

Application for Chapter 40B Project Eligibility/Site Approval

32 Marion Street, Brookline, MA

GENERAL INFORMATION

Name of the Applicant: Brookline Housing Authority, on behalf of a single purpose entity to be formed.

Address of the Applicant: 90 Longwood Avenue, Brookline, MA 02446

Address of the site: 32 Marion Street, Brookline, MA 02446

Type of Housing: Rental

Name of the housing program under which Project Eligibility is sought: Federal Low Income Housing Tax Credits and/or HOME Investment Partnerships Program (HOME) and/or Housing Stabilization and Investment Trust Fund (HSF).

Site control: The property is owned by the Brookline Housing Authority. Evidence of site control is provided in Exhibit 1.

Site description:

The site is currently occupied by an affordable senior/disabled rental development known as Col. Floyd Apartments. Constructed in the early 1960s, it is comprised of 60 obsolete one-bedroom apartments in six 2-story walk-up buildings. The site is comprised of 1.2 acres. It is conveniently located in the Coolidge Corner neighborhood of Brookline where amenities include public transit, public library, groceries stores, restaurants, theatre and retail shops. It is also convenient to the Longwood Medical area.

The plan is to demolish the existing structures and develop new affordable elderly/elderly rental housing in two phases in a condominium structure. The phases will be separately financed. Phase I is comprised of a 6-story mid-rise elevated building with 115 one-bedroom units, administrative offices and common rooms on the ground and first level, courtyard and gardens, and 23 parking units. Phase II is comprised of a 5-story mid-rise building with 24 one-bedroom apartments that will have shared use of administrative offices, common rooms, courtyard, gardens located at Phase I.

Locus map identifying the site within a plan of the neighborhood, along with photographs of the surrounding buildings and features that provide an understanding of the physical context of the site is provided in Exhibit 2.

Tabulation of proposed buildings with the number of bedrooms and floor area of housing units proposed is provided in Exhibit 3.

PROJECT DETAILS

Percentage of units for low or moderate income households: 100% at 60% AMI with additional set-aside at 30% of AMI as required by funders.

Duration of restrictions requiring Low or Moderate Income Housing: 30 years

Limited dividend status of the Applicant: Applicant is a public agency; property owner will be a limited dividend organization.

Sections 1-5 of the OneStop for Phase I is provided in Exhibit 4.

DESIGN

Conceptual design drawings of the site plan and exterior elevations of the proposed buildings are provided in Exhibit 5.

Approximate percentage of the tract to be occupied by buildings: 33% By parking: 17%
By parking and other paved vehicular areas: 37% By open areas: 30%

Approximate number of parking spaces: 23

Ratio of parking spaces to housing units: 20% (Phase I)

Narrative description of the approach to building massing, the relationships to adjacent properties, and the proposed exterior building materials is provided in Exhibit 6.

ZONING

The zoning district map with dimensional requirements is provided in Exhibit 7.

A waiver list is provided in Exhibit 8.

**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 1

from Max Savage dated April 3 1958, recorded with said
Deeds Book 3628 Page 467. Said premises are hereby conveyed
together with the right to use Foster Street shown on said plan
as set forth in said Deed from Max Savage.

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WITNESS the execution hereof under seal this
19th day of June 1958.

No United States or Massachusetts documentary stamps
being hereto affixed as none are required by law.

BROOKLINE HOUSING AUTHORITY

By Frank D. Harrington
CHAIRMAN

Norfolk

June 19, 1958

COMMONWEALTH OF MASSACHUSETTS

Then personally appeared the above named Frank D. Harrington
and acknowledged the foregoing to be the free act and deed of
Brookline Housing Authority, before me

James Taguen
Notary Public
My Commission Expires

My Commission Expires August 30, 1963

Recorded July 16, 1958 at 9h.23m.A.M.

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

JUNE 18, 1958

ORDER OF TAKING

WHEREAS, Brookline Housing Authority, a public body, politic
and corporate, duly organized and existing pursuant to the provisions of
the Housing Authority Law of The Commonwealth of Massachusetts and
having its principal place of business in Brookline in said Commonwealth
(hereinafter referred to as the Authority); and

WHEREAS, the Authority, in pursuance of its powers as set out in
said Law, and every other power thereunto enabling, has determined that
the area or areas hereinafter described within its jurisdiction constitute
an area to be used to provide a housing project for elderly persons of
low income (Project Brookline #667-1) as defined in Part VII of said Law;
and

WHEREAS, the Authority, in accordance with Section 26AA of said
Law has submitted the plans and layout of the said project, the estimated
costs thereof, the proposed method of financing it, and a detailed estimate
of the expenses and revenue thereof to the Chairman of the State Housing
Board; and

WHEREAS, the Chairman of the State Housing Board has approved the
said project by giving written notice of his approval to the Authority in
accordance with the provisions of Sections 26AA and 26AB of said Law, and

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WHEREAS, the Authority has determined that the taking in fee simple by eminent domain of the hereinafter described area or areas is necessary and reasonably required to carry out the purposes of said Law, or any of its sections, and

WHEREAS, the Authority in accordance with the provisions of Section 26P, subsection (b), of said Law, has deposited with the selectmen of the town of Brookline security to their satisfaction for the payment of such damages as may be awarded in accordance with law to the supposed owner/owners of the hereinafter described areas as required by G. L. (Ter. Ed.) Chapter 79, Section 40; and

NOW, THEREFORE, ORDERED, That the Brookline Housing Authority, acting under the provisions of Section 26P of said Law, and all other authority thereunto enabling, and pursuant to the applicable provisions of G. L. (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas hereinafter described, including all parcels of land therein, the trees, buildings, and other structures standing upon or affixed thereto and including the fee to the center of any and all streets, highways, and public ways, contiguous and adjacent to the said area or areas but excluding any and all easements of public highways and public easements of travel in and to any and all streets, highways and public ways, contiguous and adjacent to the said area or areas, which said area or areas are situated in the town of Brookline as bounded and described in the attached Annex "A",

AND, that the Authority hereby makes the following awards, for damages sustained by the owner/owners and all other persons including all mortgagees of record having any and all interest in the area or areas

hereinbefore described in the taking of or injury to his/their property or entitled to any damages by reason of the taking:

<u>Parcel Number</u>	<u>Supposed Owner</u>	<u>Area</u>	<u>Award</u>
1 and 2	Louis J. Binda	52,168 sq. ft.	\$1.00

The property and property rights taken as aforesaid are shown on a plan (on one sheet) drawn by Henry F. Bryant & Son, Inc., C.E. signed by Brookline Housing Authority, Project Brookline #667-1, dated September 3, 1957, deposited in and on file at the office of the Authority, entitled "Property Line Map, Brookline Housing Authority" a copy of which was recorded in the Registry of Deeds for Norfolk County, in Plan Book 205, Page 309.

All names of owners herein given, although supposed to be correct, are such only as matters of opinion and belief.

And it is hereby further ordered, that the Secretary of the Authority cause to be recorded this instrument of taking in the office of said Registry of Deeds in Norfolk County.

IN WITNESS WHEREOF, we, the following members of the Brookline Housing Authority hereby have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Authority this 18th day of June, 1958.

BROOKLINE HOUSING AUTHORITY

By *Robert S. Harrington*
 Chairman
Robert S. Mearns
Geneva J. Morse
James Hill
Peter M. W. Cormack

BROOKLINE HOUSING AUTHORITY

ORDER OF TAKING - PROJECT #667-1

ANNEX "A"

A certain parcel of land with the buildings thereon situated on the southerly side of Marion Street in Brookline, Norfolk County, Massachusetts, bounded and described as follows:

Beginning at a point in the southerly side line of Marion Street in said Brookline, Mass. at land of A. G. Livendahl and running by said land of Livendahl S 15-24-43 W a distance of 118.83 feet to an angle; thence turning and running by said land of A. G. Livendahl and by land of L. F. and H. F. Rice S 74-22-34 E a distance of 89.89 feet to an angle; thence turning and running by other land of M. Savage and by the end of Foster Street, a private way, S 15-27-49 W a distance of 120.27 feet to an angle; thence turning and running by land of W. Clarke and land of E. M. Foster N 74-28-00 W a distance of 189.74 feet to an angle; thence turning and running by land of M. F. Coutts N 15-25-07 E a distance of 60.00 feet to an angle; thence turning and running by said land of M. F. Coutts N 74-20-54 W a distance of 100.00 feet to an angle; thence turning and running by land of T. Litman, land of J. M. & E. Gilbert and land of A. W. Davidson N 15-24-58 E a distance of 173.46 feet to said Marion Street; thence turning and running by said Marion Street by a curve to the right with a radius of 1503.00 feet a distance of 12.65 feet to a point of tangency; thence continuing by said Marion Street S 76-02-34 E a distance of 187.15 feet to the point of beginning.

Said parcel is comprised of Lot 1 and Lot 2 on a plan by Henry F. Bryant & Son, Incorporated, dated September 3, 1957 recorded with Norfolk Deeds Plan Book 205 Page 309 and contains according to said plan 52,168 square feet of land more or less.

Or however otherwise said premises may be bounded or described and be all or any of said measurements and contents more or less.

Being the same premises conveyed to the Brookline Housing Authority by two deeds, one from Town of Brookline dated May 27, 1957 and recorded with said Deeds Book 3604, Page 439, and the other from Max Savage dated April 3, 1958, recorded with said Deeds Book 3628 Page 467.

Recorded July 16, 1958 at 9h.23m. A.M.

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BROOKLINE HOUSING AUTHORITY
226 HIGH STREET
BROOKLINE 46, MASSACHUSETTS

Minutes of Special Meeting
June 18, 1958

Pursuant to the foregoing call and waiver of notice, a special meeting of the Brookline Housing Authority was held in the office of the Authority, 226 High Street, Brookline 46, Massachusetts, on Wednesday, June 18, 1958 at 8:00 o'clock p.m. Present were Frank D. Harrington, Chairman; Theresa J. Morse, Peter M. McCormack and Robert S. Weeks, Jr., being a majority of the members of the Board, Also in attendance were Eugene B. Floyd, Executive Director and Secretary and Gordon C. Macdonald, Accountant-Clerk. The Chairman presided and the Secretary kept the records of the meeting.

.....
The meeting then considered the matter of confirming the Authority's title to the Project area for Project Brookline #667-1, by a taking by eminent domain, as requested by the State Housing Board.

Upon motions duly made and seconded, it was unanimously

VOTED: That this Authority convey to Louis J. Binda all its right, title and interest in and to the land, with the buildings thereon, situated on the southerly side of Marion Street, Brookline, being the site of Project #667-1 and the same premises conveyed to this Authority by two deeds, one from the Town of Brookline dated May 27, 1957, and one from Max Savage dated April 3, 1958; and that the chairman of this Authority be and hereby is authorized to execute and deliver a quitclaim deed to effectuate such a conveyance.

VOTED: That, effective upon the recording thereof in the Norfolk Registry of Deeds and for the purposes of a state-aided housing project for elderly persons of low income, this Authority hereby take by eminent domain, pursuant to the provisions of chapter 79 of the Massachusetts General Laws and of any and every other power and authority to it, granted or implied, the area on the southerly side of Marion Street, Brookline, being the site of Project #667-1 and more fully described in the Order of Taking hereinafter mentioned; and that this Authority hereby adopt the Order of Taking presented to this meeting and hereby ordered made a part of the records of this meeting.

.....
ATTEST
Eugene B. Floyd
Eugene B. Floyd
Executive Director & Secretary

A TRUE COPY

Recorded July 16, 1958 at 9h.23m.A.M.

QUITCLAIM DEED AND RELEASE OF CLAIMS

I, LOUIS J. BINDA, of Cambridge, Middlesex County, Commonwealth of Massachusetts, being unmarried, for consideration paid by Brookline Housing Authority, a public body, politic and corporate, organized and existing under the Housing Authority Law of said Commonwealth, the receipt whereof is hereby acknowledged, hereby grant to said Brookline Housing Authority, its successors and assigns, with quitclaim covenants the land and buildings and structures thereon located in the town of Brookline in said Commonwealth, and the fee to the center of any and all streets, highways and public ways, contiguous and adjacent thereto, but excluding any and all easements of public highways and easements of travel in and to any and all of said streets, highways and public ways, bounded and described as follows:

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Beginning at a point in the southerly side line of Marion Street in said Brookline, Mass. at land of A. G. Livendahl and running by said land of Livendahl S 15-24-45 W a distance of 118.83 feet to an angle; thence turning and running by said land of A. G. Livendahl and by land of L. F. and E. F. Rice S 74-22-34 E a distance of 89.89 feet to an angle; thence turning and running by other land of M. Savage and by the end of Foster Street, a private way, S 15-27-49 W a distance of 120.27 feet to an angle; thence turning and running by land of M. Clarke and land of E. M. Foster N 74-28-00 W a distance of 189.74 feet to an angle; thence turning and running by land of M. F. Coutts N 15-25-07 E a distance of 60.00 feet to an angle; thence turning and running by said land of M. F. Coutts N 74-20-54 W a distance of 100.00 feet to an angle; thence turning and running by land of T. Litman, land of J. M. & E. Gilbert and land of A. W. Davidson N 15-24-58 E a distance of 173.46 feet to said Marion Street; thence turning and running by said Marion Street by a curve to the right with a radius of 1503.00 feet a distance of 12.85 feet to a point of tangency; then continuing by said Marion Street S 76-02-34 E a distance of 187.15 feet to the point of beginning. Or however otherwise said premises may be bounded or described and be all or any of said measurements and contents more or less. Said premises are hereby conveyed together with the right to use Foster Street shown on said plan as set forth in deed of Max Savage to said Authority dated April 3, 1958.

The above described premises were taken in fee by eminent domain by said Brookline Housing Authority as described in an Order Taking dated June 18, 1958 and filed and recorded with the Norfolk Registry of Deeds ~~in 1958~~ and are shown as Lots 1 and 2 on a plan entitled "Property Line Map, Brookline Housing Authority", deposited in and on file at the office of Brookline Housing Authority, a copy whereof was recorded in said Registry of Deeds in Plan Book 205, Page 309.

For said consideration paid, the undersigned do hereby remise, release and forever discharge said Brookline Housing Authority, and its successors and assigns, and its officers, agents, servants and employees, of and from any and all claims, demands, awards, liabilities, contracts, agreements, actions and causes of action for damages, costs, expenses,

compensation and satisfaction, past, present and future of every manner and description, both in law and in equity, had or suffered by the undersigned and by all other person or persons having any and all interest in said premises or entitled to any damages, costs, expenses, compensation and awards by reason, or arising out, of said taking by eminent domain.

WITNESS my hand and seal this 15th day of July, 1958.

Louis J. Binda
Louis J. Binda

Signed, sealed and delivered in the presence of:

William B. Tyler

THE COMMONWEALTH OF MASSACHUSETTS

Widdowf, ss.

July 15, 1958.

Then personally appeared the above named Louis J. Binda and

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acknowledged the foregoing instrument to be his free act and deed,
before me

William B. Tyler
Notary Public

My commission expires:

WILLIAM B. TYLER
NOTARY PUBLIC

My commission expires
July 9, 1969

July 9, 1959

Recorded July 16, 1958 at 9h.23m.A.M.

The Provident Institution for Savings in the Town of Boston, the holder of a mortgage by
Westwood Estates, Inc.
to it
dated March 21, 1958
recorded with Norfolk County Registry of Deeds, Book 3626 Page 55
for consideration paid, release to Westwood Estates, Inc. and all persons claiming title
by, through or under it by instruments of record,
all interest acquired under said mortgage in the following described portions of the mortgaged premises
to wit:

A certain parcel of land with the buildings thereon situated in Westwood,
Norfolk County, Massachusetts, and being shown as Lot Seventy (70) on a plan
entitled "Subdivision of Land, Oak St., Westwood, Mass." dated August, 1956,
by Oiva E. Hintsa Associates, Consulting Engineers, recorded with Norfolk
County Registry of Deeds in Plan Book 203 as Plan No. 217 of 1957.

In witness whereof, the said The Provident Institution for Savings in the
Town of Boston
has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by

D. Clinton Cave, its Assistant Treasurer this eleventh day of
July A.D. 19 58

THE PROVIDENT INSTITUTION FOR
SAVINGS IN THE TOWN OF BOSTON

by

D. Clinton Cave
Assistant Treasurer

The Commonwealth of Massachusetts

Suffolk,

ss.

July 11, 1958

Then personally appeared the above named D. Clinton Cave, Assistant Treasurer
as aforesaid,
and acknowledged the foregoing instrument to be the free act and deed of The Provident Institution
for Savings in the Town of Boston,

before me

Bernice D. Parks

Bernice D. Parks
Notary Public - Justice of the Peace

My commission expires My commission expires Oct. 18, 1963

Recorded July 16, 1958 at 9h.26m.A.M.

JD

**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 2





VIEW ACROSS MARION STREET (41 MARION ST)



VIEW ACROSS MARION STREET (45 MARION ST)



44 MARION STREET



190 HARVARD STREET (KICKHAM BUILDING)



24 MARION STREET

CONTEXT PHOTOS



DAVIS
SQUARE
ARCHITECTS

240A Elm St., Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

COLONEL FLOYD APARTMENTS

Project No.: 2020054.00 Date: 12/18/20

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VIEW FROM MARION STREET 1



VIEW FROM MARION STREET 2



VIEW FROM FOSTER STREET EXTENSION



VIEW FROM FOSTER STREET



VIEW OF COURTYARD



VIEW OF COURTYARD



DAVIS
SQUARE
ARCHITECTS

240A Elm St., Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

EXISTING SITE PHOTOS

COLONEL FLOYD APARTMENTS

Project No.: 2020054.00 Date: 12/18/20

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**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 3



PHASE I UNIT SCHEDULE		
Name	Unit Type	Area

Garden Level

UNIT 002	1BR	602 SF
UNIT 003	1BR	602 SF
UNIT 004	1BR	602 SF
UNIT 005	1BR	602 SF
UNIT 006	1BR	607 SF
UNIT 001	1BR	592 SF

Garden Level: 6

Level 1

UNIT 105	1BR	604 SF
UNIT 106	1BR	604 SF
UNIT 110	1BR	605 SF
UNIT 111	1BR	605 SF
UNIT 112	1BR	605 SF
UNIT 108	1BR	607 SF
UNIT 109	1BR	605 SF
UNIT 101	1BR HC	661 SF
UNIT 103	1BR	607 SF
UNIT 102	1BR	606 SF
UNIT 104	1BR	604 SF
UNIT 107	1BR	604 SF

Level 1: 12

Level 2

UNIT 201	1BR HC	669 SF
UNIT 217	1BR	607 SF
UNIT 218	1BR	621 SF
UNIT 215	1BR	621 SF
UNIT 216	1BR	642 SF
UNIT 202	1BR	604 SF
UNIT 203	1BR	623 SF
UNIT 212	1BR	621 SF
UNIT 205	1BR	621 SF
UNIT 207	1BR	621 SF
UNIT 211	1BR	621 SF
UNIT 210	1BR	621 SF
UNIT 209	1BR	607 SF
UNIT 208	1BR	641 SF
UNIT 204	1BR	621 SF
UNIT 220	1BR	621 SF
UNIT 206	1BR	621 SF
UNIT 214	1BR	621 SF
UNIT 213	1BR	621 SF
UNIT 219	1BR	621 SF

Level 2: 20

PHASE I UNIT SCHEDULE		
Name	Unit Type	Area

Level 3

UNIT 317	1BR	607 SF
UNIT 318	1BR	621 SF
UNIT 316	1BR	642 SF
UNIT 312	1BR	621 SF
UNIT 305	1BR	621 SF
UNIT 311	1BR	621 SF
UNIT 304	1BR	621 SF
UNIT 320	1BR	621 SF
UNIT 307	1BR	621 SF
UNIT 313	1BR	621 SF
UNIT 301	1BR HC	669 SF
UNIT 302	1BR	604 SF
UNIT 303	1BR	623 SF
UNIT 310	1BR	621 SF
UNIT 309	1BR	607 SF
UNIT 308	1BR	641 SF
UNIT 306	1BR	621 SF
UNIT 314	1BR	621 SF
UNIT 319	1BR	621 SF
UNIT 315	1BR	621 SF

Level 3: 20

Level 4

UNIT 401	1BR HC	669 SF
UNIT 417	1BR	607 SF
UNIT 418	1BR	621 SF
UNIT 415	1BR	621 SF
UNIT 416	1BR	642 SF
UNIT 402	1BR	604 SF
UNIT 403	1BR	623 SF
UNIT 412	1BR	621 SF
UNIT 405	1BR	621 SF
UNIT 411	1BR	621 SF
UNIT 410	1BR	621 SF
UNIT 409	1BR	607 SF
UNIT 408	1BR	641 SF
UNIT 404	1BR	621 SF
UNIT 420	1BR	621 SF
UNIT 407	1BR	621 SF
UNIT 406	1BR	621 SF
UNIT 414	1BR	621 SF
UNIT 413	1BR	621 SF
UNIT 419	1BR	621 SF

PHASE I UNIT SCHEDULE		
Name	Unit Type	Area

Level 4: 20

Level 5

UNIT 501	1BR HC	669 SF
UNIT 518	1BR	605 SF
UNIT 515	1BR	621 SF
UNIT 516	1BR	642 SF
UNIT 502	1BR	604 SF
UNIT 503	1BR	607 SF
UNIT512	1BR	621 SF
UNIT 505	1BR	605 SF
UNIT 507	1BR	605 SF
UNIT 511	1BR	621 SF
UNIT 510	1BR	621 SF
UNIT 509	1BR	607 SF
UNIT 508	1BR	641 SF
UNIT 504	1BR	605 SF
UNIT 520	1BR	605 SF
UNIT 506	1BR	605 SF
UNIT 514	1BR	621 SF
UNIT 513	1BR	621 SF
UNIT 519	1BR	605 SF
UNIT 517	1BR	607 SF

Level 5: 20

Level 6

UNIT 617	1BR	604 SF
UNIT 615	1BR	604 SF
UNIT 613	1BR	605 SF
UNIT 614	1BR	606 SF
UNIT 601	1BR HC	650 SF
UNIT 610	1BR	605 SF
UNIT 605	1BR	605 SF
UNIT 609	1BR	605 SF
UNIT 608	1BR	605 SF
UNIT 607	1BR	607 SF
UNIT 606	1BR	605 SF
UNIT 603	1BR	605 SF
UNIT 604	1BR	605 SF
UNIT 612	1BR	605 SF
UNIT 611	1BR	605 SF
UNIT 616	1BR	604 SF
UNIT 602	1BR	605 SF

Level 6: 17

Grand total: 115

Total HC Units: 6 (5%)

Gross Area Schedule (Phase I)	
Name	Area

GARDEN LEVEL	16,847 SF
FIRST FLOOR	17,225 SF
SECOND FLOOR	17,833 SF
THIRD FLOOR	17,833 SF
FOURTH FLOOR	17,833 SF
FIFTH FLOOR	17,674 SF
SIXTH FLOOR	15,302 SF
Grand total	120,546 SF

Net Rentable Area (Phase I)		
Level	Area Type - Res	Area

Garden Level	RESIDENTIAL	3,606 SF
Level 1	RESIDENTIAL	7,314 SF
Level 2	RESIDENTIAL	12,502 SF
Level 3	RESIDENTIAL	12,502 SF
Level 4	RESIDENTIAL	12,502 SF
Level 5	RESIDENTIAL	12,374 SF
Level 6	RESIDENTIAL	10,325 SF
Grand total		71,126 SF

TOTAL LOT AREA: 52,096 SF
 FAR: 2.31

**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 4

Section 1 PROJECT DESCRIPTION

Name and Address of Project

1 . Project Name: 32 Marion Street Phase I or name TBD

1a . Application Completed By: Nina Schwarzschild

1b . Original Application Date: 10/7/20 Application Revision Date: 12/21/2020

2 . Project Address: 32-40 Marion Street & 19-36 Foster Street

3 . Neighborhood: Coolidge Corner

4 . City/ Town: Brookline MA 02446
(state) (zip code)

5 . County: NORFOLK

6 . Scattered sites

7 . Is this a qualified census tract? No Enter a census tract ▼

8 . Difficult to develop area Yes QCT information last updated on: 12/10/2020

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: Rental (except SRO or Assisted Living, see below)

11 . **Project Description:** Number of buildings: 1

Project is comprised of the demolition of the obsolete 60-unit 6-building Col. Floyd Apartments and new construction of a 115-unit 6-story mid-rise elevated high efficiency building with administrative offices and common rooms on the ground and first level, courtyard and gardens, 23 parking units, pick up area as Phase I. Phase II, to be financed separately at a later time, will be comprised of 24 one-bedroom units in a 5-story elevated structure. Access to common rooms in Phase I, courtyard and gardens will be provided

12 . **Development Schedule:**

	Original	Revised	Optional user comments
Application Date	1/21		
Construction Loan Closing	10/22		
Initial Loan Closing (MHFA only)			
Construction Start	11/22		
50% Construction Completion	9/23		
Construction Completion	7/24		
First Certificate of Occupancy	7/24		
Final Certificate of Occupancy	7/24		
Sustained Occupancy	10/24		
Permanent Loan Closing	12/24		

Section 1. Project Description

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	55					55
1 bedroom	60					60
3 bedrooms						0
4 bedrooms						0
Total Units	115	0	0	0	0	115
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	618.0					618
1 bedroom	618.0					618
3 bedrooms						N/A
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
1 bedroom	1.0					1.0
3 bedrooms						N/A
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 4% LIHTC
 Category HOME/HSF/AHT

HOME Funding through DHCD Yes

Massachusetts Housing Finance Agency (select all that apply):

Official Action Status Yes
 Construction Financing/Bridge Financing..... Yes
 Permanent Financing Yes

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 Yes
 Other..... Brookline Housing Trust Fund
 Other..... MassDevelopment
 Other.....

		New	
		Construction	Rehabilitation
17 . Number of buildings planned:	<i>Total</i>		
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	0		
d. Low/Mid rise	1	1	
e. High-rise	0		
f. Other	0		
TOTAL	1	1	0
18 . Number of units:	115	115	
19 . Gross Square Footage			
a. Residential	120,546	120,546	
b. Commercial	-	-	
20 . Net Rentable Square Footage:	<i>Total</i>	<i>Percent of Gross</i>	
a. Residential	71,070 s.f.	59%	
b. Commercial		N/A	
21 . Number of handicapped accessible units	6	Percent of total	5%
22 . Fire Code Type	Wood frame		
23 . Will building(s) include elevators?	Yes	How many?	3
24 . Are the following provided with the housing units:		Gas or electric?	electric
a. Range?	Yes		
b. Refrigerator?	Yes		
c. Microwave?	No		
d. Dishwasher?	No		
e. Disposal?	No		
f. Washer/Dryer Hookup?	No		
g. Washer & Dryer?	No		
h. Wall-to-wall Carpet?	No		
i. Window Air Conditioner?	No		
j. Central Air Conditioning?	Yes		
25 . Are the following included in the rent:		<i>Optional user comments</i>	
a. Heat?	Yes		
b. Domestic Electricity?	Yes		
c. Cooking Fuel?	Yes		
d. Hot Water?	Yes		
e. Central A/C, if any?	Yes		
26 . Type of heating fuel:	Electric		
27 . Total no. of parking spaces:	23	Outdoor: 32	Enclosed: 0
28 . Number of parking spaces exclusively for the use of tenants:			
a. Residential	Total: 23	Outdoor: 23	Enclosed: 0
b. Commercial	Total: 0	Outdoor:	Enclosed:

29 . Will rehabilitation require the relocation of existing tenants?
Please include relocation plan as Exhibit 13.

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

a. Major systems to be replaced:

b. Substandard conditions and structural deficiencies to be repaired:

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

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

a. Insulation

b. Windows

c. Heating system *R-Value or type?*

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	52,096	1.20
33 . Wetlands area:		
34 . Buildable area:		

Existing Conditions:

35 . What is the present use of the property?

36 . Number of existing structures:

37 . Gross s.f. of existing structures:

38 . If rehabilitation:

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

39 . If site includes commercial space:

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

Zoning:

Please include information on the property zoning in Exhibit 3. This should include a zoning map,

highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.

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

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

44 . Do you anticipate applying for a comprehensive permit under Chapter 77? Yes No

Site Control:

45 . What form of site control do you have?

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

46 . Please provide details about your site control agreement.

a. Name of Seller:		
b. Principals of seller corporation:		
c. Type of Agreement:		
d. Agreement Date:		
e. Expiration Date:		
f. Purchase price if under agreement:		
g. Is there any identity of interest between buyer and seller?		<input type="text" value=""/>

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

48 . Are there any outstanding liens on the property?

Amenities and Services:

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

	<i>Distance</i>	
a. Shopping facilities	0.50	miles
b. Schools	0.75	miles
c. Hospitals	1.00	miles
d. Parks and recreational facilities	0.20	miles
e. Police station	0.50	miles
f. Fire station	0.50	miles
g. Public transportation	0.50	miles
h. Houses of worship	0.50	miles
i. City/Town Hall	0.50	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?

An Environmental Notification Form (ENF) will most likely be required.
Has an ENF been filed?

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

<p>62 . Developer/Sponsor Type</p>	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Limited dividend partnership</td> </tr> </table>	Limited dividend partnership								
Limited dividend partnership										
<p>63 . Developer/Sponsor:</p> <p>Form of Legal Entity</p> <p>Legal Name</p> <p>Address</p> <p>Contact Person</p> <p>E-mail</p>	<table border="1" style="width: 100%;"> <tr><td>Public Housing Authority</td></tr> <tr><td>Brookline Housing Authority</td></tr> <tr><td>90 Longwood Avenue</td></tr> <tr><td>Brookline, MA 02446</td></tr> <tr><td>Maria T Maffei, Director of Redevelopment</td></tr> <tr> <td style="text-align: center;">617-515-8022</td> <td></td> </tr> <tr><td>mmaffei@brooklinehousing.org</td></tr> </table>	Public Housing Authority	Brookline Housing Authority	90 Longwood Avenue	Brookline, MA 02446	Maria T Maffei, Director of Redevelopment	617-515-8022		mmaffei@brooklinehousing.org	
Public Housing Authority										
Brookline Housing Authority										
90 Longwood Avenue										
Brookline, MA 02446										
Maria T Maffei, Director of Redevelopment										
617-515-8022										
mmaffei@brooklinehousing.org										
<p>64 . Owner/Mortgagor:</p> <p>Legal Name</p> <p>Address</p> <p>Has this entity already been formed?</p> <p>Principals</p> <p>Contact Person</p> <p>Telephone No. / Fax. No.</p> <p>E-mail</p>	<table border="1" style="width: 100%;"> <tr><td>TBD</td></tr> <tr><td>90 Longwood Avenue</td></tr> <tr><td>Brookline, MA 02446</td></tr> <tr> <td style="text-align: center;">No</td> <td></td> </tr> <tr><td>Brookline Housing Authority</td></tr> <tr><td>90 Longwood Avenue</td></tr> <tr><td>Brookline, MA 02446</td></tr> <tr><td>malperin@brooklinehousing.org</td></tr> </table>	TBD	90 Longwood Avenue	Brookline, MA 02446	No		Brookline Housing Authority	90 Longwood Avenue	Brookline, MA 02446	malperin@brooklinehousing.org
TBD										
90 Longwood Avenue										
Brookline, MA 02446										
No										
Brookline Housing Authority										
90 Longwood Avenue										
Brookline, MA 02446										
malperin@brooklinehousing.org										
<p>65 . General Partner:</p> <p>Legal Name</p> <p>Address</p> <p>Has this entity already been formed?</p> <p>Principal (if corporate)</p> <p>Contact Person</p> <p>% of Ownership</p> <p>Telephone No. / Fax. No.</p> <p>E-mail</p>	<table border="1" style="width: 100%;"> <tr><td>TBD</td></tr> <tr><td>90 Longwood Avenue, Brookline, MA 02446</td></tr> <tr> <td style="text-align: center;">No</td> <td></td> </tr> <tr><td>Brookline Housing Authority</td></tr> <tr><td>Michael Alperin, Executive Director</td></tr> <tr> <td style="text-align: center;">617-277-2022</td> <td></td> </tr> <tr><td>malperin@brooklinehousing.org</td></tr> </table>	TBD	90 Longwood Avenue, Brookline, MA 02446	No		Brookline Housing Authority	Michael Alperin, Executive Director	617-277-2022		malperin@brooklinehousing.org
TBD										
90 Longwood Avenue, Brookline, MA 02446										
No										
Brookline Housing Authority										
Michael Alperin, Executive Director										
617-277-2022										
malperin@brooklinehousing.org										
<p>66 . General Partner:</p> <p>Legal Name</p> <p>Address</p> <p>Has this entity already been formed?</p> <p>Principal (if corporate)</p> <p>Contact Person</p> <p>% of Ownership</p> <p>Telephone No. / Fax. No.</p> <p>E-mail</p>	<table border="1" style="width: 100%;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr> <td style="text-align: center;">No</td> <td></td> </tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr> <td style="text-align: center;"> </td> <td></td> </tr> <tr><td> </td></tr> </table>			No						
No										

67 . **Development Consultant:**

Legal Name
Address

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

Nina Schwarzschild	
150 Upland Road	
Cambridge, MA 02140	
Nina Schwarzschild	
617-945-3222	
nina@schwarzschild.com	

68 . Contractor:

Name
Address

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

TBD	

69 . Architect:

Name
Address

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

Davis Square Architects	
240A Elm Street	
Cambridge, MA 02144	
Cliff Boehmer	
617-628-5700	
cboehmer@davissquare.com	

70 . Management Agent:

Name
Address

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

Brookline Housing Authority	
90 Longwood Avenue	
Brookline, MA 02446	
Michael Alperin	
Brookline, MA 02446	
malperin@brooklinehousing.org	

71 . Attorney (Real Estate):

Name
Address

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

Nolan Sheehan Patten LLP	
101 Federal Street, 18th Floor	
Boston, MA 02110	
Hannah Kilson	
617-419-3178	
kilson@nspllp.com	

72 . Attorney (Tax):

Name
Address

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

Nolan Sheehan Patten LLP	
101 Federal Street, 18th Floor	
Boston, MA 02110	
Hannah Kilson	
617-419-3178	
kilson@nspllp.com	

73 . Syndicator:

Name
Address

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

TBD	

74 . **Guarantor:**

Name
Address

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

Brookline Housing Authority
90 Longwood Avenue
Brookline, MA 02446
Michael Alperin, Executive Director
617-277-2022
malperin@brooklinehousing.org

75 . **Service Provider or Coordinator:**

Name
Address

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

Brookline Housing Authority
90 Longwood Avenue
Brookline, MA 02446
Michael Alperin, Executive Director
617-277-2022
malperin@brooklinehousing.org

76 . **Marketing Agent:**

Name
Address

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

Brookline Housing Authority
90 Longwood Avenue
Brookline, MA 02446
Michael Alperin, Executive Director
617-277-2022
malperin@brooklinehousing.org

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?

Brookline Housing Authority is the current owner/manager of the property and will be the project sponsor, guarantor, manager, and own a controlling interest in the managing member of the new owner/borrower.

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.

Brookline Housing Authority is the current owner/manager of the property and will be the project sponsor, guarantor, manager, and own a controlling interest in the managing member of the new owner/borrower.

Section 3 SOURCES AND USES OF FUNDS

Sources of Funds

Private Equity:

81 . Developer's Cash Equity	\$
82 . Tax Credit Equity (net amount) <i>(See line 360, Section 5, page 18.)</i>	\$20,883,600
83 . Developer's Fee/Overhead, Contributed or Loaned	\$
84 . Other Source:	\$

Optional user calculations

Public Equity:

85 . HOME Funds, as Grant	\$
86 . Grant:	\$
87 . Grant:	\$
88 . Total Public Equity	\$0

Subordinate Debt (see definition):

	Amount	Rate	Amortiz	Term
89 . Subordinate Debt	\$6,525,000	6.00%	40	40
Source: Town of Brookline				
90 . Subordinate Debt	\$3,140,174	2.00%	40	40
Source: Massachusetts DHCD				
91 . Subordinate Debt	\$1,000,000	6.00%	40	40
Source: Massachusetts AHT and/or AHPD				
92 . Subordinate Debt	\$0	%	yrs.	yrs.
Source:				
93 . Subordinate Debt	\$0	%	yrs.	yrs.
Source:				
94 . Total Subordinate Debt	\$10,665,174			

Permanent Debt (Senior):

	Amount	Rate	Override	Amortiz	Term	MIP
95 . MHFA MHFA Program 1						
96 . MHFA MHFA Program 2	\$	%	%	yrs.	yrs.	%
97 . MHP Fund Permanent Loan	\$	%		yrs.	yrs.	%
98 . Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
Source: TBD						
99 . Other Permanent Senior Mortgage	\$24,790,000	4.25%	%	35.00	35.00	0.000%
Source:						

100 . **Total Permanent Senior Debt** \$24,790,000

101 . **Total Permanent Sources** \$56,338,774

Construction Period Financing:

	Amount	Rate	Term
102 . Construction Loan	\$4,510,000	2.98%	36.0
Source: TBD			
Repaid at:	<i>(event)</i>		
103 . Other Interim Loan	\$0	%	mos.
Source:			
Repaid at:	<i>(event)</i>		
104 . Syndication Bridge Loan	\$0	%	mos.
Source:			
Repaid at:	<i>(event)</i>		

32 Marion Street Phase I or name TBD

Application Date: 1/21

Revised Date: 12/21/2020

Section 3. Sources and Uses of Funds

Page 11

Uses of Funds

Direct Construction:

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

105 . Who prepared the estimates?		
	<i>Name</i>	<i>Signature</i>
106 . Basis for estimates?	Schematic Design	

DV Trade Item Amount Description

107 .	3	Concrete		
108 .	4	Masonry		
109 .	5	Metals		
110 .	6	Rough Carpentry		
111 .	6	Finish Carpentry		
112 .	7	Waterproofing		
113 .	7	Insulation		
114 .	7	Roofing		
115 .	7	Sheet Metal and Flashing		
116 .	7	Exterior Siding		
117 .	8	Doors		
118 .	8	Windows		
119 .	8	Glass		
120 .	9	Lath & Plaster		
121 .	9	Drywall		
122 .	9	Tile Work		
123 .	9	Acoustical		
124 .	9	Wood Flooring		
125 .	9	Resilient Flooring		
126 .	9	Carpet		
127 .	9	Paint & Decorating		
128 .	10	Specialties		
129 .	11	Special Equipment		
130 .	11	Cabinets		
131 .	11	Appliances		
132 .	12	Blinds & Shades		
133 .	13	Modular/Manufactured		
134 .	13	Special Construction		
135 .	14	Elevators or Conveying Syst.		
136 .	15	Plumbing & Hot Water		
137 .	15	Heat & Ventilation		
138 .	15	Air Conditioning		
139 .	15	Fire Protection		
140 .	16	Electrical		
141 .		Accessory Buildings		
142 .		Other/misc		
143 .		Subtotal Structural	\$0	
144 .	2	Earth Work		
145 .	2	Site Utilities		
146 .	2	Roads & Walks		
147 .	2	Site Improvement		
148 .	2	Lawns & Planting		
149 .	2	Geotechnical Conditions		
150 .	2	Environmental Remediation		
151 .	2	Demolition		
152 .	2	Unusual Site Cond		
153 .		Subtotal Site Work	\$0	
154 .		Total Improvements	\$0	
155 .	1	General Conditions	\$0	
156 .		Subtotal	\$0	
157 .	1	Builders Overhead	\$39,276,870	TOTAL
158 .	1	Builders Profit		
159 .		TOTAL	\$39,276,870	

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

Section 3. Sources and Uses of Funds

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$0	\$0		
162 . Acquisition: Building	\$0	\$0		
163 . Acquisition Subtotal	\$0	\$0	\$0	
164 . Direct Construction Budget	\$39,276,870	\$39,276,870		(from line 159)
165 . Construction Contingency	\$3,927,687	\$3,927,687		10.0% of construction
166 . Subtotal: Construction	\$43,204,557	\$43,204,557	\$0	

General Development Costs:

167 . Architecture & Engineering	\$2,476,612	\$2,476,612		
168 . Survey and Permits	\$60,000	\$60,000		
169 . Clerk of the Works	\$75,000	\$75,000		incl Construction Testing
170 . Environmental Engineer	\$100,000	\$100,000		
171 . FF&E	\$110,000	\$110,000		
172 . Legal	\$230,000	\$230,000		
173 . Title and Recording	\$13,400	\$13,400		
174 . Accounting & Cost Cert.	\$60,000	\$60,000		
175 . Marketing and Rent Up	\$172,500	\$172,500		
176 . Real Estate Taxes	\$30,000	\$30,000		
177 . Insurance	\$272,818	\$272,818		
178 . Relocation	\$500,000	\$500,000		
179 . Appraisal	\$15,000	\$15,000		
180 . Security	\$0	\$0		
181 . Construction Loan Interest	\$2,122,365	\$2,122,365		
182 . Inspecting Engineer	\$42,500	\$42,500		
183 . Fees to:	\$199,215	\$199,215		Financing Application Fees
184 . Fees to:	\$291,305	\$291,305		Construction Lender
185 . MIP	\$0	\$0		
186 . Credit Enhancement Fees	\$95,902	\$95,902		LIHTC Fees
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$150,000	\$150,000		
190 . Other:	\$50,000	\$50,000		Utility Back Charges
191 . Other:	\$0			
192 . Soft Cost Contingency	\$353,300	\$353,300		5.0% of soft costs
193 . Subtotal: Gen. Dev.	\$7,419,917	\$7,419,917	\$0	
194 . Subtotal: Acquis., Const and Gen. Dev.	\$50,624,474	\$50,624,474	\$0	
195 . Capitalized Reserves	\$1,314,300	\$1,314,300		
196 . Developer Overhead	\$2,200,000	\$2,200,000		
197 . Developer Fee	\$2,200,000	\$2,200,000		
198 . Total Development Cost	\$56,338,774	\$56,338,774	\$0	TDC per unit \$489,902
199 . TDC, Net	\$55,024,474	\$55,024,474	\$0	TDC, Net per unit \$478,474

Additional Detail on Development Pro-Forma:

200 . Gross Syndication Investment	
Off-Budget Costs:	
Syndication Costs:	
201 . Syndication Legal	
202 . Syndication Fees	
203 . Syndication Consultants	
204 . Bridge Financing Costs	
205 . Investor Servicing (capitalized)	
206 . Other Syndication Expenses	
207 . Total Syndication Expense	\$0
208 . Current Reserve Balance	
Reserves (capitalized):	
209 . Development Reserves	
210 . Initial Rent-Up Reserves	
211 . Operating Reserves	\$1,314,300
212 . Net Worth Account	
213 . Other Capitalized Reserves	
214 . Subtotal: Capitalized Reserves	\$1,314,300
215 . Letter of Credit Requirements	
216 . Total of the Above	\$1,314,300

Check: Line 214 is the same as line 195.

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

Unit Sales (For Sale Projects Only):

217 . Gross Sales From Units	\$
218 . Cost of Sales (Commissions, etc.)	\$
219 . Net Receipt from Sales	\$0

Debt Service Requirements:

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

Optional user comments

251 . Payroll, Administrative	\$74,750	\$74,750		
252 . Payroll Taxes & Benefits, Admin.	\$41,113	\$41,113		
253 . Legal	\$5,750	\$5,750		
254 . Audit	\$17,250	\$17,250		
255 . Marketing	\$8,970	\$8,970		
256 . Telephone	\$0	\$0		
257 . Office Supplies	\$11,500	\$11,500		
258 . Accounting & Data Processing	\$10,120	\$10,120		
259 . Investor Servicing	\$5,750	\$5,750		
260 . DHCD Monitoring Fee	\$3,450	\$3,450		
261 . Other:	\$0	\$0		
262 . Other:	\$0	\$0		
263 . Subtotal: Administrative	\$178,653	\$178,653	\$0	
264 . Payroll, Maintenance	\$86,250	\$86,250		
265 . Payroll Taxes & Benefits, Admin.	\$47,438	\$47,438		
266 . Janitorial Materials	\$28,750	\$28,750		
267 . Landscaping	\$86,250	\$86,250		Front Line and Contract Costs
268 . Decorating (inter. only)	\$11,500	\$11,500		
269 . Repairs (inter. & ext.)	\$11,500	\$11,500		
270 . Elevator Maintenance	\$11,500	\$11,500		
271 . Trash Removal	\$0	\$0		
272 . Snow Removal	\$8,625	\$8,625		
273 . Extermination	\$8,625	\$8,625		
274 . Recreation	\$0	\$0		
275 . Other:	\$17,250	\$17,250		HVAC, Fire Protection
276 . Subtotal: Maintenance	\$317,688	\$317,688	\$0	
277 . Resident Services	\$147,890	\$147,890		
278 . Security	\$0	\$0		
279 . Electricity	\$138,000	\$138,000		
280 . Natural Gas	\$115,000	\$115,000		
281 . Oil	\$0	\$0		
282 . Water & Sewer	\$97,750	\$97,750		
283 . Subtotal: Utilities	\$350,750	\$350,750	\$0	
284 . Replacement Reserve	\$43,125	\$43,125		
285 . Operating Reserve	\$0	\$0		
286 . Real Estate Taxes	\$23,000	\$23,000		
287 . Other Taxes	\$0	\$0		
288 . Insurance	\$92,000	\$92,000		
289 . MIP	\$0	\$0		
290 . Other:	\$0	\$0		
291 . Subtotal:Taxes, Insurance	\$115,000	\$115,000	\$0	
292 . TOTAL EXPENSES	\$1,266,426	\$1,266,426	\$0	

Other Operating Expense Assumptions

Trending Assumptions for Expenses

	Year 2	Year 3	Years 4-5	Years 6-20
293 . Sewer & Water	2.0%	2.0%	2.0%	2.0%
294 . Real Estate Taxes	3.0%	3.0%	3.0%	3.0%
295 . All Other Operating Expenses	2.0%	2.0%	2.0%	2.0%

Reserve Requirements:

296 . Replacement Reserve Requirement	\$0.00	per unit per year
297 . Operating Reserve Requirement	\$0.00	per unit per year

Debt Service:

		Annual Payment
298 . MHFA	MHFA Program 1	N/A
299 . MHFA	MHFA Program 2	N/A
300 . MHP Fund Permanent Loan		N/A
301 . Other Permanent Senior Mortgage		N/A
	Source: N/A	
302 . Other Permanent Senior Mortgage		\$1,362,143
	Source: N/A	
303 . Total Debt Service (Annual)		\$1,362,143
304 . Net Operating Income		\$1,566,588 (in year one)
305 . Debt Service Coverage		1.15 (in year one)

Affordability: Income Limits and Maximum Allowable Rents

306 . County MSA

This MSA does not match the county you have chosen

307 . **Maximum Allowed Rents, by Income, by Unit Size:** Income Limits last updated on

	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!
1 bedroom	#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	#VALUE!
1 bedroom	#VALUE!
2 bedrooms	#VALUE!
3 bedrooms	#VALUE!
4 bedrooms	#VALUE!
5 bedrooms	#VALUE!

FMR Information last updated on

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
310 . 0 bedroom	0	0	0	0	0	0
311 . 1 bedroom	55	0	0	55	0	0
312 . 1 bedroom	60	0	0	60	0	0
313 . 3 bedrooms	0	0	0	0	0	0
314 . 4 bedrooms	0	0	0	0	0	0
315 . Gross Potential Rental Income			0			0
316 . Vacancy		0%	0	Vacancy	3%	-87,619
317 . Other Income			0	Other Income		0
318 . Effective Gross Income			0	Effective Gross Income		-87,619
Operating Expenses			Year	Reason	% Change	Year
319 . Management fee			0			113,321

320 . Administration	0		178,653
321 . Maintance/Operations	0		317,688
322 . Resident Services	0		147,890
323 . Security	0		0
324 . Utilities	0		350,750
325 . Replacement Reserve	0		43,125
326 . Operating Reserve	0		0
327 . Real Esate Taxes	0		23,000
328 . Insurance	0		92,000
329 . Total Expenses	0		1,266,426
330 . Net Operating Income	0	Net Operating Income	-1,354,044

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	115	Total Units:	115
333 . Percent of Units	100.0%		
334 . Low-Income Square Feet	71,070	s.f.	Total Area:
335 . Percent of Area	100.0%		71,070
			s.f.
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?	Yes		
338 . Does the project qualify for an acquisition credit?	No		
339 . Does the rehabilitation qualify for a 9% rather than 4% credit?	No		
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	\$3,350	\$51,228,058
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	\$3,350	\$51,228,058
352 . "Hard to develop" area	100%	130%
353 . Percent Low-Income	100.0%	100.0%
354 . Applicable Rate	4416600.00%	3.20%
355 . <i>Maximum Annual Tax Credit Amount</i>	\$0	\$2,131,087
356 . <i>Total Annual Tax Credit Amount</i>		\$2,131,087
357 . Estimated Net LIHTC Syndication Yield	\$ -	rate per \$0
358 . Est. Net Historic Tax Credit Syndication Yield	\$ -	rate per \$0
359 . Total Estimated Net Tax Credit Syndication Yield (based on above)	99.99%	\$0
360 . Applicant's Estimate of Net Tax Credit Equity.		\$20,883,600 <i>(from line 82)</i>

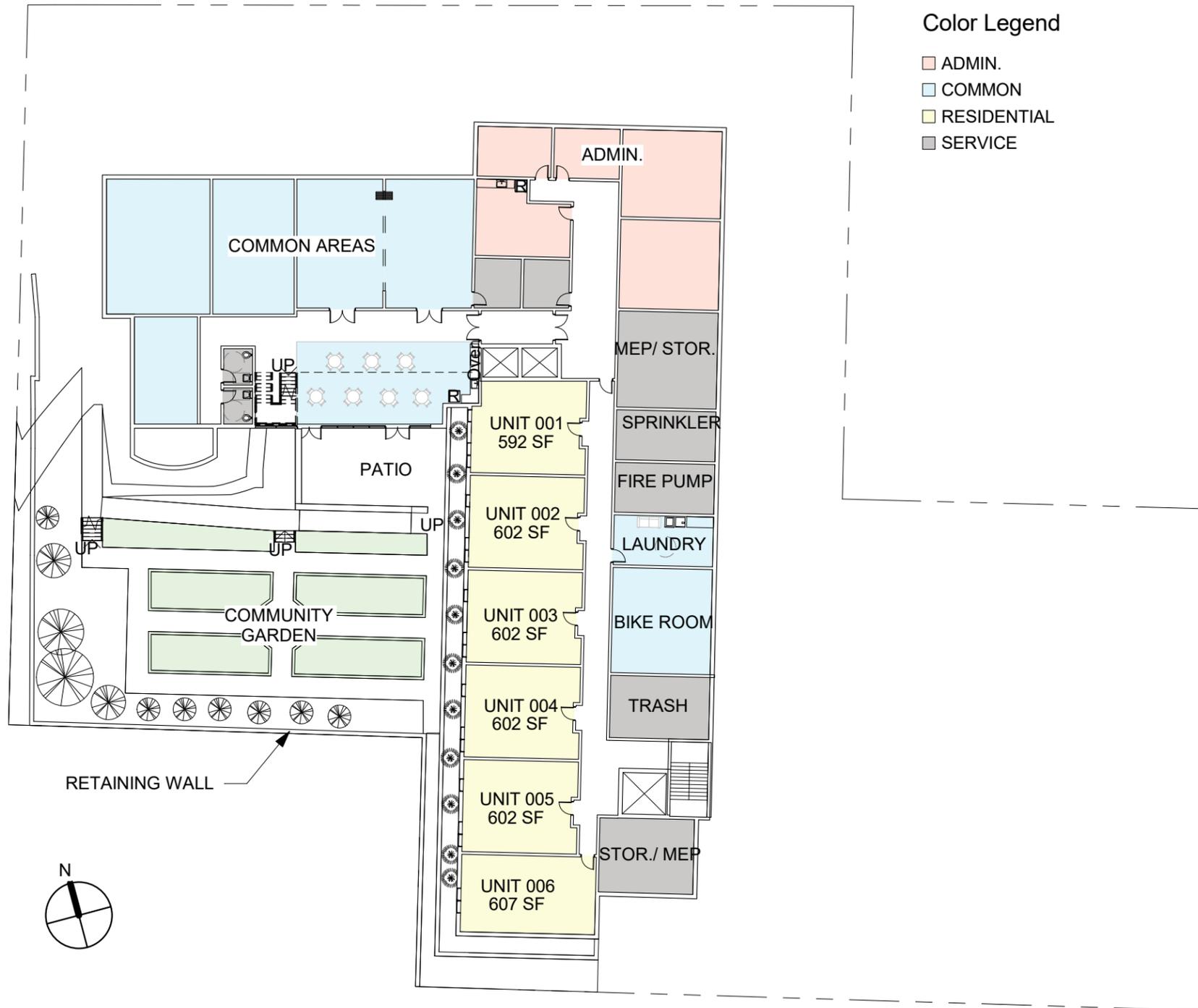
[Note: This page represents a rough estimate of low income credits for which this project may be eligible. It does not represent a final determination.]

	Total Residential	Percentage of Costs Not in Depreciable Basis	Acquisition Credit Basis	Rehabilitation Credit Basis	Not In Basis
361 . Acquisition: Land	\$0				\$0
362 . Acquisition: Building	\$0		\$0	\$0	\$0
363 . Acquisition Subtotal	\$0		\$0	\$0	\$0
364 . Direct Construction Budget	\$39,276,870	5%	\$0	\$37,313,027	\$1,963,844
365 . Construction Contingency	\$3,927,687	5%	\$0	\$3,731,303	\$196,384
366 . Subtotal: Construction	\$43,204,557		\$0	\$41,044,329	\$2,160,228
General Development Costs:					
367 . Architecture & Engineering	\$2,476,612	0%		\$2,476,612	\$0
368 . Survey and Permits	\$60,000	0%		\$60,000	\$0
369 . Clerk of the Works/Testing	\$75,000	0%		\$75,000	\$0
370 . Environmental Engineer	\$100,000	0%		\$100,000	\$0
371 . FF&E	\$110,000	0%		\$110,000	\$0
372 . Legal*	\$230,000	50%	\$0	\$115,000	\$115,000
373 . Title and Recording	\$13,400	0%	\$3,350	\$10,050	\$0
374 . Accounting & Cost Certificat.	\$60,000	100%	\$0	\$0	\$60,000
375 . Marketing and Rent Up*	\$172,500	100%			\$172,500
376 . Real Estate Taxes*	\$30,000	100%	\$0	\$0	\$30,000
377 . Insurance	\$272,818	0%	\$0	\$272,818	\$0
378 . Relocation	\$500,000	10%	\$0	\$450,000	\$50,000
379 . Appraisal	\$15,000	0%	\$0	\$15,000	\$0
380 . Security	\$0	10%	\$0	\$0	\$0
381 . Construction Loan Interest*	\$2,122,365	25%	\$0	\$1,591,774	\$530,591
382 . Inspecting Engineer	\$42,500	0%	\$0	\$42,500	\$0
383 . Financing Fees*	0 \$199,215	100%	\$0	\$0	\$199,215
384 . Financing Fees*	\$291,305	100%	\$0	\$0	\$291,305
385 . MIP	\$0	100%	\$0	\$0	\$0
386 . Credit Enhancement Fees	\$95,902	100%	\$0	\$0	\$95,902
387 . Letter of Credit Fees*	\$0	0%	\$0	\$0	\$0
388 . Other Financing Fees*	\$0	0%	\$0	\$0	\$0
389 . Development Consultant	\$150,000	0%	\$0	\$150,000	\$0
390 . Other*	\$50,000	0%	\$0	\$50,000	\$0
391 . Other*	\$0	0%	\$0	\$0	\$0
392 . Soft Cost Contingency*	\$353,300	25%	\$0	\$264,975	\$88,325
393 . Subtotal: Gen. Dev.	\$7,419,917		\$3,350	\$5,783,729	\$1,632,838
394 . Subtotal: Acquis., Const., and Gen. Dev.	\$50,624,474		\$3,350	\$46,828,058	\$3,793,066
395 . Developer Overhead	\$2,200,000	0%	\$0	\$2,200,000	\$0
396 . Developer Fee/Profit	\$2,200,000	0%	\$0	\$2,200,000	\$0
397 . Capitalized Reserves	\$1,314,300	100%	\$0	\$0	\$1,314,300
398 . Total Development Cost	\$56,338,774				
399 . Total Net Development Cost	\$55,024,474				
400 . Total Eligible Tax Credit Basis	\$51,231,408		\$3,350	\$51,228,058	\$5,107,366

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

**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 5



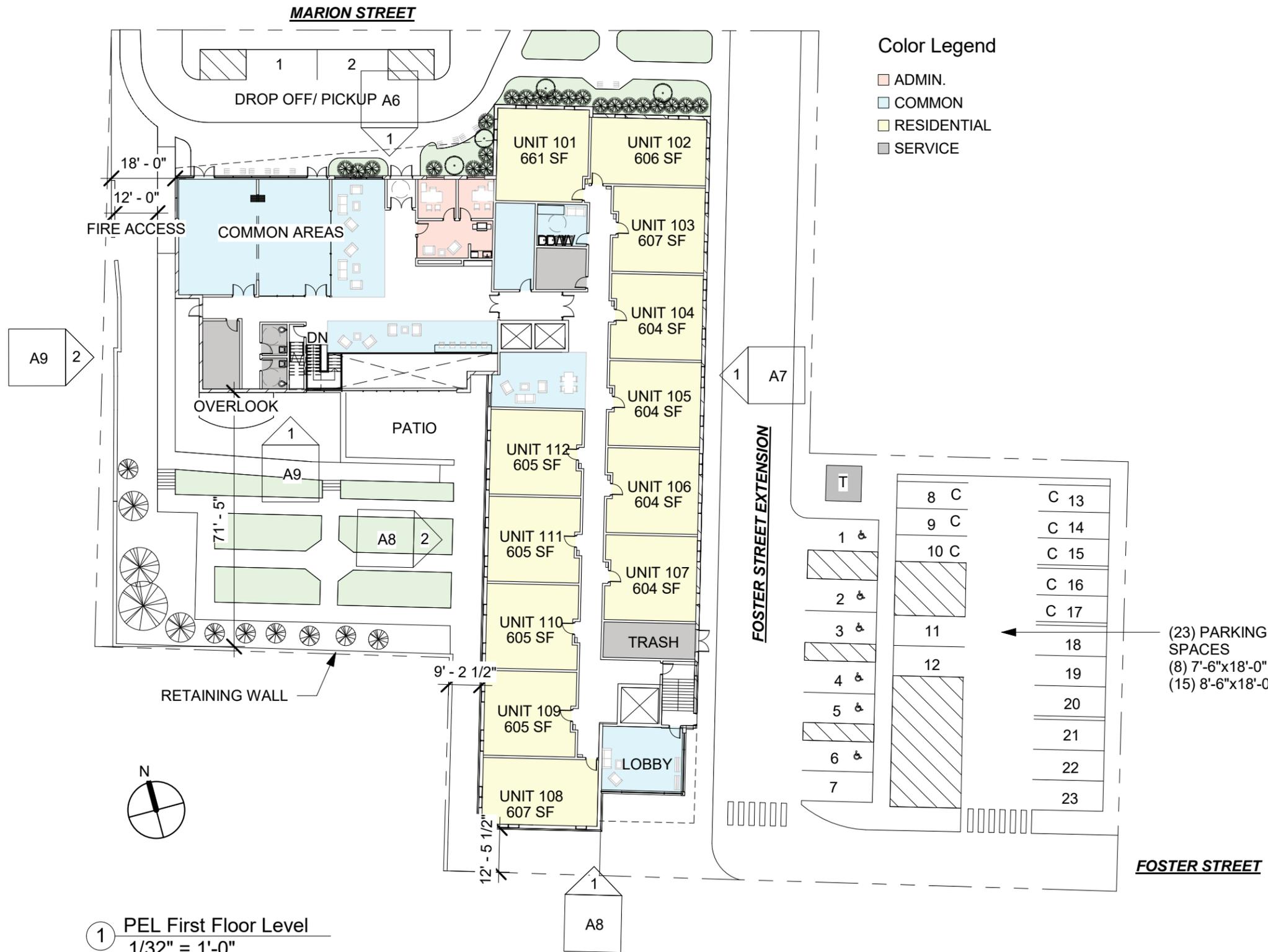
PROPOSED PARKING

TOTAL PARKING: 23 (6 HC PARKING SPACES)
 DROP OFF SPACES: 2
 PARKING RATIO: 0.20

UNIT MIX PHASE I

LEVEL	1BR UNITS
GARDEN LEVEL	6
FIRST FLOOR	12
SECOND FLOOR	20
THIRD FLOOR	20
FOURTH FLOOR	20
FIFTH FLOOR	20
SIXTH FLOOR	17
TOTAL	115

1 PEL Garden Level
 1/32" = 1'-0"



Color Legend

- ADMIN.
- COMMON
- RESIDENTIAL
- SERVICE

PROPOSED PARKING

TOTAL PARKING: 23 (6 HC PARKING SPACES)
 DROP OFF SPACES: 2
 PARKING RATIO: 0.20

UNIT MIX PHASE I

LEVEL	1BR UNITS
GARDEN LEVEL	6
FIRST FLOOR	12
SECOND FLOOR	20
THIRD FLOOR	20
FOURTH FLOOR	20
FIFTH FLOOR	20
SIXTH FLOOR	17
TOTAL	115

(23) PARKING SPACES
 (8) 7'-6"x18'-0"
 (15) 8'-6"x18'-0"

1 PEL First Floor Level
 1/32" = 1'-0"



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FIRST FLOOR LEVEL

COLONEL FLOYD APARTMENTS

Project No.: 2020054.00 Date: 12/18/20

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Color Legend

- COMMON
- RESIDENTIAL
- SERVICE



PROPOSED PARKING

TOTAL PARKING: 23 (6 HC PARKING SPACES)
 DROP OFF SPACES: 2
 PARKING RATIO: 0.20

UNIT MIX PHASE I

LEVEL	1BR UNITS
GARDEN LEVEL	6
FIRST FLOOR	12
SECOND FLOOR	20
THIRD FLOOR	20
FOURTH FLOOR	20
FIFTH FLOOR	20
SIXTH FLOOR	17
TOTAL	115



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SECOND - FIFTH FLOOR LEVELS

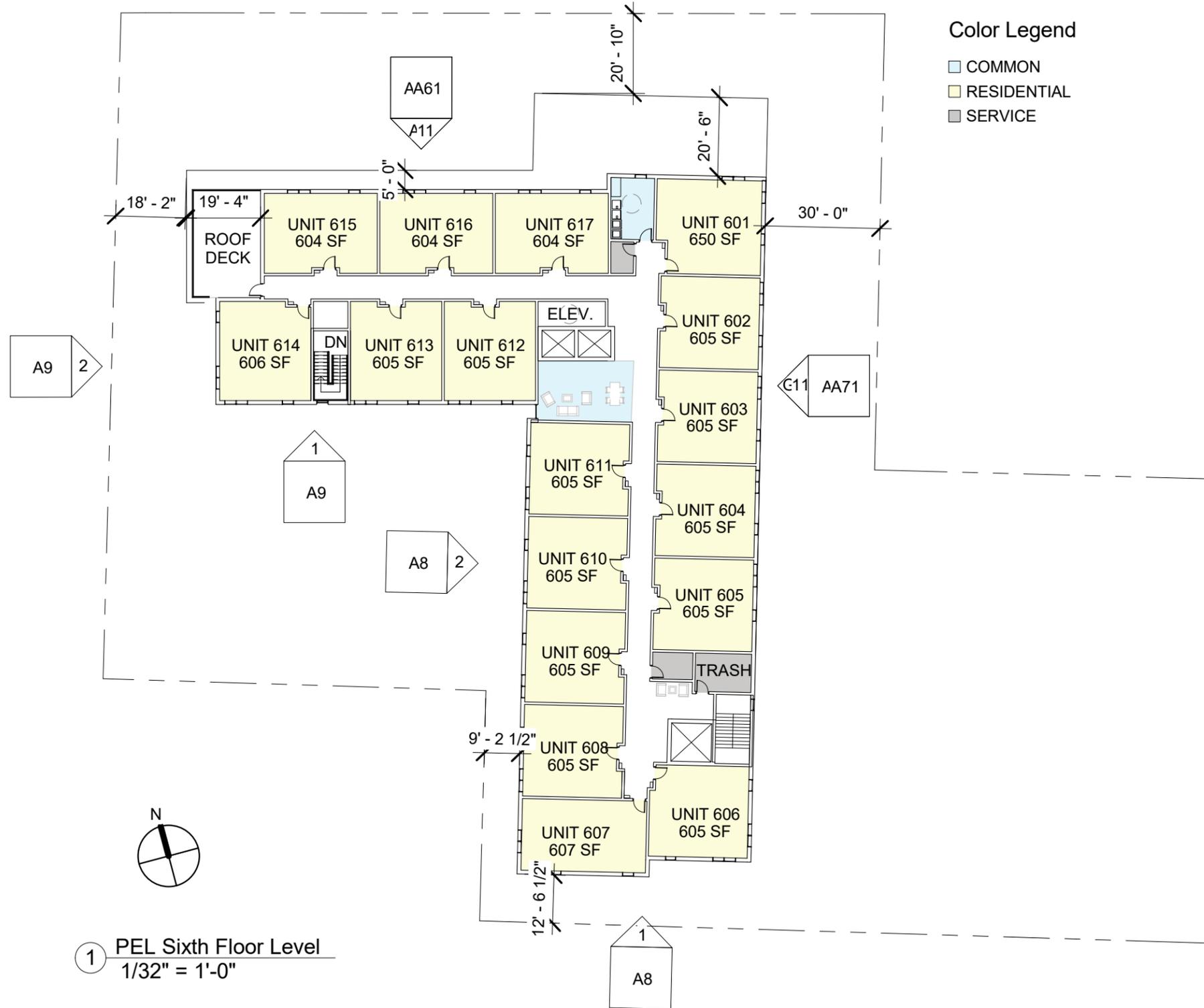
COLONEL FLOYD APARTMENTS

Project No.: 2020054.00 Date: 12/18/20

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Color Legend

- COMMON
- RESIDENTIAL
- SERVICE



PROPOSED PARKING

TOTAL PARKING: 23 (6 HC PARKING SPACES)
 DROP OFF SPACES: 2
 PARKING RATIO: 0.20

UNIT MIX PHASE I

LEVEL	1BR UNITS
GARDEN LEVEL	6
FIRST FLOOR	12
SECOND FLOOR	20
THIRD FLOOR	20
FOURTH FLOOR	20
FIFTH FLOOR	20
SIXTH FLOOR	17
TOTAL	115

1 PEL Sixth Floor Level
 1/32" = 1'-0"



① NORTH ELEVATION (MARION STREET)
1/16" = 1'-0"



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PROPOSED BUILDING ELEVATIONS

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① WEST ELEVATION (FOSTER ST EXT.)
1/16" = 1'-0"



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PROPOSED BUILDING ELEVATIONS

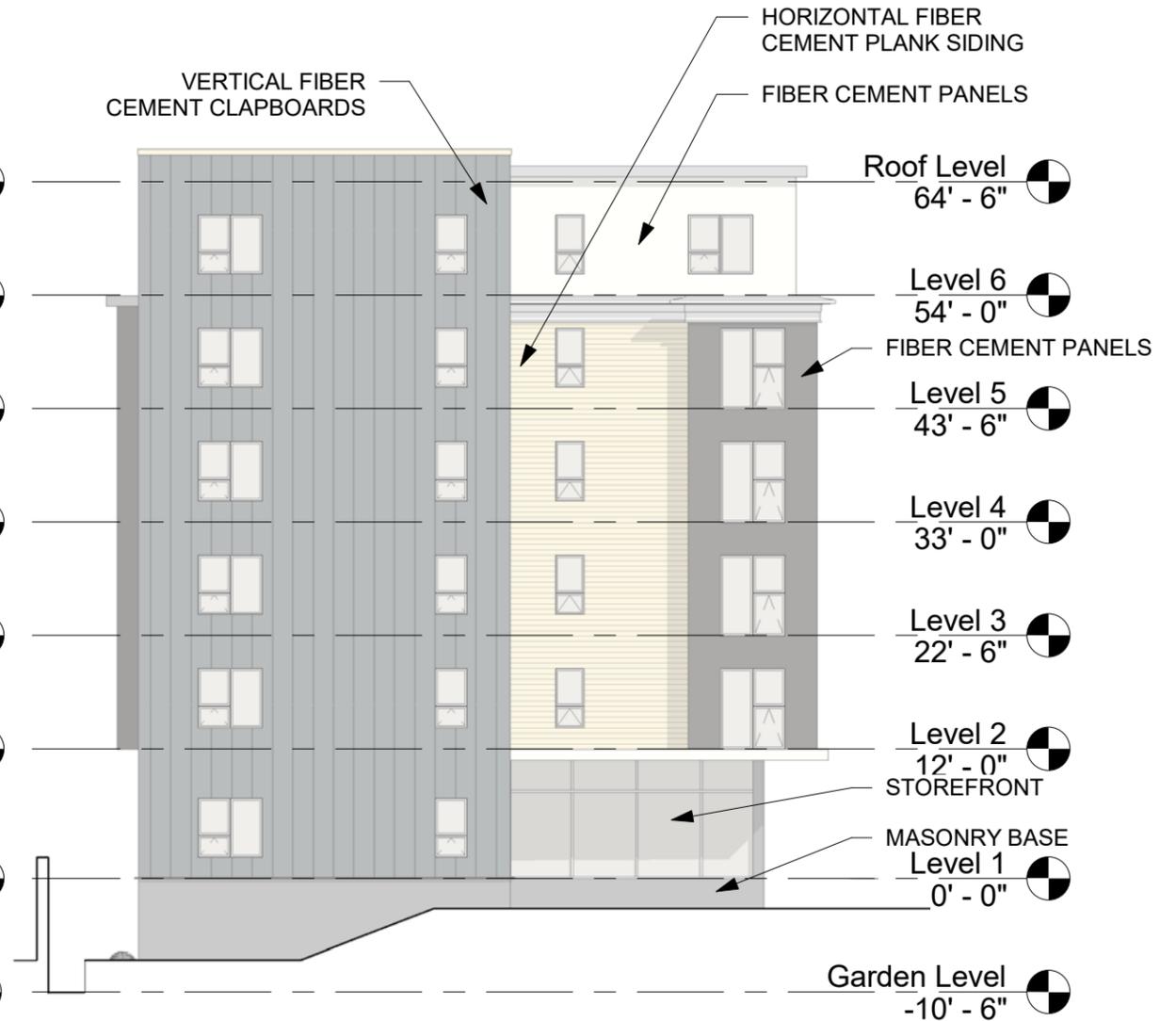
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② EAST ELEVATION (COURTYARD)
1/16" = 1'-0"



① SOUTH ELEVATION
1/16" = 1'-0"



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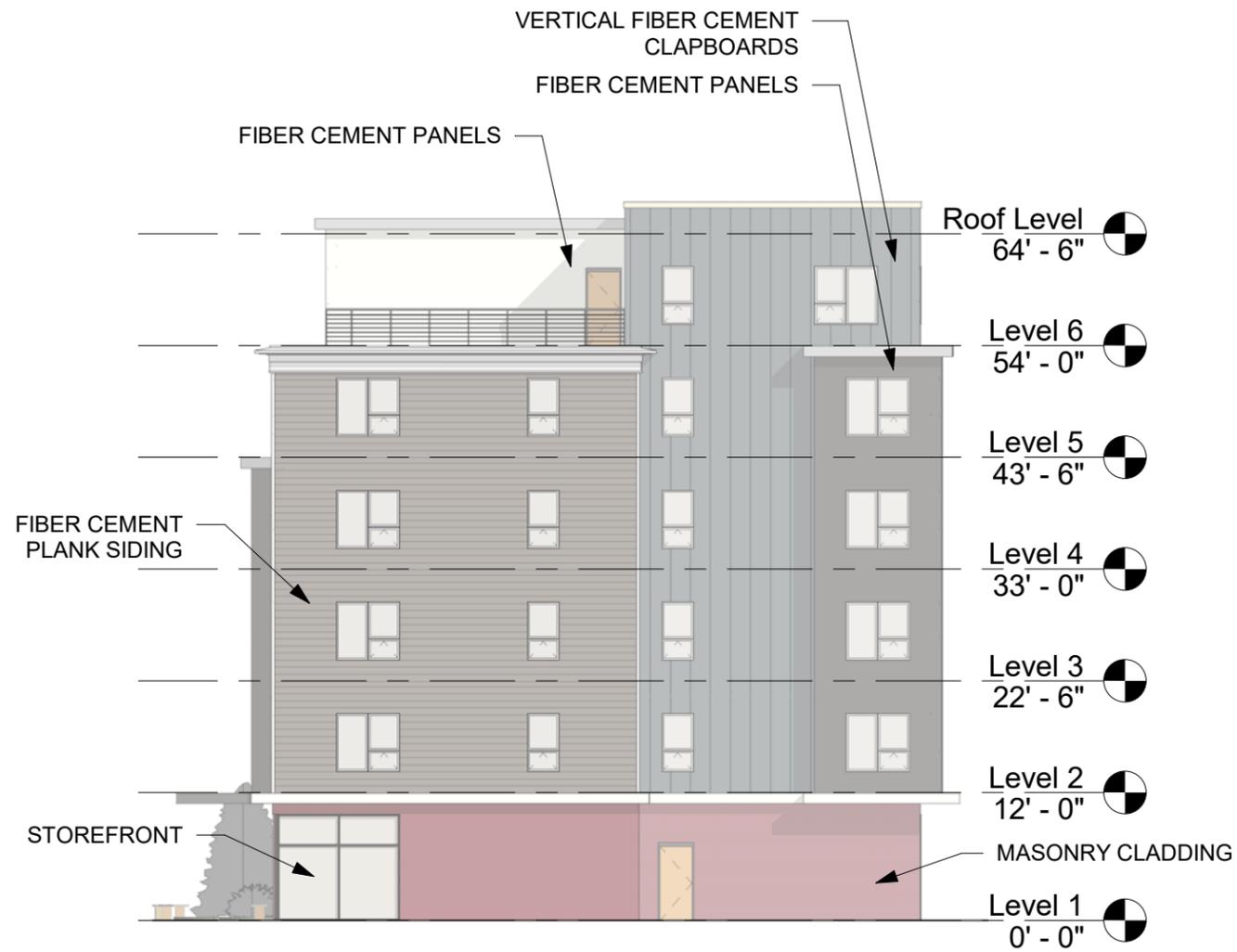
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② EAST ELEVATION
1/16" = 1'-0"



① SOUTH ELEVATION (COURTYARD)
1/16" = 1'-0"



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**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 6

Design Narrative

32 Marion Street, Brookline

The primary design goal for the new two-phase development at the site of the existing Col. Floyd Apartments has been to work within the existing pattern of development in the immediately surrounding area in order to expand access to affordable housing without adversely impacting current neighbors. While the proposed new Phase I structure is larger than the existing buildings that are dispersed across the existing Colonel Floyd site, nearby sites either abutting or within 150 feet of the site have been developed with 4, 5, 6, and even 10 story buildings (see context images included in this application). The Phase II building, which is proposed to be 5 stories, is lower or comparable to the abutting structures to the east and north (6 and 5 stories respectively), and is significantly set back from the site to the south that is developed with a 2-story residential development.

Where the new Phase I structure abuts smaller buildings to the west and east on Marion Street, its impact has been mitigated through a combination of significant setbacks from the street (much larger than the existing Colonel Floyd buildings), increased side setbacks, as well as step-backs in the building massing to transition to the size of the neighboring buildings. In addition, an off-street drop-off site with several parking spaces is provided in the front of the building on Marion Street. This will eliminate traffic congestion and provide ample room for deliveries, emergency services and ride services like the MBTA Ride, the Senior Center shuttle, Uber, and Lyft ride services.

The scale of both of the proposed buildings is broken up by articulation of the footprint of the building where it meets the ground, as well as by projecting bays and horizontal layering, along with variations in materials and color throughout the building elevations that decrease its apparent length and height.

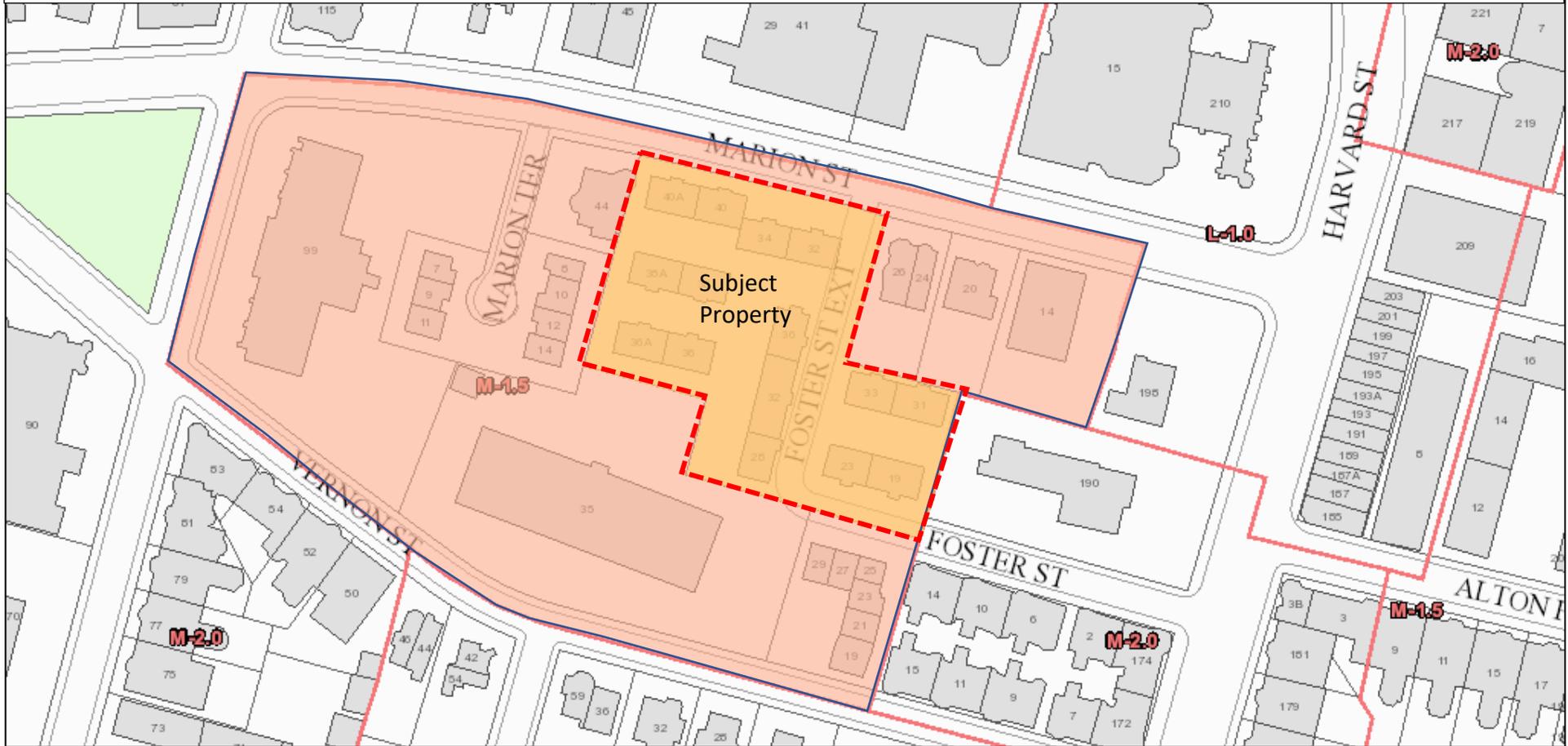
The primary façade along Marion Street of the Phase I structure is designed utilizing materials that are compatible with those of the neighboring and nearby buildings to the east and west on both sides of the street (masonry, clapboards, and smooth panels). The primary parking area for the development (unlike the existing conditions) is well off of Marion Street with the intention of enhancing the pedestrian experience.

The proposed site plan takes advantage of the existing grading of the parcel, which drops approximately one story from the Marion Street frontage to the south side of the parcel on the western boundary. So while the height of parts of the south and west elevations of the proposed Phase I building rise to 7 stories, the grade plane of the neighboring 4-story building to the south is a full story higher.

**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 7

Zoning Map for 32 Marion Street



ZONING BY-LAW

TOWN OF BROOKLINE, MA

Table 5.01 - Table Of Dimensional Requirements

DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI ¹¹ NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM	PBI ¹¹		MINIMUM YARD ³ (feet)			OPEN SPACE (% of gross floor area)	
							B	NB	Front ^{1,6}	Side ²	Rear	Landsc.	Usable ¹³
M-1.5	1-family detached dwelling	4,000	1.5	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.5	NA	45	35	NA	NA	15	10	30	10%	20%
	other dwelling structure	none	1.5	1.9	none	45 - 50	NA	60	if height is Under 40': 15 40' & Over: $15 + \frac{H}{10}$	$10 + \frac{L}{10}$	30	10%	15%
	Any other structure or principal use* *add 10 feet to each minimum yard requirement	5,000	1.5	1.9	none	45 - 50	NA	60		$15 + \frac{H}{10}$	$\frac{H+L}{6}$	$\frac{H+L}{6}$ But at least 30'	20%

**Application for Chapter 40B Project Eligibility/Site Approval
32 Marion Street, Brookline, MA**

Exhibit 8

Colonel Floyd
 32 Marion Street
PROPOSED PRELIMINARY WAIVER LIST
 M-1.5 Zoning District
 December 24, 2020

BROOKLINE ZONING BY-LAW

Bylaw Section	Requirement	Requested Waiver(s)		Details of Proposal Requiring Waiver		Waiver Number
		Phase I	Phase II	Phase I	Phase II	
§4.07 – Table of Use Regulations	Multi-Family Uses USE 6	Waiver to allow the property to be used as a multi-family dwelling with accessory parking in two buildings		<p>The Development is a multi-family housing development containing 115 rental units on a 52,096± sq. ft. lot. The Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits per M.G.L. c. 40B § 20-23.</p>	<p>The Development is a multi-family housing development containing 24 rental units on a 52,096± sq. ft. lot. The Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits per M.G.L. c. 40B § 20-23.</p>	A
				Combined Phase I and Phase II: 139 Units		
Sec. 4.08	Affordable Housing Requirements	Use property for multi-family housing without a special permit and without complying with specific requirements.		The Development is a multi-family housing development under M.G.L. c. 40B and all affordable housing requirements are governed by the Comprehensive Permit.		B

Bylaw Section	Requirement	Requested Waiver(s)		Details of Proposal Requiring Waiver		Waiver Number
		Phase I	Phase II	Phase I	Phase II	
Sec. 5.03	Spacing of Residential Buildings on the Same Lot	Waiver requested from special permit requirement for setbacks		Proposal is to construct two main buildings to be built upon property in one ownership with setbacks as indicated in plans		C
Sec. 5.09	Design Review	Waiver of special permit for Design Review		The Development is a multi-family housing development under M.G.L. c. 40B		D
Sec. 5.20 Table §5.01	Maximum Floor Area	The lot has an allowed FAR of 1.5	The total aggregate gross floor area allowed on the lot is 78,144 s.f.	With a total lot area of 52,096 sq ft, the Development will have a floor area ratio of approximately 2.31	With phase II, the Development will have a floor area ratio of approximately 2.76	E
Sec. 5.30 Table §5.01	Maximum Height of Buildings	The maximum allowed height is 45'-50', as measured from the mean natural grade elevation of 60.8'. (Sec. 5.30.1.a)		The maximum height of the Development will be 75'± ¹	The maximum height of the Development will be 65'±	F

¹ Courtyard at rear of building is at a lower elevation which impacts the height as calculated by the Brookline Zoning Bylaw, the average height of the building will be <70'.

Bylaw Section	Requirement	Requested Waiver(s)		Details of Proposal Requiring Waiver		Waiver Number
		Phase I	Phase II	Phase I	Phase II	
Sec. 5.60 Table 5.01	Minimum Side Yard	(H+L)/6 Left side requirement = X (63+75)/6 = 23 (side adjacent to 44 Marion) (47.5+75)/6 = 20.4' (side near 35 Vernon St)	(H+L)/6 Left side requirement = X (92.6+65)/6 = 26.25	Provide the following side yard setbacks: 18'-2"± at left side 9'-0" at left bottom side of lot	Provide a 5'-0"± side yard setback.	G
Sec. 5.70 Table 5.01	Minimum Rear Yard	(H+L)/6 or at least 30'. The 30' requirement applies.	(H+L)/6 or at least 30'. (65+60)/6 = 20.8' The 30' requirement applies.	Provide a 12'-5 1/2"± rear yard setback.	N/a or 5'-0" (side adjacent to back of 24 and 20 Marion St lots)	H
Sec. 5.70 Table 5.01	Minimum Front Yard	In the M-1.5 District, the front yard requirement is 15+(H/10) feet = 22.5'	In the M-1.5 District, the front yard requirement is 15+(H/10) feet = 21' 15+(65/10) = 21.5'	Provide a 20'-10"± front yard setback (Marion Street) Provide a 30'± front yard setback (Foster Street Ext)	Provide a 5'-0"± front yard setback.	I
Sec. 5.90 Table 5.01	Minimum Open Space (Landscaped)	10% of gross floor area (12,055 s.f.)	10% of gross floor area (2,307 s.f.)	The project will provide 12,114± s.f. in landscaped open space.		J

Bylaw Section	Requirement	Requested Waiver(s)		Details of Proposal Requiring Waiver		Waiver Number
		Phase I	Phase II	Phase I	Phase II	
		Combined Phase I and Phase II: 14,362		12,114 sf		
Sec. 5.91 Table 5.01	Usable Open Space	In M-1.5, requirement is 15% of GFA (18,082 s.f.)	In M-1.5, requirement is 15% of GFA (3,460 s.f.)	The project will provide 6,667 s.f. of usable open space.		K
		Combined Phase I and Phase II: 21,542 s.f				
Sec. 5.09	Design Review	Design Review requirements not applicable under M.G.L. c. 40B, excluding landscaping, stormwater and utility, which shall comply.		Comprehensive Permit, as may be granted by Zoning Board of Appeals shall provide all local permits per M.G.L. c. 40B § 20-23.		L
Sec. 6.02	Off-Street Parking Space Regulations	Parking Requirements in the Transit Parking Overlay District: 1.4 spaces per one-bedroom unit Number of spaces required = 161	Parking Requirements in the Transit Parking Overlay District: 1.4 spaces per one-bedroom unit Number of spaces required = 34	Waiver to allow 28 parking spaces with a parking ratio of 0.2 (This project is for “congregate elderly housing” and the bylaw allows for 25% of the required spaces by special permit which would be 195 x 20% = <u>48.75 spaces</u>)		M
Sec 6.04.15	Electric Vehicles	Waiver requested from 15% electric vehicle parking space requirement		Less than 15% electric vehicles		N
Section 6.04.2.a	Design of All Off-Street Parking Facilities	Waiver from the standard stall width requirement of 8.5 feet.		(8) Parking spaces 7'-6"x18', (15) 8'-6"x18'		O

Bylaw Section	Requirement	Requested Waiver(s)		Details of Proposal Requiring Waiver		Waiver Number
		Phase I	Phase II	Phase I	Phase II	
Section 6.04.2.c	Design of All Off-Street Parking Facilities	Waiver from the minimum parking aisle width requirement of 23 feet.		The minimum aisle width for the parking spaces furthest to the rear will be 20'± wide.		P
Section 6.04.4.b	Design of All Off-Street Parking Facilities	Waiver from the minimum entrance and exit drive width requirement of 20 feet for two-way use.		Entrance and exit drive will be 17'-8"± wide at the street lot line		Q
Section 6.04.6.13	Design of all off-street parking facilities	At least 5% of the interior of a parking lot with 21 or more parking spaces shall be landscaped and continuously maintained. Planting along the perimeter of a parking area, whether for required screening or general beautification, shall not be considered as part of the 5% interior landscaping. The landscaping shall be distributed throughout the parking area and shall include trees as well as other plant material. Existing trees shall be preserved where possible. No planting bed shall have a width of less than 3 feet.		Wavier requested to allow the project to commence as proposed		R

Bylaw Section	Requirement	Requested Waiver(s)		Details of Proposal Requiring Waiver		Waiver Number
		Phase I	Phase II	Phase I	Phase II	
Section 6.04.5.b	Design of All Off-Street Parking Facilities	The surfaced area of all entrance and exit drives shall be set back a minimum of 10 feet from street lot lines and 5 feet from all other lot lines.		The entrance and exit drive will have a setback from the lot line: 0' at Foster St Extension (existing) 5' at Marion St lot line for drop off.		S
Sec. 6.05	Bicycle Space and Design Regulations	Spaces for off-street parking of bicycles shall be provided for the residents of each multifamily residential building in the amount of one space per five housing units or fraction thereof, not counting units having a ground floor entrance Spaces required = 23 for phase I, 5 for phase II (28 spaces total)		Number of bicycle spaces provided: 20 bicycle spaces provided at Phase I 0 parking spaces provided at Phase II* *Phase II residents can use bike parking at Phase I development.		T
Sec. 6.06	Off-street loading	Wavier requested from requirements of off-street loading		No off-street loading area provided		U
Sec. 7.01	Signage	Wavier requested from Sections 7.01		Allow for the erection of signage for both proposed buildings		V

BROOKLINE GENERAL BY-LAWS

Bylaw Section	Requirement	Requested Waiver(s)	Details of Proposal Requiring Waiver	Waiver Number
Sec. 8.26	Stormwater Management	Waiver requested from Section 8.26.1-.3	Waiver requested to the extent necessary to allow to the plans submitted to be constructed including requirements under the 25-year storm requirements, and provisions of the tree removal/protection onsite	W
Sec. 8.27	Wetlands Protection	Waiver Requested from Sec 8.27 of the General by-laws	Waiver requested to the extent necessary to allow to the plans submitted to be constructed	X

In addition, the Applicant seeks such additional relief as may be necessary to conform the relief sought to the plans filed with this Application, as amended from time to time. Included within the relief sought are all ancillary, subsidiary, usual, customary or necessary permits in lieu of which the Board of Appeals may grant a Comprehensive Permit to the extent necessary to conform the relief granted to the plans submitted herewith, as amended.