



WARREN QUINCY GLENBURNE PARCELS.UHM PROPERTIES

b. General Evaluation Criteria Documentation

Project Summary Form

Project Name: Warren Quincy Glenburne
 Project Street Address(es): 436 Warren St., 7-9 Quincy St. and 20-22 Glenburne St.
 Developer: UHM Properties
 Types of Units: Family Individuals Elderly Special Needs
 Other? (Describe) _____ Commercial Yes No
 Number of Units 25 Number of Affordable Units 25 Homeless Units 5

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI			9	12	4		0
<80% AMI							0
Market							0

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI			1440	1728	1995	
<80% AMI						
Market						

Housing Budget

TDC:	\$ <u>10,750,000</u>	TDC Per Unit:	\$ <u>430,000</u>
Hard Cost/sf	\$ <u>260</u>	Hard Cost/unit	\$ <u>359,000</u>
Operating Exp/unit	\$ <u>11,000</u>	Reserves/unit	\$ <u>500</u>
		Developer Fee and Overhead	\$ <u>400,000</u>

Funding Sources: (Check all that apply)

DND – HOME <input type="checkbox"/>	DHCD-HOME <input type="checkbox"/>	DHCD-CIPF <input type="checkbox"/>	Others: <input type="checkbox"/>
HSNG BOSTON 2030 <input type="checkbox"/>	DHCD-HSF <input type="checkbox"/>	9% LIHTC <input checked="" type="checkbox"/>	CPA Fund <input type="checkbox"/>
NHT <input type="checkbox"/>	DHCD-HIF <input type="checkbox"/>	4% LIHTC <input type="checkbox"/>	<input type="checkbox"/>
IDP <input type="checkbox"/>	DHCD-TOD <input type="checkbox"/>	New Market TC <input type="checkbox"/>	<input type="checkbox"/>
FHLB <input type="checkbox"/>	DHCD-CATNHP <input type="checkbox"/>	Historic TC <input type="checkbox"/>	<input type="checkbox"/>
AHTF <input type="checkbox"/>	DHCD-CBH <input type="checkbox"/>	MA State TC <input type="checkbox"/>	<input type="checkbox"/>
MTC Grants <input type="checkbox"/>	DHCD-FCF <input type="checkbox"/>	HUD-Section 202 <input type="checkbox"/>	<input type="checkbox"/>

Project Summary Information

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

Project Name	Warren Quincy Glenburne - UHM Properties
Developer	UHM Properties
Community	Boston

Number of Units 25

SRO	0	Low-Income, Rental Assisted	0
0 bedroom	0	Low-Income, Below 50%	0
1 bedroom	9	Low-Income, Below 60%	25
2 bedrooms	12	Other Income (User-defined)	0
3 bedrooms	4	Market Rate	0
4 bedrooms	0		

This is an application for:	DHCD Tax Credit Allocation	Yes
	HOME Funding through DHCD	No
	MHFA Official Action Status.....	No
	MHFA Construction Financing.....	No
	MHFA Permanent Financing	No
	MHP Fund Financing	No
	MHIC Construction Loan.....	No
	MHIC Tax Credit Equity	No
	Boston: DND.....	No
	Other.....	N/A
	Other.....	N/A
	Other.....	N/A
	Financing from Massdevelopment.....	No

Sources of Funds:

Developer's Equity	\$450,000
Tax Credit Equity	\$6,600,000
Public Equity	\$0
Subordinate Debt	\$0
Permanent Debt	\$3,700,000
Total All Sources	\$10,750,000

Uses Exceed Sources by (\$4)

Uses of Funds:

Acquisition	\$198,000
Construction	\$8,948,196
General Development	\$1,203,800
Developer Overhead	\$200,000
Developer Fee	\$200,000
Capitalized Reserves.....	\$0
Total All Uses	\$10,749,996

Rent Levels:

Low-Income, Rental Assisted	N/A
Low-Income, Below 50%	N/A
Low-Income, Below 60%	\$1,667
Other Income (User-defined).....	N/A
Market Rate	N/A
<i>Average, All Units</i>	\$1,667

BR (aver.)

N/A
N/A
1.8
N/A
N/A
1.8

SF (aver.)

N/A
N/A
832
N/A
N/A
832

Annual Operating Income (year 1):

Gross rental income (residential)	\$500,112
Vacancy (resid.) 2.00%	\$10,002
Other Income (net of vacancies)	\$28,580
Subtotal	\$518,690
Operating Subsidies	\$0
Draw on Operating Reserves	\$0
Total Annual Income	\$518,690
Net Operating Income	\$243,690
Debt Service	\$199,606
Debt Service Coverage	1.22

Annual Operating Expense (year 1):

Management Fee	\$30,000
Administrative	\$0
Maintenance	\$245,000
Res. Service, Security	\$0
Utilities	\$0
Repl. Reserve	\$0
Oper. Reserve	\$0
Taxes, Insurance	\$0
Total	\$275,000
Total per Unit	\$11,000

Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	<input style="width: 100%;" type="text" value="Warren Quincy Glenburne - UHM Properties"/>		
1a . Application Completed By:	<input style="width: 100%;" type="text" value="Chris Shepherd"/>		
1b . Original Application Date:	<input style="width: 100px;" type="text"/>	Application Revision Date:	<input style="width: 100px;" type="text" value="5/20/2020"/>
2 . Project Address:	<input style="width: 100%;" type="text" value="436 Warren Street"/>		
3 . Neighborhood	<input style="width: 100%;" type="text" value="Dorchester"/>		
4 . City/ Town	<input style="width: 100px;" type="text" value="Boston"/>	MA	<input style="width: 100px;" type="text" value="02121"/>
		<small>(state)</small>	<small>(zip code)</small>
5 . County	<input style="width: 100%;" type="text" value="SUFFOLK"/>		
6 . <input checked="" type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	<input style="width: 100px;" type="text" value="Yes"/>	Select A QCT	<input style="width: 100px;" type="text" value="0820.00"/>
8 . Difficult to develop area	<input style="width: 100px;" type="text" value="Not Applicable"/>	QCT information last updated on:	<input style="width: 100px;" type="text" value="3/12/2012"/>

Development Plan

9 . Development Type (Please check all that apply.)

Yes	New construction
No	Acquisition, substantial rehab of existing housing
No	Acquisition, moderate rehab of existing housing
No	Acquisition, minimal or no rehab of existing housing
No	Adaptive re-use of non-residential structure

10 . Proposed Housing Type

11 . **Project Description:** Number of buildings:

25 affordable rental units located in two buildings at the corner of Warren Street and Quincy Street.

12 . **Development Schedule:**

	<i>Original</i>	<i>Revised</i>	<i>Optional user comments</i>
Application Date	1/0		
Construction Loan Closing			
Initial Loan Closing (MHFA only)			
Construction Start			
50% Construction Completion			
Construction Completion			
First Certificate of Occupancy			
Final Certificate of Occupancy			
Sustained Occupancy			
Permanent Loan Closing			

13 . **Unit Mix:**

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Total Units</i>
SRO						0
0 bedroom						0
1 bedroom			9			9
2 bedrooms			12			12
3 bedrooms			4			4
4 bedrooms						0
Total Units	0	0	25	0	0	25
Home Units*						0

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

14 . Unit Size in square feet:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom			643.1			643
2 bedrooms			888.8			889
3 bedrooms			1087.8			1,088
4 bedrooms						N/A

15 . Number of bathrooms in each unit:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom			1.0			1.0
2 bedrooms			1.0			1.0
3 bedrooms			1.5			1.5
4 bedrooms						N/A

16 . **Funding Applied For:**

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

DHCD Tax Credit Allocation Yes
 Category
 Category

HOME Funding through DHCD No

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

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

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

Boston Department of Neighborhood Development (DND): No

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

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

18 . Number of units:

19 . Gross Square Footage

a. Residential	32,804	32,804	
b. Commercial	1,429	1,429	

20 . Net Rentable Square Footage:

	Total		Percent of Gross
a. Residential	20,805	s.f.	63%
b. Commercial	1,429	s.f.	100%

21 . Number of handicapped accessible units Percent of total

22 . Fire Code Type

23 . Will building(s) include elevators? How many?

24 . Are the following provided with the housing units:

a. Range?	Yes	Gas or electric? <input type="text" value="gas"/>
b. Refrigerator?	Yes	
c. Microwave?	No	Optional user comments <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
d. Dishwasher?	Yes	
e. Disposal?	Yes	
f. Washer/Dryer Hookup?	Yes	
g. Washer & Dryer?	No	
h. Wall-to-wall Carpet?	No	
i. Window Air Conditioner? ..	No	
j. Central Air Conditioning? ..	No	

25 . Are the following included in the rent:

a. Heat?	Yes
b. Domestic Electricity?	No
c. Cooking Fuel?	Yes
d. Hot Water?	Yes
e. Central A/C, if any?	No

26 . Type of heating fuel:

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

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

a. Residential	Total: <input type="text" value="14"/>	Outdoor: <input type="text" value="14"/>	Enclosed: <input type="text"/>
b. Commercial	Total: <input type="text" value="0"/>	Outdoor: <input type="text" value="0"/>	Enclosed: <input type="text"/>

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

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

a. Major systems to be replaced:

Not applicable

b. Substandard conditions and structural deficiencies to be repaired:

Not applicable

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

Not applicable

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

- a. Insulation No
- b. Windows No
- c. Heating system No

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	18,954	0.44
33 . Wetlands area:		
34 . Buildable area:	18,954	0.44

Existing Conditions:

35 . What is the present use of the property? vacant land

36 . Number of existing structures: -

37 . Gross s.f. of existing structures: 34,233

38 . If rehabilitation:

	number of units	num. of bedrooms
a. Number of existing residential units/bedrooms:		
b. Number of units/bedrooms currently occupied:		

39 . If site includes commercial space:

a. Square footage of existing commercial space:		square feet
b. Square footage currently occupied:		square feet

40 . What are the surrounding land uses?

Utilities:

41 . Are the following utilities available on the site:

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

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

Zoning:

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

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

43 . Have you applied for a zoning variance, change, special permit or subdivision?

44 . Do you anticipate applying for a comprehensive permit under Chapter 774

Site Control:

45 . What form of site control do you have?

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

46 . Please provide details about your site control agreement.

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

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

48 . Are there any outstanding liens on the property?

Amenities and Services:

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

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

Environmental Information

- 50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?

- 51 . Has a Chapter 21E assessment been performed?

- 52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?

- 53 . Does the building require lead paint abatement?

- 54 . Does the building require asbestos abatement?

- 55 . Do radon tests show radon levels exceeding four picocuries/liter?

- 56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?

- 57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?

- 58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?

- 59 . Is the site located in a floodplain or wetlands area?

- 60 . Does the site contain endangered animal or plant species?

- 61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?

Section 2 DEVELOPMENT TEAM SUMMARY

62 . **Developer/Sponsor Type**

Limited dividend partnership

63 . **Developer/Sponsor:**

Form of Legal Entity

LLC

Legal Name

UHM Properties

Address

530 Warren Street

Dorchester, MA 02121

Contact Person

Kevin Bynoe

617.541.5510	
--------------	--

E-mail

kbynoe@uhmproperties.com
--

64 . **Owner/Mortgagor:**

Legal Name

--

Address

--

Has this entity already been formed?

No	
----	--

Principals

--

Principals

--

Contact Person

--

Telephone No. / Fax. No.

--	--

E-mail

--

65 . **General Partner:**

Legal Name

--

Address

--

Has this entity already been formed?

No	
----	--

Principal (if corporate)

--

Contact Person

--

% of Ownership

--

Telephone No. / Fax. No.

--	--

E-mail

--

66 . **General Partner:**

Legal Name

--

Address

--

Has this entity already been formed?

No	
----	--

Principal (if corporate)

--

Contact Person

--

% of Ownership

--

Telephone No. / Fax. No.

--	--

E-mail

--

67 . Development Consultant:

Legal Name
 Address

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

68 . Contractor:

Name
 Address

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

Bilt-Rite Construction
21 Batchelder Street
Boston, MA 02119
John Sullivan
617.541.9777

69 . Architect:

Name
 Address

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

DREAM Collaborative
31 St. James Avenue
Boston, MA 02116
Troy Depeiza
617.606.7029
tdepeiza@dreamcollaborative.com

70 . Management Agent:

Name
 Address

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

UHM Properties
530 Warren Street
Boston, MA
Chris Shepherd
617.541.5510
cshepherd@uhmproperties.com

71 . Attorney (Real Estate):

Name
 Address

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

72 . Attorney (Tax):

Name
 Address

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

73 . Syndicator:

Name
 Address

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

74 . **Guarantor:**

Name
Address

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

75 . **Service Provider or Coordinator:**

Name
Address

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

76 . **Marketing Agent:**

Name
Address

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

77 .

Other role Name
Address

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

78 .

Other role Name
Address

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

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

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

Uses of Funds

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

Direct Construction:

105 . Who prepared the estimates?
Name *Signature*

106 . Basis for estimates?

	DV	Trade Item	Amount	Description
107 .	3	Concrete		
108 .	4	Masonry		
109 .	5	Metals		
110 .	6	Rough Carpentry		
111 .	6	Finish Carpentry		
112 .	7	Waterproofing		
113 .	7	Insulation		
114 .	7	Roofing		
115 .	7	Sheet Metal and Flashing		
116 .	7	Exterior Siding		
117 .	8	Doors		
118 .	8	Windows		
119 .	8	Glass		
120 .	9	Lath & Plaster		
121 .	9	Drywall		
122 .	9	Tile Work		
123 .	9	Acoustical		
124 .	9	Wood Flooring		
125 .	9	Resilient Flooring		
126 .	9	Carpet		
127 .	9	Paint & Decorating		
128 .	10	Specialties		
129 .	11	Special Equipment		
130 .	11	Cabinets		
131 .	11	Appliances		
132 .	12	Blinds & Shades		
133 .	13	Modular/Manufactured		
134 .	13	Special Construction		
135 .	14	Elevators or Conveying Syst.		
136 .	15	Plumbing & Hot Water		
137 .	15	Heat & Ventilation		
138 .	15	Air Conditioning		
139 .	15	Fire Protection		
140 .	16	Electrical		
141 .		Accessory Buildings		
142 .		Other/misc	\$8,001,964	
143 .		Subtotal Structural	\$8,001,964	
144 .	2	Earth Work		
145 .	2	Site Utilities		
146 .	2	Roads & Walks		
147 .	2	Site Improvement		
148 .	2	Lawns & Planting		
149 .	2	Geotechnical Conditions		
150 .	2	Environmental Remediation		
151 .	2	Demolition		
152 .	2	Unusual Site Cond		
153 .		Subtotal Site Work	\$0	
154 .		Total Improvements	\$8,001,964	
155 .	1	General Conditions	\$0	
156 .		Subtotal	\$8,001,964	
157 .	1	Builders Overhead	\$520,128	
158 .	1	Builders Profit		
159 .		TOTAL	\$8,522,092	

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

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$198,000	\$198,000		
162 . Acquisition: Building	\$0			
163 . Acquisition Subtotal	\$198,000	\$198,000	\$0	

164 . Direct Construction Budget	\$8,522,092	\$8,522,092		(from line 159)
165 . Construction Contingency	\$426,105	\$426,105		5.0% of construction
166 . Subtotal: Construction	\$8,948,196	\$8,948,196	\$0	

General Development Costs:

167 . Architecture & Engineering	\$570,000	\$570,000		
168 . Survey and Permits	\$50,000	\$50,000		
169 . Clerk of the Works	\$30,000	\$30,000		
170 . Environmental Engineer	\$30,000	\$30,000		
171 . Bond Premium	\$0			
172 . Legal	\$90,000	\$90,000		
173 . Title and Recording	\$15,000	\$15,000		
174 . Accounting & Cost Cert.	\$10,000	\$10,000		
175 . Marketing and Rent Up	\$0			
176 . Real Estate Taxes	\$15,000	\$15,000		
177 . Insurance	\$30,000	\$30,000		
178 . Relocation	\$0			
179 . Appraisal	\$15,000	\$15,000		
180 . Security	\$0			
181 . Construction Loan Interest	\$230,000	\$230,000		
182 . Inspecting Engineer	\$6,000	\$6,000		
183 . Fees to: MH	\$30,000	\$30,000		
184 . Fees to:	\$0			
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$40,000	\$40,000		
190 . Other:	\$0			
191 . Other:	\$0			
192 . Soft Cost Contingency	\$42,800	\$42,800		3.7% of soft costs
193 . Subtotal: Gen. Dev.	\$1,203,800	\$1,203,800	\$0	

194 . Subtotal: Acquis., Const and Gen. Dev.	\$10,349,996	\$10,349,996	\$0	
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195 . Capitalized Reserves	\$0			
196 . Developer Overhead	\$200,000	\$200,000		
197 . Developer Fee	\$200,000	\$200,000		

198 . Total Development Cost	\$10,749,996	\$10,749,996	\$0	TDC per unit \$430,000
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199 . TDC, Net	\$10,649,996	\$10,649,996	\$0	TDC, Net per unit \$426,000
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Additional Detail on Development Pro-Forma:

200 .	Gross Syndication Investment	<input type="text"/>
Off-Budget Costs:		
Syndication Costs:		
201 .	Syndication Legal	<input type="text"/>
202 .	Syndication Fees	<input type="text"/>
203 .	Syndication Consultants	<input type="text"/>
204 .	Bridge Financing Costs	<input type="text"/>
205 .	Investor Servicing (capitalized)	<input type="text"/>
206 .	Other Syndication Expenses	<input type="text"/>
207 .	Total Syndication Expense	<input type="text" value="\$0"/>
208 .	Current Reserve Balance	
Reserves (capitalized):		
209 .	Development Reserves	<input type="text"/>
210 .	Initial Rent-Up Reserves	<input type="text"/>
211 .	Operating Reserves	<input type="text"/>
212 .	Net Worth Account	<input type="text"/>
213 .	Other Capitalized Reserves	<input type="text"/>
214 .	Subtotal: Capitalized Reserves	<input type="text" value="\$0"/>
215 .	Letter of Credit Requirements	<input type="text"/>
216 .	Total of the Above	<input type="text" value="\$0"/>

Check: Line 214 is the same as line 195.

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

Unit Sales (For Sale Projects Only):

217 .	Gross Sales From Units	<input type="text" value="\$"/>
218 .	Cost of Sales (Commissions, etc.)	<input type="text" value="\$"/>
219 .	Net Receipt from Sales	<input type="text" value="\$0"/>

Debt Service Requirements:

220 .	Minimum Debt Service Coverage	<input type="text"/>
221 .	Is this Project subject to HUD Subsidy Layering Review?	<input type="text" value="No"/>

Optional user comments

Section 4 OPERATING PRO-FORMA

Operating Income				
Rent Schedule:	<i>Contract</i>	<i>Utility</i>	<i>Total</i>	<i>No. of</i>
	<i>Rent</i>	<i>Allowance</i>	<i>Gross Rent</i>	<i>Units</i>
222 . Low-Income (Rental Assisted):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
223 . Low-Income (below 50%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
224 . Low-Income (below 60%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom	\$1,440		\$1,440	9
2 bedrooms	\$1,728		\$1,728	12
3 bedrooms	\$1,995		\$1,995	4
4 bedrooms			\$0	0
225 . Other Income (User-defined)				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
226 . Market Rate (unrestricted occupancy):				
SRO				0
0 bedroom				0
1 bedroom				0
2 bedrooms				0
3 bedrooms				0
4 bedrooms				0
Commercial Income:				
227 . Square Feet:	1,429	@	(average) \$20.00 /square foot =	\$28,580
Parking Income:				
228 . Spaces:	14	@	(average) /month x 12 =	\$0

Operating Expenses				
Annual Operating Exp.:	<i>Total</i>	<i>Residential</i>	<i>Commercial</i>	<i>Comments</i>
250 . Management Fee	\$30,000	\$30,000		
251 . Payroll, Administrative	\$0			
252 . Payroll Taxes & Benefits, Admin.	\$0			
253 . Legal	\$0			
254 . Audit	\$0			
255 . Marketing	\$0			
256 . Telephone	\$0			
257 . Office Supplies	\$0			
258 . Accounting & Data Processing	\$0			
259 . Investor Servicing	\$0			
260 . DHCD Monitoring Fee	\$0			
261 . Other:	\$0			
262 . Other:	\$0			
263 . Subtotal: Administrative	\$0	\$0	\$0	
264 . Payroll, Maintenance	\$0			
265 . Payroll Taxes & Benefits, Admin.	\$0			
266 . Janitorial Materials	\$0			
267 . Landscaping	\$0			
268 . Decorating (inter. only)	\$0			
269 . Repairs (inter. & ext.)	\$0			
270 . Elevator Maintenance	\$0			
271 . Trash Removal	\$0			
272 . Snow Removal	\$0			
273 . Extermination	\$0			
274 . Recreation	\$0			
275 . Other:	\$245,000	\$245,000		
276 . Subtotal: Maintenance	\$245,000	\$245,000	\$0	
277 . Resident Services	\$0			
278 . Security	\$0			
279 . Electricity	\$0			
280 . Natural Gas	\$0			
281 . Oil	\$0			
282 . Water & Sewer	\$0			
283 . Subtotal: Utilities	\$0	\$0	\$0	
284 . Replacement Reserve	\$0			
285 . Operating Reserve	\$0			
286 . Real Estate Taxes	\$0			
287 . Other Taxes	\$0			
288 . Insurance	\$0			
289 . MIP	\$0	\$0		
290 . Other:	\$0			
291 . Subtotal: Taxes, Insurance	\$0	\$0	\$0	
292 . TOTAL EXPENSES	\$275,000	\$275,000	\$0	

Other Operating Expense Assumptions

Trending Assumptions for Expenses

	Year 2	Year 3	Years 4-5	Years 6-20
293 . Sewer & Water	%	%	%	%
294 . Real Estate Taxes	%	%	%	%
295 . All Other Operating Expenses	%	%	%	%

Reserve Requirements:

296 . Replacement Reserve Requirement	<input type="text"/>	per unit per year
297 . Operating Reserve Requirement	<input type="text"/>	per unit per year

Debt Service:

		Annual Payment
298 . MHFA	MHFA Program 1	\$199,606
299 . MHFA	MHFA Program 2	N/A
300 . MHP Fund Permanent Loan		N/A
301 . Other Permanent Senior Mortgage		N/A
	Source: <input type="text"/>	
302 . Other Permanent Senior Mortgage		N/A
	Source: <input type="text"/>	
303 . Total Debt Service (Annual)		\$199,606
304 . Net Operating Income		\$243,690 (in year one)
305 . Debt Service Coverage		1.22 (in year one)

Affordability: Income Limits and Maximum Allowable Rents

306 . County	<input type="text" value="SUFFOLK"/>	MSA	<input type="text"/>
This MSA does not match the county you have chosen			
307 . Maximum Allowed Rents, by Income, by Unit Size:		Income Limits last updated on	<input type="text" value="3/12/2012"/>

	Maximum Income			Maximum Rent (calculated from HUD income data)		
	50%	60%	0%	50%	60%	0%
SRO	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
0 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
1 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
3 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
4 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Area median income for a family of	#VALUE!					

308 . H.U.D. "Fair Market Rents" (Maximum):		
	0 bedroom	<input type="text" value="#VALUE!"/>
	1 bedroom	<input type="text" value="#VALUE!"/>
	2 bedrooms	<input type="text" value="#VALUE!"/>
	3 bedrooms	<input type="text" value="#VALUE!"/>
	4 bedrooms	<input type="text" value="#VALUE!"/>
	5 bedrooms	<input type="text" value="#VALUE!"/>
		FMR Information last updated on <input type="text" value="3/12/2012"/>

Operations before this transaction:				Operations after:			
Type	Number	Current Rent	Annualized Income	Number	Future Rents	Market Rent GPR	
309 . SRO	0	0	0	0	0	0	0
310 . 0 bedroom	0	0	0	0	0	0	0
311 . 1 bedroom	9	0	0	9	0	0	0
312 . 2 bedrooms	12	0	0	12	0	0	0
313 . 3 bedrooms	4	0	0	4	0	0	0
314 . 4 bedrooms	0	0	0	0	0	0	0
315 . Gross Potential Rental Income			0				0
316 . Vacancy		0%	0	Vacancy	2%		-10,002
317 . Other Income			0	Other Income			28,580
318 . Effective Gross Income			0	Effective Gross Income			18,578
Operating Expenses				Year	Reason	% Change	Year
319 . Management fee			0				30,000
320 . Administration			0				0
321 . Maintance/Operations			0				245,000
322 . Resident Services			0				0
323 . Security			0				0
324 . Utilities			0				0
325 . Replacement Reserve			0				0
326 . Operating Reserve			0				0
327 . Real Esate Taxes			0				0
328 . Insurance			0				0
329 . Total Expenses			0				275,000
330 . Net Operating Income			0	Net Operating Income			-256,422

331 . Transaction Description:

Optional user calculations

Section 5 LOW INCOME HOUSING TAX CREDITS

Percent of Project Which Qualifies for Tax Credit

332 . Low-Income Units	25		Total Units:	25
333 . Percent of Units	100.0%			
334 . Low-Income Square Feet	20,805	s.f.	Total Area:	20,805 s.f.
335 . Percent of Area	100.0%			
336 . Applicable Percentage	100.0%	<i>(This is the lower of lines 333 and 335 above.)</i>		
337 . Is the project utilizing tax-exempt financing?	No			
338 . Does the project qualify for an acquisition credit?	No			
339 . Does the rehabilitation qualify for a 9% rather than 4% credit?	Yes			
340 . How much financing is nonqualified (federally subsidized?)	\$			
341 . What grant funds must be subtracted from acquisition basis?	\$			
342 . What grant funds must be subtracted from rehabilitation basis?	\$			
343 . Will the project have a minimum of 20% of units for households earning less than 50% of median, or 40% for less than 60% of median?	40% Of Units			

Historic Tax Credit:

344 . Does the project qualify for historic tax credits?	No
345 . What are the rehabilitation costs which are not qualified for historic credits?	Not Applicable

Project Qualification for 130%:

346 . Is the project located in a "qualified census tract" or in a "difficult to develop" area?	Yes
---	-----

Calculation of Maximum Tax Credit Amount

	<i>Acquisition Credit</i>	<i>Rehabilitation Credit</i>
347 . Total Eligible Development Costs	\$0	\$10,551,996
348 . Less: Portion of Grants Allocated to Basis	\$0	\$0
349 . Less: 20% Historic Rehab Credit Basis Reduction	\$0	\$0
350 . Less: Nonqualified source of financing	\$0	\$0
351 . Subtotal: Eligible Basis	\$0	\$10,551,996
352 . "Hard to develop" area	100%	130%
353 . Percent Low-Income	100.0%	100.0%
354 . Applicable Rate	3.66%	7.43%
355 . <i>Maximum Annual Tax Credit Amount</i>	\$0	\$1,019,217
356 . <i>Total Annual Tax Credit Amount</i>		\$1,019,217
357 . Estimated Net LIHTC Syndication Yield	\$ 0.94	\$9,580,643
358 . Est. Net Historic Tax Credit Syndication Yield	\$ -	\$0
359 . Total Estimated Net Tax Credit Syndication Yield (based on above)		\$9,580,643
360 . Applicant's Estimate of Net Tax Credit Equity.		\$6,600,000 <i>(from line 82)</i>

There is a significant difference between items 358 and 359 above. Please verify your numbers

[Note: This page represents a rough estimate of low income credits for which this project may be eligible. It does not represent a final determination.]

	Total Residential	Percentage of Costs Not in Depreciable Basis	Acquisition Credit Basis	Rehabilitation Credit Basis	Not In Basis
361 . Acquisition: Land	\$198,000				\$198,000
362 . Acquisition: Building	\$0		\$0	\$0	\$0
363 . Acquisition Subtotal	\$198,000		\$0	\$0	\$198,000
364 . Direct Construction Budget	\$8,522,092		\$0	\$8,522,092	
365 . Construction Contingency	\$426,105		\$0	\$426,105	
366 . Subtotal: Construction	\$8,948,196		\$0	\$8,948,196	\$0
General Development Costs:					
367 . Architecture & Engineering	\$570,000	0%		\$570,000	\$0
368 . Survey and Permits	\$50,000	0%		\$50,000	\$0
369 . Clerk of the Works	\$30,000	0%		\$30,000	\$0
370 . Environmental Engineer	\$30,000	0%		\$30,000	\$0
371 . Bond Premium	\$0	0%		\$0	\$0
372 . Legal*	\$90,000	0%	\$0	\$90,000	\$0
373 . Title and Recording	\$15,000	0%	\$0	\$15,000	\$0
374 . Accounting & Cost Certificat.	\$10,000	0%	\$0	\$10,000	\$0
375 . Marketing and Rent Up*	\$0	100%			\$0
376 . Real Estate Taxes*	\$15,000	0%	\$0	\$15,000	\$0
377 . Insurance	\$30,000	0%	\$0	\$30,000	\$0
378 . Relocation	\$0	0%	\$0	\$0	\$0
379 . Appraisal	\$15,000	0%	\$0	\$15,000	\$0
380 . Security	\$0	0%	\$0	\$0	\$0
381 . Construction Loan Interest*	\$230,000	0%	\$0	\$230,000	\$0
382 . Inspecting Engineer	\$6,000	0%	\$0	\$6,000	\$0
383 . Financing Fees* MH	\$30,000	0%	\$0	\$30,000	\$0
384 . Financing Fees*	\$0	0%	\$0	\$0	\$0
385 . MIP	\$0	0%	\$0	\$0	\$0
386 . Credit Enhancement Fees	\$0	0%	\$0	\$0	\$0
387 . Letter of Credit Fees*	\$0	0%	\$0	\$0	\$0
388 . Other Financing Fees*	\$0	0%	\$0	\$0	\$0
389 . Development Consultant	\$40,000	0%	\$0	\$40,000	\$0
390 . Other*	\$0	0%	\$0	\$0	\$0
391 . Other*	\$0	0%	\$0	\$0	\$0
392 . Soft Cost Contingency*	\$42,800	0%	\$0	\$42,800	\$0
393 . Subtotal: Gen. Dev.	\$1,203,800		\$0	\$1,203,800	\$0
394 . Subtotal: Acquis., Const., and Gen. Dev.	\$10,349,996		\$0	\$10,151,996	\$198,000
395 . Developer Overhead	\$200,000		\$0	\$200,000	\$0
396 . Developer Fee/Profit	\$200,000		\$0	\$200,000	\$0
397 . Capitalized Reserves	\$0		\$0	\$0	\$0
398 . Total Development Cost	\$10,749,996				
399 . Total Net Development Cost	\$10,649,996				
400 . Total Eligible Tax Credit Basis	\$10,551,996		\$0	\$10,551,996	

* Some or all of these costs will typically be allocated to intangible assets or expensed.

Section 6 CHECKLIST FOR EXHIBITS

Please indicate whether the following Exhibits are included with this application.

Exhibit 1. Site Information:

Detailed site map	Included
Photographs of the site	Included
Directions to the site	
Site location map	Included

Exhibit 2. Environmental Information:

Chapter 21E Assessment	Not Included
Environmental Notification Form	Not Included
Lead paint inspection	Not Included
Lead paint abatement plan	Not Included
Asbestos inspection report	Not Included
Asbestos abatement plan	Not Included
Letter from local or Mass. Historical Commission	Not Included
Map of wetlands or floodplain areas	Not Included
Determination by Local Conservation Commission and/or Dept. of Environmental Protection	Not Included
Other environmental information	Not Included

Exhibit 3. Evidence of Zoning Included

Exhibit 4. Evidence of Site Control Not Included

Exhibit 5. Evidence of Local Support Not Included

Exhibit 6. Market Information and Acquisition Value Not Included

Exhibit 7. Marketing Plan Not Included

Exhibit 8. Affirmative Fair Marketing Plan Not Included

Exhibit 9. Equal Opportunity Questionnaire Not Included

Exhibit 10. Sales Prices and Affordability Not Included

Exhibit 11. Construction Period Sources and Uses Not Included

Exhibit 12. Tax-Exempt Project Information Not Included

Exhibit 13. Relocation Plan Not Included

Exhibit 14. Special Needs Service Plan Not Included

Exhibit 15. Required Tax Credit Certifications Not Included

Exhibit 16. Preliminary Plans and Specifications Not Included

Exhibit 16A. Accessibility Information Not Included

Exhibit 17. Commitment Drawings and Specifications Not Included

Exhibit 18. Soil and/or Structural Report Not Included

Please indicate whether the following Exhibits are included with this application.

Exhibit 19. Energy Budget	Included
Exhibit 20. Construction Financing	Not Included
Exhibit 21. Permanent Financing	Not Included
Exhibit 22. Equity Financing Commitment	Not Included
Exhibit 23. Other Funding Commitments	Not Included
Exhibit 24. Rental Subsidies	Not Included
Exhibit 25. Developer Profile	
Exhibit 26. Mortgagor's Other Real Estate	Not Included
Exhibit 27. Architect's Resume	Included
Exhibit 28. Management Agent Profile	Included
Exhibit 29. General Contractor's Profile	Included
Exhibit 30. Developer Financial Statement and Credit Release	Not Included
Exhibit 31. Mortgagor Personal Financial Statement	Not Included
Exhibit 32. Individual Financial Profile	Not Included
Exhibit 33. General Contractor's Financial Capacity	Not Included

Additional Exhibits:

Exhibit No.	<input type="text"/>	Title:	<input type="text"/>
Exhibit No.	<input type="text"/>	Title:	<input type="text"/>
Exhibit No.	<input type="text"/>	Title:	<input type="text"/>
Exhibit No.	<input type="text"/>	Title:	<input type="text"/>

EXHIBIT 27 - ARCHITECT'S RESUME

LEGAL NAME OF CORPORATION

DREAM Collaborative LLC

PRINCIPAL OFFICERS / PARTNERS

Gregory O. Minott AIA, LEED AP, *Owner and Managing Principal*

Troy Depeiza, Assoc. AIA, *Principal*

LIST OF AFFORDABLE HOUSING DEVELOPMENTS / OTHER RELEVANT EXPERIENCE

Bartlett Station Building F4, *Roxbury, MA*

Bartlett Station Senior Housing, *Roxbury, MA*

2147 Washington Street, *Roxbury, MA*

75-81 Dudley Street, *Roxbury, MA*

Call Carolina, *Jamaica Plain, MA*

2451 Washington Street, *Roxbury, MA*

64 Alpine Street, *Roxbury, MA*

24 Westminster Avenue, *Roxbury, MA*

22-24 Magazine Street, *Cambridge, MA*

286-290 Tremont Street *Boston, MA*

Mildred C. Hailey Apartments Phase I Redevelopment, *Jamaica Plain, MA*

BHA Building Envelope Rehabilitation, *Jamaica Plain, MA* (Completed 2016)

Charlestown Housing Redevelopment, *Charlestown, MA*

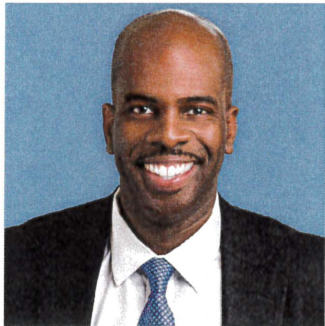
1500 Columbus Avenue, *Boston, MA*

1550 River Street, *Mattapan, MA*

Clarendon Hill, *Somerville, MA*

41-51 Walnut Park *Roxbury, MA*

GREGORY O MINOTT AIA, LEED AP
Principal in Charge



Gregory Minott is originally from Mandeville, Jamaica. He moved to the U.S. in 1999 and earned dual Master’s degrees in Architecture and Infrastructure Planning at the New Jersey Institute of Technology. Prior to founding DREAM Collaborative, Gregory was project architect for a number of award-winning building and urban renewal projects while working at the Boston-based firm Elkus Manfredi Architects.

In 2010, Gregory received the AIA’s National Young Architects Award. The AIA specifically recognized his significant contributions to more livable communities, better connected neighborhoods, and more durable and sustainable urban environments. Gregory is a registered architect in Massachusetts and he is a LEED accredited professional.

Gregory serves on the Board of Directors at the Boston Society of Architects and is the 2021 President-Elect. He is also a member of the Board of Trustees for the Boston Architectural College and Hearth, Inc. Greg has been invited to speak on issues in design, sustainability, and urban development, and he enjoys participating in community engagement events.

PROFESSIONAL EXPERIENCE

- DREAM Collaborative** Boston, MA
2008 – present
- Elkus Manfredi Architects** Boston, MA
2004 – 2009
2012 – 2014 (consultant)
- Work Architecture + Design** New York
2002 – 2004
- Fabiano Designs** Montclair, NJ
2000 – 2002

EDUCATION

- Executive Education: Developing Affordable Housing*
- Harvard University**
Graduate School of Design
Master of Architecture
Master in Infrastructure Planning
- New Jersey Institute of Technology**
Bachelor of Arts in Architecture
- Caribbean School of Architecture**

REGISTRATIONS & AFFILIATIONS

- MA, CT and RI Licensed Architect
- American Institute of Architects (AIA)
- Boston Society of Architects (BSA)
VP of Practice 2018 – 2020
- U.S. Green Building Council (USGBC)
LEED BD+C Accredited Professional
- Urban Land Institute
- NCARB Certified
- Boston Architectural College
Board of Trustees

AWARDS

- Young Architects Award, 2010*
American Institute of Architects
- Energy Star Award, 2010*
President’s Round Table
- Best Building Design, 2008*
American Institute of Architects
and the City of Boston
Dudley Square Redevelopment

GREGORY O MINOTT AIA, LEED AP
Principal in Charge

SELECT EXPERIENCE

Bartlett Station Building F4 Roxbury, MA
Nuestra Comunidad Development Corporation
multi-family, 40 units, new construction

Bartlett Station Senior Housing Roxbury, MA
Preservation of Affordable Housing, Inc.
affordable, 56 units, new construction

Call Carolina Jamaica Plain, MA
Jamaica Plain Neighborhood Development Corporation
affordable, 8 units, new construction

24 Westminster Roxbury, MA
DREAM Development
mixed-income, multigenerational, 12 units, new construction

2451 Washington Street Residences Roxbury, MA
Madison Park Development Corporation
market-rate, 16 units, new construction

2147 Washington Street Residences
Roxbury, MA
Madison Park Development Corporation
New 6-story building, 74 residential units, 7 studio spaces, shared workspace, flexible retail/commercial space

9 Leyland Street Dorchester, MA
Dorchester Bay Economic Development Corporation (DBEDC)
multi-family housing, 42 units, new construction

64 Lubec Street East Boston, MA
Grossman Companies
7 rental units, new construction

Mildred C. Hailey Apartments Capital Study and Envelope Repairs Jamaica Plain, MA
Boston Housing Authority
affordable, public

Mildred C. Hailey Apartments Phase 1 Redevelopment Jamaica Plain, MA
Centre Street Partners
232 deeply subsidized apartments and 393 new construction market-rate apartments, new construction

41-51 Walnut Park Roxbury, MA
Urban Edge
affordable, 49 units, new construction

Clarendon Hill Redevelopment Somerville, MA
Preservation of Affordable Housing (POAH)
affordable, 78 units, new construction

22-24 Magazine Street Cambridge, MA
MIT Investment Management Company
12 units, fire rehab, modernization

Skyline at Station Landing Medford, MA
National Development
market-rate, 127 units, new construction

45 Townsend Street Roxbury, MA
Kensington Investments
mixed-income, 300 units, new construction

One Elias Lane Milton, MA
Valerie Guscott
Complete gut rehabilitation and addition: 7,000 sf single family home

64 Alpine Street Roxbury, MA
CVJC LLC
14,000 sf, 14-unit condominium development, 2 affordable, on two adjacent vacant lots

286-290 Tremont Street Boston, MA
288 Tremont Street Partners, LLC
340,000 sf of mixed-use infill project that will be comprised of hotel and residential components

GREGORY ZURLO ASSOC AIA

Associate Principal, Director of Project Management



Greg Zurlo has over twenty-five years of experience in all phases of architectural project delivery, with exceptional skill and leadership in project management & construction administration. Greg is a strong advocate and committed to the advancement of architecture and the quality of the built environment through civil service and academic pursuits.

After attending the Boston Architectural College, he went on to teach Advanced Level Design Studio and served on various community Boards – Temple Isaiah Board of Trustees and Town of Lexington Planning Board, to name a few. His prior experience includes time at The Narrow Gate Architecture, Koetter Kim & Associates, and Kallmann, McKinnell & Wood. He is a member of the Boston Society of Architects and American Institute of Architects. A resident of Brookline, Greg is also a marathon runner and enjoys competitive crew rowing.

PROFESSIONAL EXPERIENCE

DREAM Collaborative

Boston, MA
2018- Present

The Narrow Gate Architecture, Ltd

Boston, MA
2017 – 2018

Winslow Architects, Inc Boston, MA

2013 – 2017

Private Practice Lexington, MA

2008 – 2012

Koetter Kim & Associates

Boston, MA
2007 – 2009

TRO Jung | Brannen Boston, MA

2002 – 2007

Kallmann McKinnell & Wood Architects

Boston, MA
2013 – 2017

Private Practice Lexington, MA

1998 – 2012

Rothman Partners, Inc.

Chan Krieger Sieniewicz, Associate Architects Boston, MA
1993 – 1997

EDUCATION

Bachelor of Architecture - 2006
Boston Architecture College

Associates in Arts/Architecture - 1993
Broward College

REGISTRATIONS / ACTIVITIES

American Institute of Architects (AIA)
Associate Member

Boston Society of Architects (BSA)

BSA Board of Directors, Former member

GREGORY ZURLO ASSOC AIA

Project Manager

SELECT EXPERIENCE

24 Westminster Avenue Roxbury, MA
DREAM Development
mixed-income, multi-generational, 12 units, new construction

2451 Washington Street Residences Roxbury, MA
Madison Park Development Corporation
market-rate, 16 units, new construction

22-24 Magazine Street Cambridge, MA
MIT Investment Management Company
12 units, fire rehab, modernization

286-290 Tremont Street Boston, MA
288 Tremont Street Partners, LLC
340,000 sf of mixed-use infill project that will be comprised of hotel and residential components

Residences at Stony Brook Westford, MA
Common Ground Development Corporation
affordable, 12-Building, 36-unit new apartment and townhouse subdivision

Coppersmith Village Phase 2 East Boston, MA
Neighborhood of Affordable Housing, Inc. (NOAH)
mixed-income, 55 unit mid-rise apartment building with ground floor retail

Coppersmith Village Phase 3 East Boston, MA
Neighborhood of Affordable Housing, Inc. (NOAH)
mixed-income, 15 townhouses, new construction

Elizabeth Stone House Women's Shelter Roxbury, MA
Elizabeth Stone House
30 units with ground floor program space

Bell Tower Condominiums Watertown, MA
Phoenix Development
market-rate, 18 units, adaptive re-use

Lexington Place Lexington MA
Lexvest Partners
30 units, ground floor retail

DHCD House Doctor/Modernization Program

Various Housing Authorities
various occupied and non-occupied building modernization projects throughout Eastern Massachusetts

Mashpee Village Mashpee, MA

The Community Builders
affordable, 14-building, 144-unit, occupied rehab of exterior envelope, roofs, common spaces, kitchen and baths replacement

Charlesbank Apartments Boston, MA

Charlesbank Cooperative Corporation
affordable, multifamily high-rise building, full building glass replacement, lobby branding and renovation, and heating and cooling central plant replacement

Scattered Site Modernization Project Cambridge, MA

Just-A-Start Cooperation
affordable, 18-building, occupied and unoccupied rehab of exterior envelope, common spaces, kitchen and baths replacement and code upgrades

Bishop Allen Apartments Cambridge, MA

Just-A-Start Cooperation
affordable, historic 4-building, exterior envelope, common spaces, kitchen and baths replacement and code upgrades

Abby's House Women's Shelter Worcester, MA

Abby's House
52 single occupancy units, historic conservation, addition, and upgrades

Sands Venetian Hotel & Casino Las Vegas, NV

Las Vegas Sands Inc
36-story, 2,000-room hotel tower portion of hotel and convention center complex

Rosenkranz Hall, Political Science Building

New Haven, CT
69,000 sf classroom and office building

GREG SMITH AIA, LEED AP, CPHC
Project Architect



Greg brings over 20 years of experience on multiple project scales and types including residential, institutional, hospitality and academic. The common thread in his work is sustainability, and his continued focus is on creating beautiful and lasting architecture and bringing energy positive design to all projects. As such, he champions the firm's sustainability efforts and ensuring it is integrated into all aspects of the firm. He handles QAQC checks and other complex technical issues on a variety of projects throughout the office.

Greg is a registered architect in Massachusetts, and he is LEED AP as well as a Certified Passive House Consultant.

PROFESSIONAL EXPERIENCE

DREAM Collaborative *Boston, MA*
2019 – present

Studio G Architects *Jamaica Plain, MA*
2014 – 2018

Next Phase Studios *Boston, MA*
2006 – 2014

ADD Inc.
Cambridge, MA, and San Francisco, CA
1996 – 2006

Winter Street Architects *Salem, MA*
1994 – 1996

EDUCATION

Bachelor of Architecture
Carnegie-Mellon University, 1992

Programme d'Exchange
Ecolé Polytechnique Federale de Lausanne

REGISTRATIONS / ACTIVITIES

MA Licensed Architect (Lic # 20534)
USGBC LEED AP BD+C
Certified Passive House Consultant
Passive House New England Chapter Member

GREG SMITH AIA, LEED AP, CPHC
Project Architect

HOUSING

2147 Washington Street Residences Roxbury, MA

Madison Park Development Corporation
New 6-story building, 74 residential units, 7 studio spaces, shared workspace, flexible retail/commercial space

9 Leyland Street

Dorchester, MA

Dorchester Bay Economic Development Corp.
35,000 sf, 46 units of multi-family housing with a focus on shared amenities

Bartlett Station Senior Housing

Roxbury, MA

Preservation of Affordable Housing
Affordable senior housing, 52 units, new construction

24 Westminster Avenue

Roxbury, MA

DREAM Development
Mixed-income, multi-generational, 12 units, new construction

45 Townsend Street Roxbury, MA,

Kensington Investment Company

260,000 sf, market-rate 300-unit apartment building in a dense urban neighborhood that is designed to be LEED Gold and reduce tenant energy use by 45 percent

E+ Marcella Highland Roxbury, MA, City of Boston

37 units of deeply affordable rental housing in response to the City of Boston's E+ program totaling 43,500 sf; row-houses and an apartment building are designed to be LEED Platinum, meet Passive House requirements and exceed the net-zero benchmark

Mount Pleasant Home Jamaica Plain MA, Mount Pleasant Home

revitalization of a rest home with a 56,000 sf 21st century addition and renovation for the non-profit residential care facility achieving a USGBC LEED Gold certification

MIXED-USE & OFFICE

WeWork Back Bay Office Boston, MA

WeWork
130,000 sf, 6-story interior fit-out

286-290 Tremont Street

Boston, MA

288 Tremont Street Partners, LLC
340,000 sf of mixed-use infill project that will be comprised of hotel and residential components

The Distillery South Boston, MA

new 194,000 sf sustainable mixed-use re-development of an aging rum distillery into 65 units of live-work and artist studios.

Harvard Allston Science Complex

Allston, MA, Allston Development Group

new 640,000 sf life science faculty with Behnisch Architekten; all spaces designed to meet the highly sustainable complex with passive and active systems

Boston Preparatory Charter Public School, Hyde Park, MA

49,000 sq. ft. — new construction of a charter school for 400+ middle and high school students. Project included cafeteria and commercial kitchen, gymnasium and science labs as well as outdoor play spaces and parking.

JHOANNY MARTE

Design Coordinator



Jhoanny Marte brings exceptional skills in visualization to the team. She will support the team in the production of the design documents and will be involved in the construction administration phase of the project, generating any required details/sketches for the contractor's clarification regarding design intent. Jhoanny holds a Bachelor of Science from the Boston Architectural College and she is currently pursuing her Masters of Science in Architecture from the BAC.

PROFESSIONAL EXPERIENCE

DREAM Collaborative Boston, MA
2018 – present

JC Penney Nashua, NH
2011-2016

EDUCATION

Bachelor of Science in Architecture - 2019
Boston Architectural College

Pursuing Masters of Science in Architecture
Boston Architectural College

RELEVANT EXPERIENCE

2451 Washington Street Residences

Roxbury, MA

Madison Park Development Corporation

full design services for a new four-story, 16 condominium unit development; Currently under construction, the project creates new homeownership units in Roxbury, including a number of units at moderate or below-market rate prices. The building's first floor will include 14 sheltered parking spaces, a lobby, a maintenance office, an electrical and mechanical room, a mailbox area, and a community room.

2147 Washington Street

Roxbury, MA

New Atlantic Development

new 6-story building will create an active live/work/play environment that encourages community engagement with daytime and evening activity; upper floors contain 74 residential units with 62 being rental units and 12 being for-sale condominium units; commercial space is located on the ground floor

Call Carolina

Jamaica Plain, MA

Jamaica Plain Neighborhood Development Corporation

design of 8 units of affordable homeownership housing spanning several parcels purchased from MassDOT. The design features an efficient, contemporary layout with select traditional exterior details that complement the existing neighborhood context. JPNDC will also use this project to introduce a new model with two upper-floor ownership units each include a first floor investment rental unit.

12.6 Energy Budget

Exhibit 12.6: Energy Budget

Energy budget information is necessary to analyze the adequacy of the operating budget and to compare the efficiency of different building types. Please complete the following Form.

Project name: 436 WARREN RFP

Unit/Building Type: R-2 Residential Construction type: IA/IIIA

Your name & Title: David Franck, Job Captain

Firm: DREAM Collaborative

Telephone: 617.606.7029 E-mail: dfranck@dreamcollaborative.com Date: 5/21/2020

	<u>Quincy - Area in S.F.</u>	<u>Warren Area in S.F.</u>	<u>U Value</u>
Walls	<u>10,339</u>	<u>8,843</u>	<u>0.027</u>
Glass	<u>3,446</u>	<u>2,947</u>	<u>0.20 w/ frame; 0.117 center-of- glass</u>
Roof	<u>5,281</u>	<u>3,873</u>	<u>0.016</u>
Floor Perimeter	<u>297</u>	<u>262</u>	
Floor Area*	<u>5,281</u>	<u>3,837</u>	
Height (net, each floor)	<u>11'-0" typical; 12'- 0" 1st floor</u>	<u>11'-0" typical; 12'-0" 1st floor</u>	
Number of Bedrooms	<u>24</u>	<u>18</u>	

* Note that floor area figure must agree with square footage information from earlier sections of the application, to indicate the total heated area.

For existing buildings that are being rehabbed please submit a detailed audit or 12 months of utility costs of the previous years energy use.

Does this project propose to switch to a different fuel type? Yes _____ No _____

If yes, please briefly detail, along with a description of what items the tenant will be responsible for paying for, and what items the owners will cover. (For instance: presently individually metered electric heat and hot water proposed switch to master-metered gas heat and hot water paid by owner.)

Please do not complete a separate Form for each building type. If the buildings cannot be added together, please indicate the number of buildings by each type. (For example, Building Type A, typical of 4. Community building, typical of 1.)

Section 7 SIGNATURE PAGE

Project Name

Date:
(month) (day) (year)

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

Mortgagor:

STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

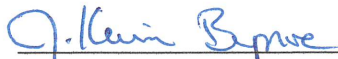
All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: UHM Properties LLC
2. Names and titles of principals: Kevin Bynoe, Patricia Farr, Otis Gates, Robert Gundersen,
Sheila Harper, Compton Jones and Jon Strodder
3. Names of authorized signatories: Kevin Bynoe, Patricia Farr and Sheila Harper
4. Permanent main office address: 530 Warren Street, Boston, MA, 02121

Phone: 617-541-5510 Fax: 617-442-7231 Email: kbynoe@uhmproperties.com
5. Date organized: December 31, 2002
6. Location of incorporation: Boston, Massachusetts
7. Number of years engaged in business under your present name: One - name amended from United Housing Management LLC effective January 1, 2019
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. Massachusetts Housing Finance Agency
 - b. Department of Housing and Community Development
 - c. City of Boston

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

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



Signature of individual submitting proposal

Chief Executive Officer

Title

UHM Properties LLC

Legal Name of Organization

5/18/2020

Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: UHM Properties, LLC

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	\$198,000
Site Prep/Environmental	\$30,000
Construction	\$8,522,095
Construction Contingency	\$426,105
Architect(s) and Engineer(s)	\$570,000
Development Consultant	\$40,000
Survey and Permits	\$50,000
Legal	\$90,000
Title and Recording	\$15,000
Real Estate Taxes	\$15,000
Insurance	\$30,000
Construction Loan Interest	\$230,000
Construction Inspection Fees	\$6,000
Other: Accounting	\$10,000
Other: loan fee	\$30,000
Other: clerk	\$30,000
Other: appraisal	\$15,000
Other:	\$
Soft Cost Contingency	\$42,800
Developer Overhead	\$200,000
Developer Fee	\$200,000
TOTAL: ALL USES	\$010,750,000

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$350,000	<input checked="" type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$3,700,000	<input type="checkbox"/>
Donated Materials/Services:		
Other: Fee loaned	\$100,000	<input type="checkbox"/>
Other: LIHTC equity	\$6,600,000	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$10,750,000	

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

Explanatory notes:

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: UHM Properties LLC

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
	\$ 0
Rental income from 25 units	\$ 518,690
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 518,690

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
	\$
	\$
Operating Expense for 25 units	\$ 275,000
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 275,000

Continued on next page

Explanatory notes:

The rental income is from 9 one-bedroom units rented at \$1,440/month
12 two-bedroom units rented at \$1,728/ month
4 three-bedroom units rented at \$1,995/ month
2 commercial spaces rented at a total of \$2,382/ month

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: UHM Properties LLC

Assuming that you are designated on **9/1/20**, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	11/20/20
Apply for Permit(s)	12/1/20
Zoning Relief Anticipated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
All Development Financing Committed	12/20/21
Permit(s) Issued	1/1/22
Financing Closed	2/1/22
Construction Begins	3/1/22
Construction Complete	9/1/23

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: UHM Properties LLC

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:

Historically, as an MBE firm, we have always hired and have required all contractors and subcontractors to hire at a level that exceeds DND requirements.

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 to 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: _____