volunteer groups will be supported in coordinating social events, arts and crafts, holiday gatherings, and other recreational activities.

CONCLUSION

The Owner will require the Agent to coordinate its resources, expertise and experience to provide high quality housing for its residents while ensuring that the property makes a positive, contributing impact in the neighborhood and surrounding community.



D. DEVELOPER QUALIFICATIONS, EXPERIENCE AND REFERENCES

The Planning Office for Urban Affairs ("POUA") is a private non-profit 501(c)(3) development organization created in 1969 and affiliated with the Roman Catholic Archdiocese of Boston. POUA is recognized as a foremost non-profit developer in the Northeast whose mission is to serve as a catalyst for social justice through its work in housing development, neighborhood revitalization and affordable housing advocacy. Since its inception in 1969, the Planning Office has developed over 2,700 units of elderly, family, mixed income and special needs housing, channeling nearly \$500 million of investment into developments throughout metropolitan Boston, and currently has several additional properties under active development. Many of POUA's developments also include commercial and community space area apart of larger neighborhood revitalization efforts. More than 1,000 of the units POUA has produced are located in the City of Boston.

Among the noteworthy properties developed by POUA are Rollins Square in the South End (184 units of mixed-income housing), West End Place in the West End (183 units of mixed-income housing); St. John of God (291 units of family and elderly continuum of care housing in two phases in Brighton); and Riley House Apartments (40 units of senior housing in Hyde Park). Additionally, POUA recently completed the redevelopment of the former St. Kevin's parish property on Columbia Road in Dorchester into Upham's Crossing, which consists of 80 units of adorable housing and significant open space. Upham's Crossing was recently awarded the 2016 Reader's Choice Award by Affordable Housing Finance magazine for the Best Family Development in the nation. Information on these developments is included in the pages that follow.

Caribbean Integration Community Development teamed up with POUA, Davis Square Associates and UBLA in the redevelopment of the Cote Ford site into a 76 unit mixed-use, mixed-income development. The redevelopment of the 872 Morton Street/Hopkins Street property represents a continuation of these development efforts.

POUA REFERENCES

Tim Sullivan, Executive Director MassHousing

One Beacon Street
Boston, MA 02108
(617) 854-1000
tsullivan@masshousing.com

Doreen Conlon, Senior Vice President Bank of America

One Federal Street
Boston, MA 02110
(401) 278-3875
doreene.m.conlon@baml.com

Clark Ziegler, Executive Director Massachusetts Housing Partnership

160 Federal Street
Boston, MA 02110
(617) 330-9955
chiegler@mhp.net

CICD REFERENCES

Magnolia Contreras, Director Community Benefits, Dana-Farber Cancer Institute

450 Brookline Avenue, HS 413
Boston, MA 02215-5450
(617) 632-3462

Pamela Thomas Boston Housing Authority

52 Chauncy Street
Boston, MA 02111
(617) 988-4328

Thomas J. O'Malley, Senior Vice President, Director New England Region, Housing Investment Trust

10 Post Office Square # 800
Boston, MA 02109
(617) 850-9071

PLANNING OFFICE FOR URBAN AFFAIRS
ARCHDIOCESE OF BOSTON

DEVELOPMENT INFORMATION

DEVELOPMENTS COMPLETED:

Project Name	Location	Completion Date	Housing Units	Development Cost
1 North Ridge	Beverly, MA	1975	98	\$9,300,000
2 Pine Grove	Lexington, MA	1977	16	\$1,050,000
3 Wood Ridge	North Andover, MA	1979	230	\$13,500,000
4 Kent Village	Scituate, MA	1983	64	\$8,000,000
5 Constitution Coop.	Charlestown, MA	1985	120	\$7,500,000
6 Fenwick House	Lynn, MA	1985	96	\$6,000,000
7 McNamara House	Brighton, MA	1985	80	\$5,000,000
8 Paul Revere House	Boston, MA	1985	24	\$2,500,000
9 St. Helena House	Boston, MA	1986	74	\$7,000,000
10 Collins Non-Profit Apts.	Chelsea, MA	1986	100	\$6,000,000
11 Friendly Garden Coop	Revere, MA	1986	107	\$6,000,000
12 Siena Village	Watertown, MA	1987	84	\$14,000,000
13 Hased House	Billerica, MA	1990	12	\$681,500
14 Mt. Carmel Housing	Worcester, MA	1991	75	\$5,200,000
15 Cardinal's Rehab	Boston, MA	1994	81	\$5,300,000
16 St. Cecilia House	Boston, MA	1995	123	\$8,500,000
17 Tuttle House	Dorchester, MA	1995	26	\$1,020,000
18 Neagle Apts.	Malden, MA	1996	76	\$5,800,000
19 West End Place	Boston, MA	1997	183	\$32,800,000
20 McBride House	Boston, MA	1998	17	\$2,600,000
21 St. Mary's	Waltham, MA	2001	70	\$5,600,000
22 Rollins Square (Cost includes housing, retail, subsurface garage, park)	Boston, MA	2004	184	\$73,660,000
23 St. John of God, Phase I	Brighton, MA	2003	213	\$68,900,000
St. John of God, Phase II	Brighton, MA	2006	78	\$10,000,000
24 St. Jean Baptiste	Lynn, MA	2005	38	\$9,150,000
25 Riley House	Hyde Park, MA	2005	40	\$7,200,000
26 D'Youville Elderly Housing	Lowell, MA	2009	42	\$8,460,000
27 St. Aidan (Cost includes subsurface garage, historic, conservation easement)	Brookline, MA	2009	59	\$36,850,000
28 Hayes Building	Haverhill, MA	2010	57	\$20,350,000
29 Upton Street	Boston, MA	2011	19	\$10,167,642

30	Rose Hill Manor	Billerica, MA	2011	41	\$11,240,000
31	Barstow Village (with EA Fish Associates)	Hanover, MA	2012	66	\$11,700,000
32	St. Joseph's	Salem, MA	2013	51	\$20,050,000
33	Uphams Crossing	Dorchester, MA	2015	80	\$36,750,000
34	The Apartments at 165 Winter	Haverhill, MA	2015	12	\$5,075,000
TOTAL Completed				2736	\$482,904,142

DEVELOPMENTS UNDERWAY:

Project Name	Location	Projected Completion Date	Housing Units	Development Cost
1 Harbor Place (Cost includes commercial building, subsurface garage, public plaza and boardwalk)	Haverhill, MA	2016	80	\$58,650,000
2 Kennedy Building Apartments	Hanover, MA	2017	37	\$14,685,000
3 48 Boylston Street	Boston, MA	2017	46	\$69,600,000
4 Cote Ford Site	Mattapan, MA	2017	70	\$27,756,000
TOTAL Underway			233	\$170,691,000
TOTAL			2,969	\$653,595,142

ROLLINS SQUARE

Bridging the income gap with broad economic diversity

Rollins Square is a 184-unit mixed-income development built on a two-acre site in Boston's South End neighborhood. Of the units: 20% are low-income rental apartments, 40% are moderate-income first time homebuyer units and 40% are market-rate condominiums. This vibrant community offers high quality housing units for people with a broad range of incomes, providing economic diversity in a neighborhood that had luxury condos and public housing, but little in between. Rollins Square, which opened in 2004, sets a new standard for affordable housing development in the Boston area.

Rollins Square was built on land acquired from the Boston Redevelopment Authority and integrates two distinct styles of the neighborhood in its design: low-scale brick townhouses mimic the South End's attractive 19th century residential streets, while taller buildings with larger windows at the edge of the property are inspired by the neighborhood's warehouse buildings. The grounds include a landscaped park, 6,000 square feet of retail space and an underground parking garage.

Rollins Square has received the FNMA Maxwell Award of Excellence, the Builder's Choice Grand Award, the Charles Edson Tax Credit Award, the Boston Preservation Alliance Award and the John Clancy Award for Socially Responsible Housing. It has been recognized by the Urban Land Institute, Harvard University, Boston College, the University of Pennsylvania and at numerous national conferences.

The development is even innovative in its operations: the condominium association recently installed a co-generation unit for the development, saving \$75,000 per year in energy costs.



Photos: Robert Benson

Developer: Planning Office for Urban Affairs

Development Consultant: Development Synergies LLC

Architect: Childs, Bertman, Tsekaris, Inc.
CBA Landscape Architects

Contractor: Suffolk Construction

Manager: Maloney Properties, Inc.

Financing:

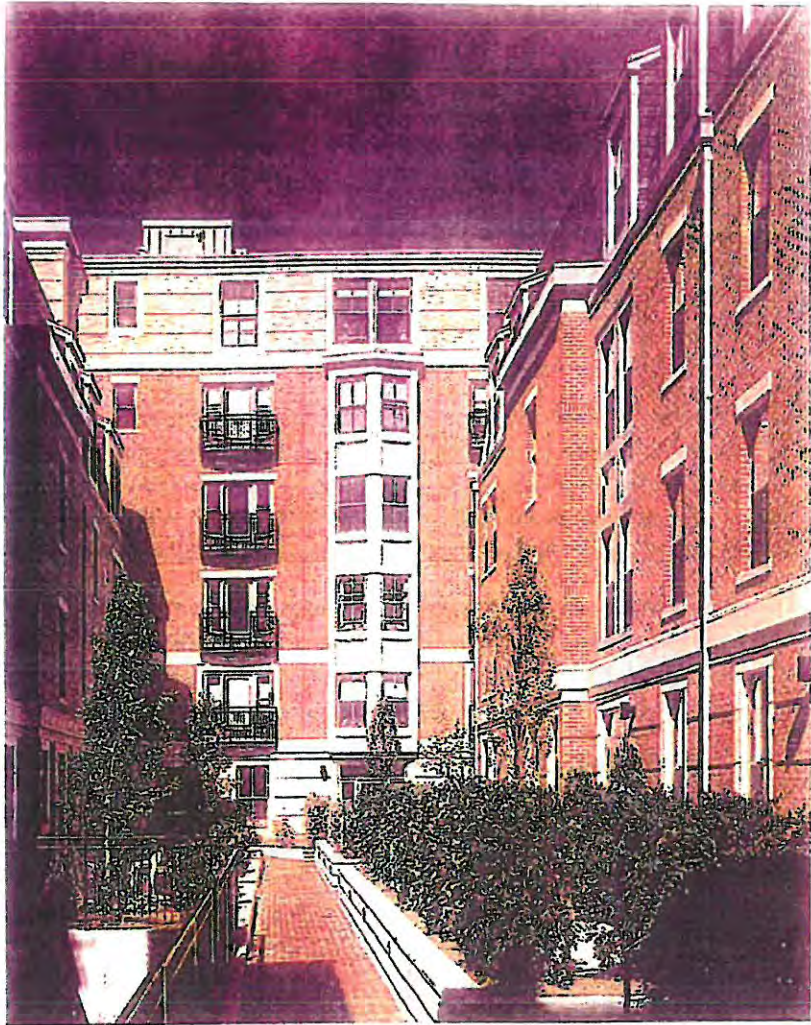
Bank of America/Fleet Boston Financial

Commonwealth of Massachusetts:

*Department of Housing & Community Development
Massachusetts Department of Environmental Protection
MassHousing*

City of Boston: *Boston Redevelopment Authority
Department of Neighborhood Development
Neighborhood Housing Trust*

AFL-CIO Investment Trust
Federal Home Loan Bank of Boston
Highland Street Foundation



GRAND Rollins Square

BOSTON

WHEN THE STATED GOAL IS to provide mixed-income housing, the end result often makes it clear just who lives where.

Not so with Rollins Square, an unusual 184-unit community in Boston's South End, where low-income tenants enjoy the same design standards and amenities as those who paid market-rate prices for their condominiums. "Our client wanted to raise the bar on standards for affordable housing," architect Christopher Hill says in reference to the Archdiocese of Boston, "and at the same time create a truly social invigorating community. We didn't create separate styles for separate categories of residents."

The Archdiocese Planning Office developed the project on land owned by the Boston Redevelopment Authority. The two-acre complex features a series of six-story buildings and four-story townhouses divided in half by a new interior street and park. Rollins Square straddles two distinct South End neighborhoods with very different building styles: a residential neighborhood with 19th-century brick homes, and a warehouse district where the large-scale buildings reflect their industrial use.

"We tried to create a bridge by designing housing that reflects both styles," says Hill. The townhouses, lower in scale, were placed in the middle of the blocks and have details such as cornices, lintels, and sills

that reflect the residential community. The taller buildings at the corners relate to the manufacturing neighbors and feature larger windows. Different shades and textures of brick are complemented by metal and precast elements to add visual interest. Some apartments feature French balconies or private patios.

Apartments range in size from one-bedroom flats to three-bedroom duplexes. Thirty-five percent were priced at market rates, 45 percent went to moderate-income residents, and 20 percent were for low-income tenants including formerly homeless people. The complex has a 277-space parking garage below grade and retail spaces at street level.—S.K.



BUILDER TIP

All in the Family

One design dilemma for architects of Rollins Square was how to include three townhouses on the site that could not be demolished. The architects, CBT, incorporated design aspects of the existing housing, which were privately owned and had tenants, into the new project. As a further gesture of inclusiveness and neighborliness, CBT built a new staircase for the houses so the residents could be part of the new block.



CATEGORY: Community with mixed housing types; **ENTRANT/ARCHITECT/INTERIOR DESIGNER:** CBT/Childs Bertman Tseckares, Boston; **BUILDER:** Suffolk Construction, Boston; **DEVELOPER:** Planning Office for Urban Affairs/Archdiocese of Boston, Boston; **LAND PLANNER:** VHB Vanasse Hangen Brustlin, Watertown, Mass.; **LANDSCAPE ARCHITECT:** C&A Landscape Architects, Brookline, Mass.

ROLLINS SQUARE

Visitors to Rollins Square in Boston's thriving South End are struck by the development's impressive design. Attractive balconies jut out from many units. Garden spaces are planted with flowers and greenery. An underground garage provides plenty of spaces for residents and visitors to park. A bevy of retail shops serves as a hub of activity.

Visitors are also struck by the story behind the complex.

Rollins Square is the product of a marriage between social justice and sound commerce. The Planning Office for Urban Affairs (POUA), a nonprofit developer of affordable homes affiliated with the Archdiocese of Boston, developed the 184-unit, mixed-income complex using working capital made available through an unusual partnership with FleetBoston Financial. POUA also partnered with the City of Boston, which contributed land for the affordable homes and deferred payment on other property acquisition costs.

The seeds for this unique partnership were planted in April 2001, when POUA released a study funded by a \$50,000 grant from FleetBoston Financial on

Boston's housing market. The study reported a disturbing fact: The greater Boston area would need an additional 36,000 homes, including 15,000 affordable units, to meet residents' housing needs over the next five years.

In a unique call to action, FleetBoston offered POUA \$1 million in working capital for the development of affordable

homes and challenged POUA and the business community to match the funds.

The offer proved too good to turn down: POUA agreed to develop 2,000 units in partnership with FleetBoston over seven years. As part of this arrangement, POUA provides access to scarce surplus property formerly owned by the Archdiocese and develops the housing. In turn, FleetBoston provides up to \$2 million in working capital as a forgivable loan, \$1 million of which has also been matched by State Street Corporation. For every affordable unit POUA develops, FleetBoston forgives a small fraction of the loan. Since the announcement, the City of Boston, the Commonwealth of Massachusetts, the AFL-CIO, and many other organizations have provided financing for six POUA housing developments (five of which are on former church property), totaling 656 homes.

Rollins Square, the first development completed as part of the POUA-FleetBoston partnership, is a model of mixed-income housing. Located near downtown Boston, the 400,000-square-foot facility features eight buildings on approximately two acres. The complex reserves 37 homes for formerly homeless people and 73 homes for moderate-income, first-time home buyers. Rollins Square also has 74 high-end units that sell for up to \$750,000 each.

It's a recipe that works. The mix of residents—families getting back on their feet; service workers, nurses, and teachers working hard to get ahead; and dual-earner couples who can afford market-rate homes—create a diverse, vibrant community that captures the spirit of Boston's South End.



PLANNING OFFICE FOR URBAN AFFAIRS, INC.

FOUNDING ORGANIZATION

Formed in 1969, the Planning Office for Urban Affairs, Inc. (POUA) is a nonprofit developer whose mission is to create low- and moderate-income homes in vibrant communities. Affiliated with the Roman Catholic Archdiocese of Boston, POUA works to develop affordable homes within mixed-income communities whenever possible. POUA believes this approach avoids concentrated poverty and keeps low-income people from being isolated or stigmatized.

FINANCING FOR ROLLINS SQUARE

- City of Boston Leading the Way initiative funds, commercial development linkage funds, and land contribution
- Commonwealth of Massachusetts Department of Housing and Community Development Low-Income Housing Tax Credits (LIHTC) and HOME funds
- MassHousing Affordable Housing Trust funds
- MassDevelopment brownfields loan
- AFL-CIO Housing Investment Trust bridge loan
- Fleet Bank construction loan
- Fleet Development Ventures loan and equity investment
- Highland Street Foundation loan

PARTNERSHIPS

COMMUNITY PARTNERSHIPS

- The Planning Office for Urban Affairs' and other participants' commitment to social justice extended



through the construction phase of Rollins Square. As part of the project, six minority and women-owned businesses were awarded \$10.6 million in contracts. Private firms donated almost \$1 million in architectural, legal, and development services. A system of community governance, including certain voting and other tenants' rights within the condominium structure, was instituted.

- During its 35-year history, POUA has completed 1,756 units. Two of POUA's current developments are in neighborhoods where homes often sell for more than \$1 million and where working families have been shut out of the housing market. In addition, POUA continues to work toward the 2,000 unit, 7-year goal established by the FleetBoston partnership.

LEADERSHIP

President and Treasurer: Rev. Sean Patrick O'Malley, Archbishop of Boston

Clerk: Gerald D'Avolio, Massachusetts Catholic Conference

EXECUTIVE DIRECTOR

Executive Director: Lisa B. Alberghini

CONTACT INFORMATION

Planning Office for Urban Affairs
 185 Devonshire Street, Suite 600
 Boston, MA 02110
 Phone: (617) 350-8885
 Fax: (617) 350-8889
 E-mail: lba@poua.org



IN 1988, TO COMMEMORATE FANNIE MAE'S 50TH ANNIVERSARY,

the Fannie Mae Foundation announced the Awards of Excellence Program, which seeks to encourage and recognize nonprofit organizations working to develop and maintain housing for low-income Americans. The program also is intended to encourage more corporations and foundations to be involved as funding and investment partners. The Awards were renamed in honor of David O. Maxwell, who retired in 1991 after 10 years of service as chairman and chief executive officer of Fannie Mae and the Fannie Mae Foundation.

FOR THE 15TH ANNIVERSARY OF THE MAXWELL AWARDS PROGRAM,

the Foundation is awarding \$50,000 to each selected nonprofit organization.

THE FANNIE MAE FOUNDATION

creates affordable homeownership and housing opportunities through innovative partnerships and initiatives that build healthy, vibrant communities across the United States. The Foundation is specially committed to improving the quality of life for the people of its hometown, Washington, D.C., and to enhancing the livability of the City's neighborhoods. Headquartered in Washington, D.C., the Foundation is a private, nonprofit organization whose sole source of support is Fannie Mae, and has regional offices in Atlanta, Chicago, Dallas, Pasadena, and Philadelphia.



4000 Wisconsin Avenue, NW
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 Washington, DC 20016-2804
 202-774-8000
 www.fanniemae.com
 www.fanniemae.org

The John M. Clancy Award



THE JOHN M. CLANCY AWARD

for excellence in urban design

Award Winners



Rollins Square (Boston, MA)

designed by CBT/Childs Bertman Tseckares.... CBA Landscape Architects (landscape architects, Brookline, MA); Weidlinger Associates (structural engineer, Cambridge, MA);

Fitzmeyer & Tocci (mechanical engineer, Woburn, MA); Peter J. Roche, Real Estate and Community Development (development consultant, Winthrop, MA); and Suffolk Construction (general contractor, Boston, MA).

"Rollins Square" is one of those high-density, mid-rise, urban housing edifices that one could easily drive by without noticing, a good background building yet, once noticed, a building with presence. Through judicious urban design, massing and façade composition, "Rollins Square" fits well within its mid-rise neighborhood and, thanks to the appropriate scale and articulation of its vertical surfaces, reinforces the spatial quality, texture and visual rhythm of the streetscape. The jury praised its ambitious program incorporating sidewalk-level retail space topped by 5 stories of mixed market-rate and affordable apartments organized around an interior courtyard.

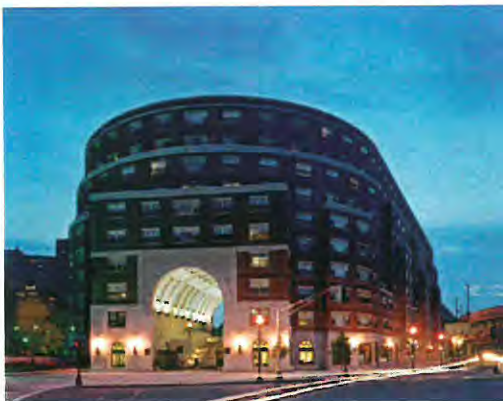
WEST END PLACE

Innovative mixed-income cooperative housing

West End Place is a landmark mixed-income residential community in the heart of downtown Boston. The West End was one of the oldest and most diverse neighborhoods in Boston when it was demolished in the late 1950s in the name of urban renewal. Although displaced residents were promised affordable replacement housing, primarily luxury high-rise apartments were built where this thriving community once stood. Over 30 years later, the Boston Redevelopment Authority selected the Planning Office for Urban Affairs and Keen Development to develop the last remaining parcel in order to provide mixed-income homeownership opportunities. West End Place was developed as a housing cooperative through a complex financing and ownership structure, with one-third low-income, one-third moderate income and one-third market rate units. West End Place was completed and opened in 1997.

The developers assembled a complex financing package and an innovative cooperative structure to achieve this goal. The development includes ground floor retail space and underground parking. A grand archway dominates the building, creating a focal point within the graciously curved façade. The building also incorporates balconies and a landscaped courtyard, introducing a park-like setting to this urban neighborhood.

West End Place has been honored for its design by both the National Masonry Institute and the New England Chapter of the American Institute of Architects.



Photos: Bruce T. Martin

Developers:

Keen Development Corporation;
Planning Office for Urban Affairs

Sponsor:

Old West End Housing Corporation

Architect:

The Architectural Team

Contractor:

Peabody Construction Company

Manager: Maloney Properties, Inc.

Financing:

Commonwealth of Massachusetts:
Department of Housing and Community Development

City of Boston:

Boston Redevelopment Authority

Bank of Boston

AFL-CIO Housing Trust

Federal National Mortgage Association

RILEY HOUSE

Affordable elderly housing in an adapted convent building

Riley House is a 40-unit affordable housing development for senior citizens located in Hyde Park, Massachusetts. Here, residents enjoy large, beautifully designed living spaces and sun-filled rooms, with community space provided for multiple recreational and wellness programs.

The development is designed around the former convent of Most Precious Blood Parish, which closed in the early 1990s after serving the people of Hyde Park for half a century. The Planning Office acquired the vacant building from the Archdiocese in 2003 and retrofitted and expanded the property with a newly constructed building. Some unique features of the development include a private courtyard that links the new and old structures and a bridge that connects the two buildings at the top floor.

Riley House is a service-enriched development, and is centrally located near a shopping center and public transportation. It is less than a quarter mile from the many small shops and restaurants along Hyde Park Avenue. Riley House, which opened in 2005, is named for Bishop Colin Riley, pastor of Most Precious Blood Parish for 25 years.



Developer:

Planning Office for Urban Affairs

Architect: The Architectural Team

Contractor: Peabody Construction

Manager: Maloney Properties, Inc.

Consultant: J. Kevin Leary

Financing:

U. S. Dept. of Housing & Urban Development

Commonwealth of Massachusetts
Dept. of Housing and Community Development
Massachusetts Affordable Housing Trust Fund

City of Boston
Department of Neighborhood Development

Federal Home Loan Bank of Boston

Photos: Greig Cranna

ST. JOHN OF GOD

Continuum of care in an intergenerational setting

St. John of God is a 291-unit intergenerational residential campus on the site of the former Archdiocesan Caritas Christi Hospital in Brighton, Massachusetts. The seven-building campus was developed by the Planning Office for Urban Affairs in partnership with EA Fish Associates. The development includes service-enriched housing for seniors, mixed-income assisted living with a dementia care unit, a skilled nursing facility, a residence for people living with HIV/AIDS, family housing, and a neighborhood park. The development is approximately 58% affordable across the various program components. Nearly 100 mature shade trees were preserved on the five-acre campus during construction. The development was completed in two phases, in 2003 and 2006.

St. John of God is situated on land that was the Livermore family farmstead in the eighteenth and nineteenth centuries. From 1907 until the Planning Office acquired it in the late 1990s, the property was the site of three different hospitals.



Developers:

Planning Office for Urban Affairs,
EA Fish Associates

Architect:

The Architectural Team

Contractor:

Suffolk Construction

Managers:

Peabody Properties, Inc.,
Welch Healthcare and Retirement Group,
Catholic Charities

Financing:

Citizens Bank
AIG SunAmerica

Commonwealth of Massachusetts:

*Department of Housing & Community Development;
MassHousing;*

City of Boston:

*Department of Neighborhood Development
Neighborhood Housing Trust
Boston Housing Authority*

THE ST. AIDAN

Providing for an underserved population in an affluent community

The St. Aidan is a 59-unit mixed-income, smart growth condominium development that combines conservation, historic preservation and affordable housing to support and enhance the Brookline community. Located in the heart of the desirable Coolidge Corner neighborhood, the 1.8-acre parcel site is the former home of the St. Aidan Parish. The development includes 20 affordable rental units, 16 first-time homebuyer units and 23 market rate condominiums. The Church building was converted into nine unique condominium units that include pieces of the church's original stained glass windows and woodwork. Two three-story town house buildings on Crowninshield Road complement that street's suburban character. The final building on the site is a new three and five story brick structure on the corner of Crowninshield Road and Pleasant Street. The buildings are organized around a central courtyard, and the site also boasts a landmark 150 year-old Copper Beech tree with a half-acre canopy.

The St. Aidan, which opened in 2009, was developed with the support of the Town of Brookline as a friendly Chapter 40B development. It offers access to high quality education, jobs, health care, services and amenities that are beyond the reach of many young people and families in need. The waiting list for the twenty affordable rental units had over 500 applicants before it closed.



Developer: Planning Office for Urban Affairs

Development Consultant:
Development Synergies LLC

Architects: The Architectural Team
DiMambro + Associates
Bellalta 3 Design

Contractor: Consigli Construction

Manager: Peabody Properties, Inc.

Financing:
Bank of America
Wainwright Bank and Trust
Housing Partnership Network

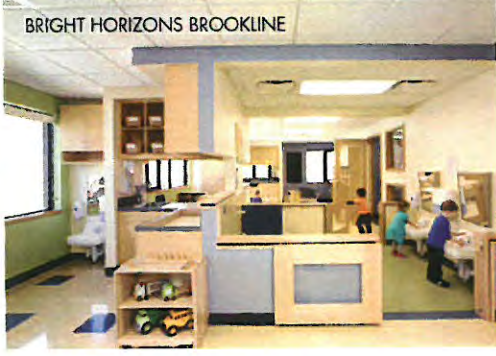
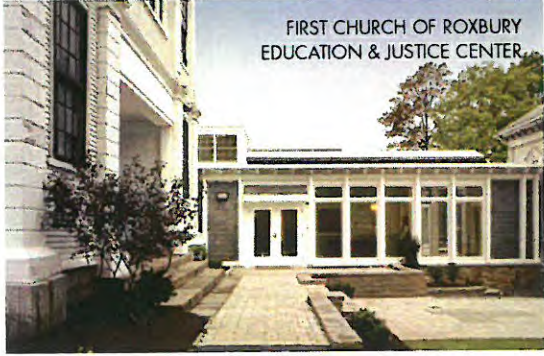
Commonwealth of Massachusetts:
Dept. of Housing & Community Development;
MassHousing;
Community Economic Development Assistance Corp.

Town of Brookline:
Brookline Housing Trust
Brookline Housing Authority

WestMetro HOME Consortium
Federal Home Loan Bank of Boston
Home Funders LLC

Photos: Andy Ryan

FIRM PROFILE



We are an award-winning architectural design and planning studio with a simple mission: to produce excellent design, to develop long-term relationships with clients, and to help build viable communities.

OUR CURRENT AREAS OF EXPERTISE INCLUDE:

- Multi-family housing
- Renovation and historic preservation
- Smart growth planning
- Feasibility and needs assessment
- Corporate interiors
- Childcare centers
- Academic facilities
- Community service buildings

PRINCIPALS:

- Clifford J. Boehmer, AIA
- Brooks A. Mostue, AIA, LEED AP BD+C
- Ross A. Speer, AIA
- Iric L. Rex, AIA, LEED AP

Founded in 1984, Davis Square Architects, Inc. is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with demanding, involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams.

To this we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open collegial work environment where education is highly valued; where the exchange of ideas, informed by experience, is encouraged; and where the most advanced technology supports the design process. Our success has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■





COTE VILLAGE

Davis Square Architects is currently working on Cote Village, the redevelopment of the former Cote Ford Dealership located on Cummins Highway and Regis Road in Mattapan, which will turn a 2.3-acre site that has sat vacant for more than 20 years into a mixed-use affordable housing development. The project will provide 76 one-bedroom, two-bedroom and three-bedroom residential units (divided between flats and townhouse units), a community room, and 4,100 sf of ground-floor commercial space, including a 12,000 sf public plaza. Cote Village will also be located next to the planned Cummins Highway stop on the MBTA Commuter Rail Fairmount Line. ■

LOCATION

Mattapan, MA

DEVELOPER

Caribbean Integration Community Development

Roman Catholic Archdiocese of Boston's Planning Office for Urban Affairs Inc.

SCOPE

New construction
Transit-oriented design
76 units
4,100 sf commercial space



DAVIS
SQUARE
ARCHITECTS

HOUSING & MIXED-USE
davissquarearchitects.com



INDIGO BLOCK DEVELOPMENT

Davis Square Architects is currently working on the Indigo Block development, a new mixed-use project consisting of 80 affordable and moderate-income rental apartments, 8 market-rate condominiums, and a standalone 20,000 sf building for light industrial and office use located in Dorchester, Massachusetts. Originally home to a bread factory, the redevelopment of the site at 65 East Cottage Street will create new opportunities and growth for the Uphams Corner neighborhood, and will provide a more direct link to the MBTA commuter rail station conveniently located next to the

property. The project is named after the future Indigo Line, which is the anticipated expansion of the commuter rail. ■

LOCATION

Dorchester, MA

DEVELOPERS

Dorchester Bay Economic Development Corporation
 Boston Capital
 Escazú Development

SCOPE

New construction
 Transit-oriented design
 80 affordable/moderate income apartments
 8 market-rate condominiums
 20,000 sf commercial space



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DOWNING SQUARE

Davis Square Architects is currently working with the Housing Corporation of Arlington on Downing Square, the exciting addition of 34 affordable rental units in the heart of Arlington Heights, one of the most sought-after neighborhoods in Arlington, Massachusetts.

Formerly a vacant parcel of land that sat unused for many years, this smart growth project will not only provide affordable housing resources but also contribute to the community's growth. Downing Square is conveniently located directly next to the Minuteman Bikeway and will also encourage healthy, sustainable living for residents by offering easy access and alternative transportation. ■

LOCATION

Arlington, MA

DEVELOPER

Housing Corporation of Arlington

SCOPE

New construction
34 units



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NORTHAMPTON LUMBER YARD

Davis Square Architects is currently working with Valley Community Development Corporation on Northampton Lumber Yard, a new construction, mixed-use development which transforms a former abandoned lumberyard into 55 units of affordable rental housing as well as 20,000 sf of office space and 2,500 sf of commercial and retail space. Centrally located in downtown Northampton, Massachusetts, the building's design echoes aspects of historic buildings nearby.

The project will continue to promote the revitalization and vibrancy of the neighborhood as well as provide much-needed affordable housing for the community. ■

LOCATION

Northampton, MA

DEVELOPER

Valley Community Development Corporation

SCOPE

New construction
55 units
20,000 sf office space
2,500 sf commercial space



HOUSING & MIXED-USE
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TROLLEY SQUARE

Sited on a former trolley yard, Trolley Square is a 40-unit affordable mixed-use project that defines a new standard for beautiful and environmentally responsible urban housing. It incorporates solar power generation, energy-efficient systems, healthy indoor air standards and finishes, stormwater management, native landscaping, and many other sustainable features.

Located at the intersection of Massachusetts Avenue and the Linear Park bike path, it allows residents to take advantage of many transportation choices. Winning four prestigious awards, Trolley Square exemplifies Davis Square Architects' long-standing commitment to environmentally responsible design that enhances the surrounding neighborhood. ■



DAVIS
SQUARE
ARCHITECTS

LOCATION

Cambridge, MA

DEVELOPER

Homeowner's Rehab, Inc.

SCOPE

New construction, transit-oriented design, 32 affordable rental units, 8 affordable homeownership units, ground-level retail space, community space



AWARD-WINNING

American Institute of Architects "Show You're Green" award, The Home Depot Foundation's "Award of Excellence", Boston Society of Architects "John M. Clancy" award for Socially Responsible Housing, The Enterprise Foundation's first "Green Communities" award



SUSTAINABLE DESIGN

All units built to Energy Star Home standards
Photovoltaic panel array



HOUSING & MIXED-USE
davissquarearchitects.com



TALBOT BERNARD FAMILY & SENIOR HOUSING

Working closely with the owner, Davis Square Architects developed a master plan that transformed a 2-acre abandoned field strewn with industrial rubble into a gracious park with family and senior housing. This multi-generational development features 1, 2, 3, and 5-bedroom multi-family units, as well as senior housing and community space on an adjacent parcel.

The project included masterplanning studies of the site and required a multi-layered strategy for financing and approvals. Nestled in a residential neighborhood of similar architectural character, the new independent living facility for seniors (a HUD 202 project) contains 30 residential units adjacent to

42 units of new family housing. Extending the surrounding neighborhood's existing archetypes with the use of articulated facades, inviting entryways, and inviting landscaping, the building's design also includes handicap accessibility, activity spaces and a computer room. ■

LOCATION

Dorchester, MA

DEVELOPER

Codman Square Neighborhood Development Corporation

SCOPE

New construction
Masterplanning
Age-restricted housing
42 affordable family units
30 senior living units
Community space



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ARCHITECTS

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Ulrich Bachand Landscape Architecture, LLC

www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA



Ulrich Bachand Landscape Architecture, LLC (UBLA) is a principal-led design collaborative offering landscape architectural and permitting services to owners, municipalities, developers, architects, and civil engineers.

Rebecca Bachand, a registered landscape architect, has been working in landscape architecture and civil engineering firms on small to large scale commercial projects since 1998. Her areas of expertise encompass feasibility studies, master planning, design, and permitting. With nearly 20 years of experience in residential landscape design and construction, Matt Ulrich has been involved in hundreds of residential and commercial projects from design through construction management. At UBLA, Matt and Rebecca partner their broad experiences in residential and commercial design and personally follow projects through from inception to completion.

UBLA's process begins with an assessment of existing site conditions to determine how the land will best be utilized, followed by a thorough analysis of the site's opportunities and constraints. Throughout the design process, we combine progressive ideas about stormwater management, water reclamation, use of native, low maintenance plants, and potential use of appropriate recycled and/or repurposed materials to maximize programming of our client's needs while engaging the site's natural features. As LEED Accredited Professionals, we work with clients to integrate LEED points and sustainable techniques into all projects.

With a background in Therapeutic Landscape Design and Universal Accessibility, UBLA has worked with private schools, municipalities, and developers of multifamily, assisted living, skilled nursing, and memory care residential projects to incorporate facets of these topics -- strolling gardens with multi-season, multi-sensory plant palettes, contemplative labyrinths, semi-public gathering areas -- into spaces for use by all generations and abilities.

At UBLA, we partner with local architects, civil engineers, contractors, and allied professionals to provide development teams with an integrated design process. We believe that this partnership makes for a better project experience for all involved, and streamlines the permitting and development processes.

Representative Clients

The Architectural Team: Phil Renzi, prenzi@architecturalteam.com

Beverly Main Streets: Gin Wallace, gwallace@beverlymainstreets.org

Burlington Parks and Recreation: Brendan Egan, began@burlington.org

Fishbrook Design Studio: Matthew Juros, mjuros@fishbrook.com

JSA Architects: Jim Warner, jwarner@jsainc.com

Martins Construction: Molly Martins, molly@martinscompanies.com

Merrill Associates: Joshua Bows, jbows@merrillinc.com

Mount Vernon Company: Morgan Pierson, mpierson@mvernon.com

The Northbridge Companies: Wendy Nowokunski, wnowokunski@northbridgecos.com

Northland Residential: Jack Dawley, jdawley@northlandresidential.com

Planning Office of Urban Affairs: Lisa Alberghini, lba@poua.org

Prellwitz Chilinski Architects: Dave Snell, dsnell@prellchil.com

Quincy Planning Department: Rob Stevens, rstevens@quincyma.gov

Samiotes Consultants: Andy Truman, atruman@samiotes.com

Saint Mark's School: Bob Meyer, robertmeyer@stmarksschool.org

Shore Country Day School: BobbiWhiting, bwhiting@shoreschool.org

Stoughton Recreation Department: John Denison,

jwdenison@stoughtonMA.Gma.gov

Torrington Properties: Jay Bisognano, jb@torprops.com

WaypointKLA: Jim Mitrano, jamesmitrano@waypointKLA.com

Wentworth Douglass Hospital: David Soares,

david.soares@wdhospital.com

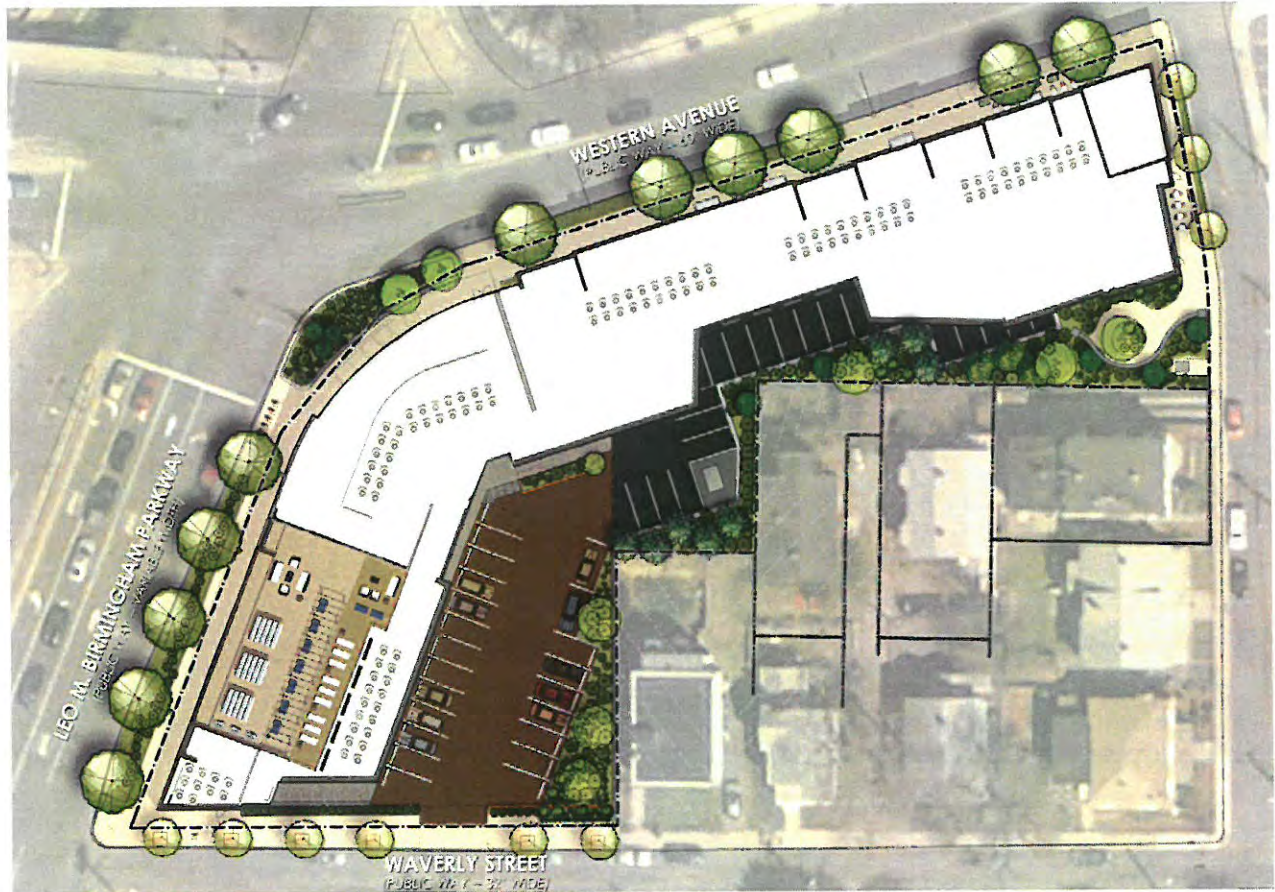
Windover Construction: Lee Dellicker, lee@windoverllc.com

Firm Profile



Ulrich Bachand Landscape Architecture, LLC
www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA

With The Icon on Western Ave, we're continuing our work with Prellwitz Chilinski Architects and The Mount Vernon Company, exploring Green Streets Standards and pocket parks to create a gateway to this Allston neighborhood.



Multifamily Residential



Ulrich Bachand Landscape Architecture, LLC
www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA

Recently approved by the BRA, the Cote Village proposal includes the construction of 76 dwelling units with rental office and community room, 4,172 SF of ground-floor commercial space, including a 12,000 SF public plaza. We're working with the design team to incorporate community gardens and dog parks on this long-lingering site in Boston's Mattapan neighborhood.

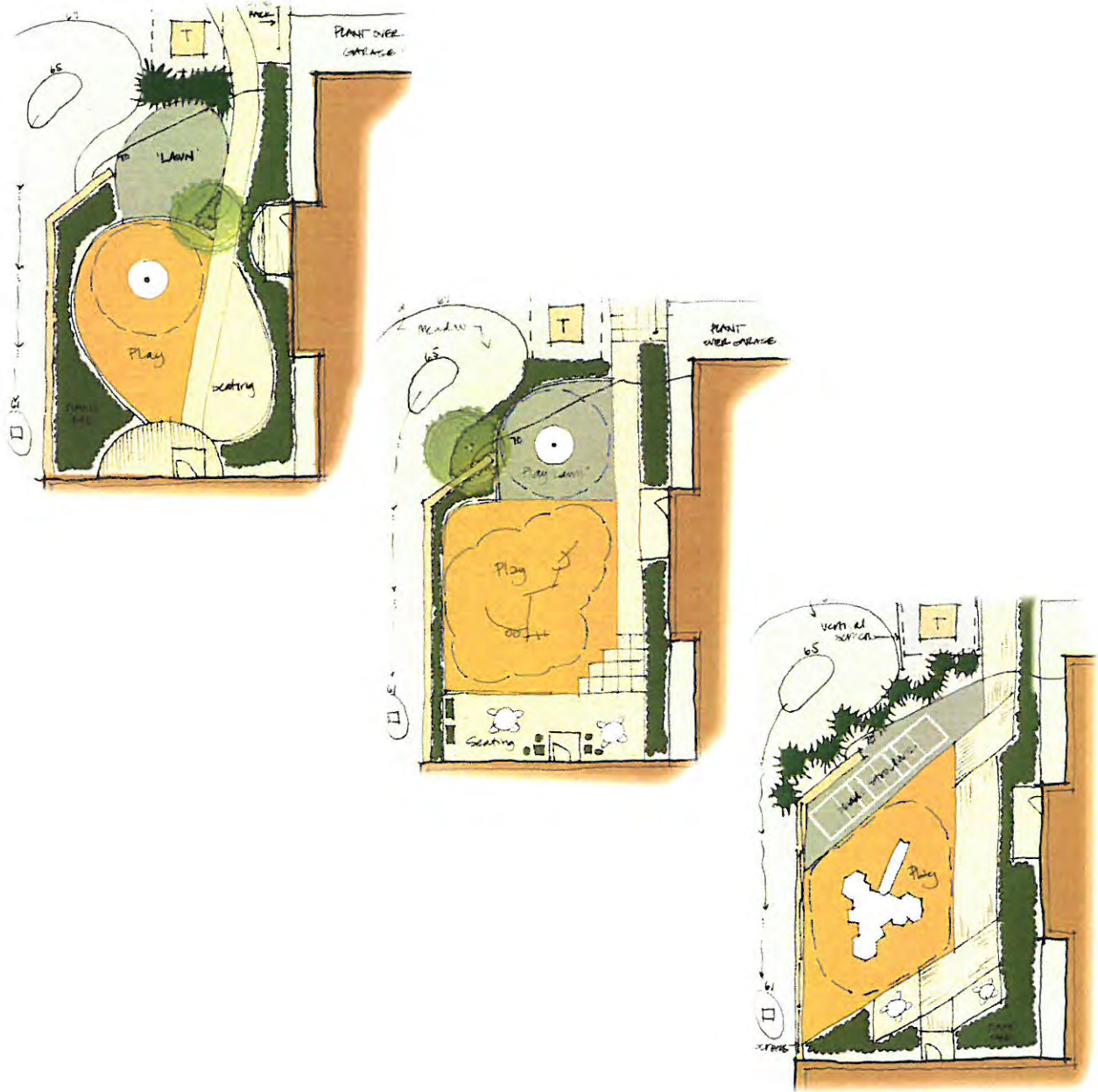


Multifamily Residential



Ulrich Bachand Landscape Architecture, LLC
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Still in the programming phase, outdoor spaces for The Residences at Fairmount Station will create an oasis along the commuter rail. The Traggorth Companies recently received DHCD funding and project design will move forward for a 2017 construction start.



Multifamily Residential



Ulrich Bachand Landscape Architecture, LLC

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With control of seven properties on Commonwealth Ave., Griggs St., and Brainerd Rd., The Mount Vernon Company is in a unique position to set a new standard for urban design. With existing complexes renovated for energy efficiency and construction of three new buildings, the Allston Green District represents one of the largest private rental housing initiatives in Boston. Designed to meet the standards of residents and small businesses committed to sustainable living, James Hunt, Boston's director of environment and energy, told the Globe that the Allston Green District is the first of its kind in the city.

In such a high-density neighborhood, open space is at a premium. UBLA maximized every inch by incorporating vertical trellises, rooftop planters and recycled synthetic turf for rooftop "lawns." Each property features new street trees and planters along the foundations. Primarily drought tolerant and native plant palettes eliminate the need for permanent irrigation. UBLA provided plant lists and calculations to illustrate the reduced water demand for LEED Certification. The Element is certified LEED Gold.



Multifamily Residential



Ulrich Bachand Landscape Architecture, LLC
www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA

Working with Prellwitz Chilinski Associates, Inc. and The Mount Vernon Company, UBLA recently completed the conversion of a light industrial site in Allston and Brookline into an upscale residential community for a young professional demographic with an interest in sustainable living. The 76,000 SF development consists of 79 one- and two-bedroom loft-style apartment units.

Working with a plant palette composed almost entirely of drought tolerant species, UBLA designed a modern outdoor patio and roof garden for resident social activities, fitness classes, and dining, and a spacious entry court accented by reclaimed granite, birch trees, and ornamental grasses. The streetscape was designed to integrate the site with adjacent MVC properties composing Boston's first Green District.

The community opened in August of 2013 and is certified Platinum under the LEED for Homes Rating System.



Multifamily Residential



Ulrich Bachand Landscape Architecture, LLC
www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA

183 Orleans LLC proposes the rehabilitation of the historic structure at 175 Orleans Street into a 127-room loft style boutique hotel including street level landscaping and screening and rooftop gardens and amenities areas. Currently under review with the BRA.



Hospitality



Ulrich Bachand Landscape Architecture, LLC
www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA

On two acres in the center of town, across the street from the commuter rail station traveling along the North Shore into Boston, the local housing authority pursued a smart growth project to provide a mixed-income, mixed-use infill project. Completed under state statute Chapter 408, this affordable housing development is one of the largest ever for Manchester-by-the-Sea. The design team worked with the local Housing Authority to provide site design, permitting and construction phase services for the affordable town homes and mixed use building, and addressed neighbor and community concerns in order to successfully develop a site plan that would have a positive impact on the two acre parcel. The existing lot - formerly the home of the Horticultural Hall- was primarily vacant and overgrown; it is now a flourishing affordable housing and retail core at the gateway to the village center.



Affordable Housing



Ulrich Bachand Landscape Architecture, LLC
www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA

UBLA joined the development team of the Planning Office for Urban Affairs, Development Synergies, Samiotes Consultants, and The Architectural Team to shepherd this 76 unit project through construction documentation and installation. It was crucial to the team that we break the mold of affordable housing projects that appear unattractive and barren due to a weak exterior landscape design.

A key feature of this site was the creation of a central courtyard for community interaction utilizing components of the historic St. Joseph's Church. UBLA repurposed existing granite block walls and attached cap stones to provide a low, stepped seatwall and pillars to provide visual interest and separate the greenspace from the parking lot. Large slab landings from the Church entry were repurposed to provide benches for the cobbled sitting nook adjacent to the main entry.

The design features native and drought tolerant plantings and outdoor spaces that integrate the neighboring residents and retail visitors.



Affordable Housing



Ulrich Bachand Landscape Architecture, LLC
www.ub-la.com * 156 Cabot St. Unit 2A, Beverly, MA

An active gravel pit for over 70 years, this property in Burlington, MA was zoned for industrial use. Working with National Development and Northland Residential Corp., the consultant team brought the property through Town Meeting Approval, Planning Board Special Permit Approval, and Conservation Commission approvals to create 425 residential units. Built by Cranshaw Construction, the resultant community of apartments and condominiums is a vibrant success, embracing and enhancing the surrounding wetland habitat and incorporating the town-wide bicycle path into its amenity program. The 69-acre parcel includes over 30 acres of conservation land, a mile of walks and bike trails, clubhouse and amenities area with pool and fitness center, and a stormwater management system designed as a carefully integrated feature of the site.



Multifamily Residential



Ulrich Bachand Landscape Architecture, LLC
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At UBLA, we combine extensive experience with local and State public permitting efforts such as Planning and Zoning Board Approval, Conservation Commission Notices of Intent (NOI); State MEPA Filings; and USEPA National Pollution Discharge Elimination System (NPDES) Storm Water Pollution Prevention Plans (SWPPP) with Geographic Information Systems (GIS) mapping and analysis.

Using GIS data available from the State and municipalities, we are able to take an holistic approach to site master planning and to map potential constraints and permitting needs at the initiation of a project or feasibility study. These GIS capabilities also allow us to do broad studies within municipalities for site selection purposes.

Working with development teams, we are able to prepare feasibility studies allowing developers to determine potential site yields, assist municipalities in the study of flexible or "cluster" zoning, and explore site plan options beyond the standard subdivision requirements. Our site constraints and opportunities plans and plan renderings are often used for early meetings with landowners, municipal agencies, project abutters, public hearings, and as marketing tools once the project is successfully permitted.



Entitlements & Feasibility

E. PERMITS/LICENSES

There are not any relevant business permits/licenses.

F. SUBCONTRACTORS/ PARTNERSHIPS

In addition to the Proposers, the Project team includes the following partners:

DAVIS SQUARE ARCHITECTS

Working closely with the Project team, Davis Square Architects ("DSA") will design this project. A local architecture and planning firm, DSA is an award-winning architectural design and planning studio with a simple mission: to produce excellent design, to develop long-term relationships with clients, and to help build viable communities. DSA has extensive experience designing both affordable and market rate housing in Massachusetts. In Boston, DSA has recently or is currently designing Cote Village, 40 Upton Street and the Frankie O'Day Condominiums in the South End, Lucky Strike in Dorchester and Bartlett Place in Roxbury.

ULRICH BACHAND LANDSCAPE ARCHITECTURE, LLC

Ulrich Bachand Landscape Architecture, LLC (UBLA) is a principal-led design collaborative offering landscape architectural and permitting services to owners, municipalities, developers, architects, and civil engineers. UBLA's process begins with an assessment of existing site conditions to determine how the land will best be utilized, followed by a thorough analysis of the site's opportunities and constraints. Throughout the design process, UBLA combines progressive ideas about stormwater management, water reclamation, use of native, low maintenance plants, and potential use of appropriate recycled and/or repurposed materials to maximize programming while engaging the site's natural features.

More detailed information and resumes on DSA and UBLA are included in this proposal.

In addition, CICD and POUA have met with the family of Steven P. Odom to review and discuss their vision for a memorial and serenity garden on the property, as well as the abutting property owner. The project team has proposed an initial design that attempts to capture and reflect the community's vision and will continue to work with the community to develop a plan that ensures that the development will be an area for use and enjoyment by the community and neighborhood residents.



B

GENERAL EVALUATION CRITERIA DOCUMENTATION

- APPENDIX 2:
Statement of Proposer's
Qualifications Form
- APPENDIX 3:
Preliminary Development
Budget Form
- APPENDIX 4:
Preliminary Operating Budget Form
- APPENDIX 5:
Development Timetable Form
- APPENDIX 6:
Construction Employment
Statement 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: Caribbean Integration Community Development & Planning Off for Urb Affairs

2. Names and titles of principals: Donald Alexis, President of CICD
Lisa Alberghini, President of Planning Office for Urban Affairs, Inc.

3. Names of authorized signatories: Donald Alexis
Lisa Alberghini
4. Permanent main office address: CICD - 1601 Blue Hill Ave, Mattapan, MA 02126
POUA - 84 State Street, Suite 600, Boston, MA 02109
Phone: 617-350-8885 Fax: 617-350-8889 Email: dalexis@cicdofboston.org;lba@poua.org
5. Date organized: POUA - 1969

6. Location of incorporation: Boston, Massachusetts

7. Number of years engaged in business under your present name: Combined 48 years
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. _____
 - b. _____
 - c. _____

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.

Donald d. alexis
Signature of individual submitting proposal

President
Title

Caribbean Integration Community Developmt
Legal Name of Organization

10/3/16
Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: CICD & POUA

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	\$ 350,000.00
Site Prep/Environmental	\$ 141,000.00
Construction	\$ 11,338,650.00
Construction Contingency	\$ 566,933.00
Architect(s) and Engineer(s)	\$ 680,319.00
Development Consultant	\$ 0.00
Survey and Permits	\$ 199,972.00
Legal	\$ 150,000.00
Title and Recording	\$ 17,858.00
Real Estate Taxes	\$ 0.00
Insurance	\$ 125,000.00
Construction Loan Interest	\$ 586,750.00
Construction Inspection Fees	\$ 29,400.00
Other: Clerk of the Works	\$ 140,000.00
Other: Marketing/FF&E	\$ 123,000.00
Other: Financing Fees	\$ 225,018.00
Other: Operating and Lease-up Reserves	\$ 197,217.00
Other: Other soft costs (appraisal, mkt study, accounting, organization, etc.)	\$ 59,000.00
Soft Cost Contingency	\$ 62,182.00
Developer Overhead	\$ 831504
Developer Fee	\$ 831,504.00
TOTAL: ALL USES	\$ 16,655,307.00

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$	<input type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 2,736,523.00	<input type="checkbox"/>
Donated Materials/Services:		
Other: Federal/State LIHTC Equity	\$ 8,970,514.00	<input type="checkbox"/>
Other: DHCD/DND Funds	\$ 4,958,270.00	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$ 16,665,307.00	

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:

The proposed sources are summarized below:

LIHTC Equity \$7,675,514
State LIHTC \$1,295,000
1st Mortgage \$2,736,523
DHCD Funds \$2,100,000
City Funds \$2,258,270
MassHousing Workforce Housing \$600,000

TOTAL SOURCES \$16,665,307

The total development cost for the proposed development is approximately \$399,440 per residential unit (not including acquisition, environmental, commercial and community space/garden costs).

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: CICD & POUA

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
MRVP/Rent Subsidy	\$ 53,258.00
LIHTC Units	\$ 268,448.00
70%/110% Units	\$ 95,126.00
Market Units	\$ 75,274.00
Commercial	\$ 4,074.00
Laundry	\$ 1,200.00
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 497,380.00

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
Management fee	\$ 24,869.00
Administrative expenses	\$ 53,430.00
Maintenance and operating expenses (incl. resident services)	\$ 66,020.00
Utilities	\$ 95,950.00
Real estate taxes	\$ 37,050.00
Insurance	\$ 28,500.00
Mortgage insurance premium (MassHousing)	\$ 9,493.00
Replacement reserve	\$ 12,350.00
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 327,662.00

Continued on next page

Explanatory notes:

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: CICD & POUA

Assuming that you are designated on 3/31/17, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	6/30/17
Apply for Permit(s)	7/1/17
Zoning Relief Anticipated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
All Development Financing Committed	3/31/18
Permit(s) Issued	11/1/17
Financing Closed	3/31/18
Construction Begins	3/31/18
Construction Complete	5/30/19

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: Planning Office for Urban Affairs, 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:

As part of the this development, the Planning Office for Urban Affairs and CICD, as developers, will include the construction employment goals in the construction contract with the selected general contractor. The developers will require the general contractor to specifically reach out to Boston residents and minority and female individuals and trade and industry groups to encourage employment of those individuals. Furthermore, the developers will require the general contractor to hold job fair meetings and application acceptance events in order to promote and encourage employment. These requirements will be tracked on a monthly basis.

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: St. Kevin's and Uphams Corner Residential and 40 Upton Street

C

COMPLIANCE REVIEW DOCUMENTATION

- APPENDIX 7:
Property Affidavit Form
- APPENDIX 8:
Affidavit of Eligibility Form
- APPENDIX 9:
Chapter 803 Disclosure
Statement Form
- APPENDIX 10:
Beneficial Interest
Statement Form

Property Affidavit

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. For any additional properties that do not fit on this form, attach a spreadsheet. (Do not use another loops form. Only one signature page should be submitted.) **Entries in this form should be typewritten.**

Applicant: Caribbean Integration Community Development

List Addresses of Boston Properties Owned:	WARD	PARCEL	SUB-PARCEL
None			
(Additional properties are identified on attached spreadsheet.)			
Boston Properties Previously Foreclosed Upon by COB:			

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

Donald d. alexis

Print Name
Donald Alexis
Applicant Contact (if different from above)

Authorized Representative's Signature
617-792-1245
Telephone Number

Date

OFFICIAL USE ONLY:

Delinquency Reported (If Y Include Amount):

Boston Water & Sewer Commission

Y \$ _____ N

Signature & Date: _____

Notes: _____

Dept. of Neighborhood Development

Y \$ _____ N

Signature & Date: _____

Notes: _____

Inspectional Services Department

Y \$ _____ N

Signature & Date: _____

Notes: _____

Treasury Department

Y \$ _____ N

Signature & Date: _____

Notes: _____

DND Contact, Division, & Project

Property Affidavit

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. For any additional properties that do not fit on this form, attach a spreadsheet. (Do not use another loops form. Only one signature page should be submitted.) **Entries in this form should be typewritten.**

Applicant: Planning Office for Urban Affairs

List Addresses of Boston Properties Owned:	WARD	PARCEL	SUB-PARCEL
40-42 Upton Street (owned by 40 Upton Street LLC)	09	00013	010
516 Columbia Road (owned by St. Kevin's LP)	13	01320	010
530 Columbia Road (owned by Upham's Corner LP)	13	01316	010
150 Staniford Street (owned by Lowell Square LP)	03	00471	002
see list of addresses owned by Rollins Square LP			
(Additional properties are identified on attached spreadsheet.)			
Boston Properties Previously Foreclosed Upon by COB:			

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

Lisa Alberghini

Print Name	Authorized Representative's Signature	Date
Lisa Alberghini	617-350-8885	
Applicant Contact (if different from above)	Telephone Number	

OFFICIAL USE ONLY:

Delinquency Reported (If Y Include Amount):

Boston Water & Sewer Commission Y \$ _____ N

Signature & Date: _____

Notes: _____

Dept. of Neighborhood Development Y \$ _____ N

Signature & Date: _____

Notes: _____

Inspectional Services Department Y \$ _____ N

Signature & Date: _____

Notes: _____

Treasury Department Y \$ _____ N

Signature & Date: _____

Notes: _____

DND Contact, Division, & Project

Parcel ID	Street #	Street name	Suffix	Unit #	Owner	
					ROLLINS SQUARE LP	<input type="button" value="Search"/>

Found 37 distinct parcels among 37 results. Click on details for information on a specific parcel, or map to open a GIS viewer. Return to the previous page

Parcel ID	Address	Owner	Value	Map	Details
0306455022	535 HARRISON AV	ROLLINS SQUARE LP	\$134,229	Map	Details
0306455036	535 HARRISON AV Apt. A-301	ROLLINS SQUARE LP	\$68,675	Map	Details
0306455042	535 HARRISON AV Apt. A-304	ROLLINS SQUARE LP	\$93,258	Map	Details
0306455044	535 HARRISON AV Apt. A-305	ROLLINS SQUARE LP	\$102,232	Map	Details
0306455046	535 HARRISON AV Apt. A-306	ROLLINS SQUARE LP	\$136,570	Map	Details
0306455052	535 HARRISON AV Apt. A-403	ROLLINS SQUARE LP	\$116,670	Map	Details
0306455054	535 HARRISON AV Apt. A-404	ROLLINS SQUARE LP	\$93,258	Map	Details
0306455064	535 HARRISON AV Apt. A-503	ROLLINS SQUARE LP	\$116,670	Map	Details
0306455066	535 HARRISON AV Apt. A-504	ROLLINS SQUARE LP	\$92,868	Map	Details
0306455076	535 HARRISON AV Apt. A-603	ROLLINS SQUARE LP	\$114,719	Map	Details
0306455078	535 HARRISON AV Apt. A-604	ROLLINS SQUARE LP	\$90,526	Map	Details
0306455086	15 WALTHAM ST Apt. B-105	ROLLINS SQUARE LP	\$69,065	Map	Details
0306455090	15 WALTHAM ST Apt. B-107	ROLLINS SQUARE LP	\$93,258	Map	Details
0306455092	13 WALTHAM ST Apt. B-108	ROLLINS SQUARE LP	\$171,688	Map	Details
0306455100	B-203 WALTHAM ST Apt. B-203	ROLLINS SQUARE LP	\$120,182	Map	Details
0306455106	15 WALTHAM ST Apt. B-206	ROLLINS SQUARE LP	\$65,163	Map	Details
0306455108	15 WALTHAM ST Apt. B-207	ROLLINS SQUARE LP	\$98,330	Map	Details
0306455122	15 WALTHAM ST Apt. B-307	ROLLINS SQUARE LP	\$98,330	Map	Details
0306455140	15 WALTHAM ST Apt. B-407	ROLLINS SQUARE LP	\$97,940	Map	Details
0306455144	15 WALTHAM ST Apt. B-502	ROLLINS SQUARE LP	\$97,940	Map	Details
0306455190	17 SAVOY ST Apt. D-111	ROLLINS SQUARE LP	\$158,811	Map	Details
0306455192	519 HARRISON AV Apt. D-112	ROLLINS SQUARE LP	\$101,062	Map	Details
0306455196	519 HARRISON AV Apt. D-116	ROLLINS SQUARE LP	\$65,163	Map	Details
0306455214	2 ROLLINS ST Apt. D-204	ROLLINS SQUARE LP	\$93,258	Map	Details
0306455224	519 HARRISON AV Apt. D-213	ROLLINS SQUARE LP	\$104,183	Map	Details
0306455226	519 HARRISON AV Apt. D-214	ROLLINS SQUARE LP	\$80,381	Map	Details
0306455238	519 HARRISON AV Apt. D-220	ROLLINS SQUARE LP	\$112,768	Map	Details
0306455248	2 ROLLINS ST Apt. D-304	ROLLINS SQUARE LP	\$99,501	Map	Details
0306455254	2 ROLLINS ST Apt. D-307	ROLLINS SQUARE LP	\$139,692	Map	Details
0306455266	519 HARRISON AV Apt. D-313	ROLLINS SQUARE LP	\$104,183	Map	Details
0306455270	519 HARRISON AV Apt. D-315	ROLLINS SQUARE LP	\$131,497	Map	Details
0306455296	2 ROLLINS ST Apt. D-407	ROLLINS SQUARE LP	\$139,692	Map	Details
0306455300	519 HARRISON AV Apt. D-413	ROLLINS SQUARE LP	\$104,183	Map	Details
0306455322	2 ROLLINS ST Apt. D-503	ROLLINS SQUARE LP	\$105,744	Map	Details
0306455338	519 HARRISON AV Apt. D-516	ROLLINS SQUARE LP	\$108,476	Map	Details
0306455364	519 HARRISON AV Apt. D-614	ROLLINS SQUARE LP	\$78,430	Map	Details
0306455368	519 HARRISON AV Apt. D-616	ROLLINS SQUARE LP	\$104,574	Map	Details

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Caribbean Integration Community Development

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

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

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

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

Signed under the pains and penalties of perjury this

3 day of October, 20 16

SIGNATURE: Donald d. alexis

TITLE: President

ORGANIZATION: Caribbean Integration Community Devel

ADDRESS: 1601 Blue Hill Ave., Mattapan

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Caribbean Integration Community Development

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?

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No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

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

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

Signed under the pains and penalties of perjury this

3 day of October, 20 16

SIGNATURE: Donald d. alexis

TITLE: President

ORGANIZATION: Caribbean Integration Community Devel

ADDRESS: 1601 Blue Hill Ave., Mattapan

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 3 day
of October, 2016
Month Year

Donald d. alexis

Proposer Signature

Luca B. Alessi

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

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

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

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

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

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

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

C. (1) REAL PROPERTY:

872 Morton Street

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Deed, copy attached.
Purchase

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
CITY OF BOSTON ACTING BY AND THROUGH THE PUBLIC FACILITIES
COMMISSION BY THE DIRECTOR OF THE DEPARTMENT OF NEIGHBORHOOD
DEVELOPMENT, **Grantor**

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
Boston Redevelopment Authority an independent body politic and
corporate, **Grantee**

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

<input type="checkbox"/> Lessor/Landlord	<input type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input checked="" type="checkbox"/> Buyer/Grantee

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

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

(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:

**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)**

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 arm's 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.

Signature: Donald d. alexis

Dated: 10/3/16