

General Development Information

6/25/07
(4)



Revised: 2/15/2006

For MassHousing Use Only:

Site Approval No.	
Project No.	
Construction Type (N, R or B):	

	Staff Member	Date of Visit
Site Visit:		
Site Visit:		
Site Visit:		

N=New Construction, R=Rehabilitation, B=Both

Town Counsel:* Stephen D. Anderson, Esquire

*Site and Final Approval Applications Only

Phone: (617) 252-6575

Current Application:

	Check "X" Below
Site Approval:	X
Final Approval:	
Official Action Status:	
Loan Commitment:	
OAS/Commitment:	

Application Original Date	Application Revised Date	Application 2nd Revised Date
1/9/2007		

GENERAL INFORMATION

Development Name: Alexan Concord

Street: 48 Old Powder Mill Road, Concord, MA

Map: B13 Block: Lot: 2973, 2971-4, 2971-6

Cross Streets*: Sudbury Road
**If applicable.*

City/Town: Concord, Massachusetts

Zip Code: 01742 Plus 4: 4624

Developer: Trammell Crow Residential
Applicant (if different): West Concord Development LLC

Contact Name: Timothy O'Connor
Title: Managing Director
Phone: (781) 455-0999 ext. 1 Fax: (781) 455-0996
E-mail: toconnor@tcreidential.com

Development Description: The development consists of the construction of 350 units of rental housing on approximately 30 acres of land located at 48 Old Powder Mill Road in Concord, Massachusetts. The project will contain 120 one-bedroom units, 212 two-bedroom units, and 18 three bedroom units; buildings will include 2 four-story buildings, 6 three-story buildings, and 11 two-story townhouse buildings. Eighty-seven of the units will be available for rental to persons or families earning not greater than 80 percent of the area median income, with rents restricted based on 70% AMI.

Age Restricted (Y/N): N Age Restriction ("55+" or "62+"): N/A

General Development Information

Financing Program(s):* Check "X" Below

ElderCHOICE or Elder 80/20: 80/20	
Expanding Rental Affordability (ERA):	X
New England Fund (NEF):	X
Other (Specify):	

For NEF Site Approvals:

NEF Bank:	Bank of America
Contact:	William J. Fenton
Phone:	(617) 346-1812
E-mail:	william.j.fenton@bankofamerica.com
Address:	1 Federal Street, 4th Floor
Address:	Boston, MA 02110

**Multiple programs may be selected for Site Approval Applications only. For Final Approval, Official Action Status and Loan Commitment Applications, please check "X" for only one program.*

MassHousing Subsidy Program(s): Check "X" Below

4% Low-Income Housing Tax Credits:	
Priority Development Fund (PDF):	
Other (Specify):	

SITE INFORMATION

Site Area:	Acres		Square Feet
Gross Site Area:	30.39	or	1,323,788
Buildable (Net) Site Area:*	27.30	or	1,189,188

**If different from Gross Site Area, complete all below that apply to indicate non-buildable area(s).*

	Acres		Square Feet
Wetlands (wetlands contained in flood plain):	2.44	or	106,386
Flood Zone/Hazard Area:	3.13	or	136,477
Conservation Area (non-wetlands):	0.00	or	-
Other (Specify):	0.00	or	-

Land Use and Zoning: Check "X" for all that apply

Prior Use(s):*		Existing Use(s):*	
-Residential		-Residential	
-Commercial		-Commercial	
-Office		-Office	
-Industrial	X	-Industrial	X
-Open Space		-Open Space	
-Municipal		-Municipal	
-Other (Specify)		-Other	

Planned Use(s):*		Current Zoning:*	Min. Lot Size
-Residential	X	-Residential	(in acres)
-Commercial		-Commercial	
-Office		-Office	
-Industrial		-Industrial	
-Open Space		-Open Space	
-Municipal		-Municipal	
-Other (Specify)		-Other	

General Development Information

*Check "X" for each that applies. For "Planned Uses," refer to adopted municipal land use plan.
Use "NA" for municipalities with no adopted land use plan.

Existing buildings on site? (Y) Yes or (N) No

Y

If "Yes," describe the plans for these buildings (re-use, demolition, etc.):

Two existing buildings on the site will be demolished.
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Site or building listed, nominated or eligible for National Register of Historic Places?	(Y) Yes or (N) No
Site or building designated as a municipal/state landmark or historic district?	N
Site considered "Prime" or "Unique" agricultural land under Executive Order 193?	N
Site contain endangered animal or plant species, or archeological resources?	N

Surrounding Uses within 1/2 Mile:

	Check "X" Below
Shopping facilities:	X
Schools:	
Hospitals:	
Parks, Recreation, Open Space:	
Police Station:	
Fire Station:	
Public Transit:	
Houses of Worship:	
City/Town Hall:	

Public Transit:

	(Y) Yes or (N) No
Commuter Rail	N
Within 1/4 Mile?	N
T Station	N
Within 1/4 Mile?	N
Bus Stop	N
Within 1/4 Mile?	N

All Non-Residential Uses, either existing or proposed, within 1/2 mile of the development site that may adversely impact the site must be detailed below. Such uses include, but are not limited to, land fills, industrial uses and known hazardous waste sites.

Potential Adverse Use(s):

	(E) Existing or (P) Proposed
-Land Fill	None
-Industrial Uses	None
-Hazardous/Superfund/CERCLA	None
-Other (Specify)	None

Existing Infrastructure

	(Y) Yes or (N) No
Sanitary Sewer:	N
Storm Sewer:	N
Public Water:	Y
Gas:	Y
Streets:	Y
Sidewalks:	N
Curbs:	Y

Distance from Site
(in feet)

Size Connector
(in inches)

General Development Information

DEVELOPMENT INFORMATION

Number of Buildings:

19

Total Units: 350

Development Type(s):

Rental Residential:	<i>Gross Sq. Ft.</i>	<i>Net Sq. Ft.</i>
New Construction:	412,643	362,740
Rehabilitation:	-	-

Ownership Residential:	<i>Gross Sq. Ft.</i>	<i>Net Sq. Ft.</i>
New Construction:	-	-
Rehabilitation:	-	-

Commercial and/or Garage	<i>Gross Sq. Ft.</i>	<i>Net Sq. Ft.</i>
New Construction:	-	-
Rehabilitation:	-	-

Construction Type(s):	<i>Gross Sq. Ft.*</i>	<i>Net Sq. Ft.*</i>
Detached:	-	-
Townhouse:	56,196	56,196
Low-Rise (up to 35 ft.):	171,000	147,060
Mid-Rise (up to 70 ft.):	185,447	159,484
High-Rise (over 70 ft.):	-	-

Listed in Development Type above.

<i>Fire Code**</i>	<i>Fuel***</i>
W	G
W	G
W	G

**Total of columns should match total for Residential and Commercial Development Type(s) above.*

**Enter letters for all Fire Code Type systems that apply.*

C = Concrete Frame M = Masonry Bearing Wall
S = Protected Steel W = Wood Frame
O = Other

***Enter letter for Fuel Type.*

G = Gas E = Electric
P = Oil O = Other

Density:

Gross Density:	11.5	<i>Units Per Acre</i>
Net Density:	12.8	<i>Units Per Acre</i>
Floor Area Ratio:	0.31	<i>Total Gross Sq. Ft./Total Gross Site Area</i>
Lot Coverage:	33%	<i>Total Impervious Surface Sq. Ft./Buildable (Net) Site Area</i>
Building Coverage:	15%	<i>Total Building Foot Print Sq.Ft./Buildable (Net) Site Area</i>

**For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the increased density is compatible with or enhances the surrounding area.*

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General Development Information

Ownership Unit and Price Schedule:

	<i>No. of Units</i>	
Single-Family:	NA	
Two-Family/Duplex:	NA	
Condominium:	NA	<i>No. of Buildings</i>
Townhouse/Other:	NA	

	<i>Income Level (Area Median Income):</i> <input type="text" value="NA"/>				
	0BR	1BR	2BR	3BR	4BR
Low Income:*					
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Sales Price:					
Sales Proceeds:	\$0	\$0	\$0	\$0	\$0

	<i>Income Level (Area Median Income):</i> <input type="text"/>				
	0BR	1BR	2BR	3BR	4BR
Other Income**					
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Sales Price:					
Sales Proceeds:	\$0	\$0	\$0	\$0	\$0

	0BR	1BR	2BR	3BR	4BR
Market Rate:					
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Sales Price:					
Sales Proceeds:	\$0	\$0	\$0	\$0	\$0

Total Ownership Units:	0	0	0	0	0
Total Sales Proceeds:	\$0	\$0	\$0	\$0	\$0

Condominium Fee, if applicable:

Current affordable rents (@ 70% AMI), and utility allowances, trended to year 1 at 2% per year

	<i>Income Level (Area Median Income):</i> <input type="text" value="\$ 84,100"/>				
	0BR	1BR	2BR	3BR	4BR
Rental Unit and Rent Schedule:					
Low Income:*					
No. of Units:	0	31	52	4	0
No. of Bathrooms:		31	104	8	
Net Square Feet:		24,763	60,128	5,084	
Proposed Gross Rent:		\$1,164	\$1,396	\$1,613	
Utility Allowance:		\$111	\$125	\$155	
Annual Net Income:	\$0	\$391,797	\$792,728	\$69,987	\$0

	<i>Income Level (Area Median Income):</i> <input type="text" value="NA"/>				
	0BR	1BR	2BR	3BR	4BR
Other Income**					
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Proposed Gross Rent:					
Utility Allowance:					
Annual Net Income:	\$0	\$0	\$0	\$0	\$0

General Development Information

Current market rate rents trended to year 1 at 3% per year

Market Rate:	0BR	1BR	2BR	3BR	4BR
No. of Units:	0	89	160	14	0
No. of Bathrooms:		89	320	28	
Net Square Feet:		71,325	183,646	17,794	
Proposed Gross Rent:		\$1,989	\$2,419	\$2,938	
Utility Allowance:		\$0	\$0	\$0	
Annual Net Income:	\$0	\$2,124,252	\$4,644,480	\$493,584	\$0
Total Rental Units:	0	120	212	18	0
Annual Net Income:	\$0	\$2,516,049	\$5,437,208	\$563,571	\$0

Parking Spaces:

No. of Enclosed Spaces:	46	No. Below-Grade Spaces:	152
Surface Spaces:	464	<i>(Number of Enclosed Below-Grade)</i>	
Other (Townhouse garages):	48		

No. of Spaces included in Sales Price:	NA		
No. of Enclosed Spaces for Aff. Units:	NA		
No. of Spaces for Sale Separately:	NA	Sales Price:	NA

DEVELOPER/APPLICANT CERTIFICATION

The undersigned hereby certifies that he/she is Vice President of the Applicant, West Concord Development LLC and (a) all of the information provided in this application for the development known as Alexan Concord is complete and is true and correct to the best of his/her knowledge, and (b) that a copy of this application has been submitted to the City/Town of Concord.

Signature of Developer/Applicant Representative: 
 Print Name and Title (of Developer/Applicant): Tim O'Connor, Vice President
 Date: 1/9/2007

For further information regarding Home Ownership Developments, contact Rich Herlihy, Development Officer, at (617) 854-1335 or rherlihy@masshousing.com; or Sarah Hall, Loan Specialist, at (617) 854-1136 or shall@masshousing.com

For further information regarding Rental Developments, contact Douglas Lloyd, Development Officer, at (617) 854-1372 or dlloyd@masshousing.com

For further information regarding The Affordable Housing Trust Fund, contact Lynn Shields, Manager, Affordable Housing Trust Fund, at (617) 854-1381 or lshields@masshousing.com

**Chapter 40B Site and Final Approval Applications
Required Initial Budgets**



Revised: 2/15/2006

For MassHousing Use Only*				Const. Monitor:	
Development Name:	Alexan Concord			Agmt Date:	
Municipality:	Concord, Massachusetts			Reg. Monitor:	
Site Approval #:	0	Construction Type		Agmt Date:	
Project #:	0	0		<i>*See also "Sustainable Development Self-Assessment"</i>	

Please complete the form below *only* for **Site Approval** and **Final Approval** Applications.
(For all other applications, the information below will be provided in the One Stop Application).

BLUE TEXT INDICATES LINE ITEMS ADDED BY THE APPLICANT

INITIAL CAPITAL BUDGET - Please provide estimated total development sources and uses below.

FUNDING (SOURCES):	Lender Name	RENTAL	OWNERSHIP
		Amount	Amount
Permanent Debt:	Bank of America	\$61,741,353	
Public Equity/Soft Debt:			
Private Equity:*		\$20,580,451	
Additional Source:			
Additional Source:			
Additional Source:			

**MassHousing reserves the right to request additional information regarding any proposed use of equity (e.g., verification of the source and availability of such funds).*

DEVELOPMENT COSTS (USES):		RENTAL	OWNERSHIP
		Amount	Amount
Site Acquisition:		\$16,508,000	
Hard Costs:			
Site Preparation:	Rental Gross	\$4,287,500	
Landscaping:	Sq. Ft. Cost	\$844,167	
Residential Construction:	110	\$45,395,000	
Commercial Construction:		\$0	
Subtotal Hard Costs:	<i>% of Hard Costs</i>	\$50,526,667	\$0
Hard Cost Contingency:	5.0%	\$2,526,333	
Total Hard Costs:		\$53,053,000	\$0

Soft Costs:		RENTAL	OWNERSHIP
Architecture and Engineering:		see below	
Surveys and Permits:		see below	
Clerk of the Works:		included	
Environmental Engineer:		see below	
ARCHITECTURE		\$1,000,000	
ENGINEERING AND SURVEY		\$600,000	
MUNICIPAL FEES		\$800,000	
Legal:		\$700,000	
Title and Recording:		\$120,000	
Accounting and Cost Certification:		\$10,000	
Marketing and Rent Up:		\$700,000	
Real Estate Taxes:		\$250,000	

**Chapter 40B Site and Final Approval Applications
Required Initial Budgets**

Insurance:		included HC	
Relocation:		not used	
Appraisal:		\$15,000	
Security:		not used	
Construction Loan Interest: <i>Show Loan Assumptions Below</i>		\$3,471,018	
Inspecting Engineer:		\$100,000	
Financing Fees:			
Construction Lender: [construction/mini-perm structure]		\$802,638	
Permanent Lender:*		not used	
Mortgage Insurance Premium (MIP):		not used	
Credit Enhancement Fees:		not used	
Letter of Credit Fees:		not used	
Other Financing Fees:		not used	
Development Consultant:		not used	
Other (specify):	Misc. development costs	\$25,000	
Other (specify):		not used	
Subtotal Soft Costs:		\$8,593,656	\$0
	<i>% of Soft Costs</i>		
Soft Cost Contingency:	16%	\$1,400,000	
Total Soft Costs:		\$9,993,656	\$0
Capitalized Reserves:			
Lease-Up Reserves:		\$100,000	
Operating Reserves:		\$269,426	
Other (specify):			
Subtotal Capitalized Reserves:		\$369,426	\$0
Developer Fee/Overhead:		\$2,397,722	NA
Total Development Costs (TDC):		\$82,321,805	\$0
Total Sources:		\$82,321,804	\$0
Ownership Unit Profit:			NA
Ownership Profit as Percent of TDC:			

* See www.masshousing.com for current MassHousing Fee Schedule.

Construction Debt Assumptions:

Loan Amount:	Lender: Bank of America	\$61,741,353
Annual Rate:	Basis: * 2.25% over 30-day LIBOR	7.60% **
Term:	*Percent spread over Prime, NEF or other rate	7
Amortization:		interest only

INITIAL RENTAL PRO FORMA - Please complete the chart below for projected Year 1 operations.

Permanent Debt Assumptions:

Loan Amount:	Lender: Bank of America	\$61,741,353
Annual Rate:		7.60%
Override - Type "Y" if MassHousing Loan		0.00%
Term [construction/mini-perm with 5-year term and two 12-month extensions]:		7
Amortization:		30
Lender Required Debt Service Coverage Ratio:		1.15

**Chapter 40B Site and Final Approval Applications
Required Initial Budgets**

Gross Rental Income:*		\$8,516,828		
Other Income:*		\$398,108		
<i>Less Vacancy (Affordable Units):**</i>	<table border="1"><tr><td><i>Vacancy Rate</i></td></tr><tr><td>5.0%</td></tr></table>	<i>Vacancy Rate</i>	5.0%	(\$62,726)
<i>Vacancy Rate</i>				
5.0%				
<i>Less Vacancy (Moderate Units):</i>	<table border="1"><tr><td>0.0%</td></tr></table>	0.0%	\$0	
0.0%				
<i>Less Vacancy (Market Units):</i>	<table border="1"><tr><td>5.0%</td></tr></table>	5.0%	(\$363,116)	
5.0%				
Gross Effective Income:		\$8,489,095		
<i>Less Operating Expenses:</i>	Per Unit: \$7,066	(\$2,472,991)		
	Current operating expenses trended to year 1 at 2.5% per year			
Net Operating Income:		\$6,016,104		
<i>Less Permanent Loan Debt Service:</i>		(\$5,231,281)		
 Cash Flow:		 \$784,823		
Debt Service Coverage:		1.15		

* Please provide the additional information below

(a) Describe utility allowance assumptions (utilities to be paid by tenants)

Affordable units per HUD guidelines: tenants pay for gas heat, hot water, cooking; electric appliances, lighting.

(b) Describe "other income (commercial sq. ft. rents, laundry charges, parking fees, etc.)

Market rate units: 125 units: \$30/mo. Fireplace; 125 units: \$35/mo. View premium; 100 units: \$25/mo. Storage; 350 units: \$40/mo. misc. fees

**See applicable income levels listed in Sustainable Development Self-Assessment under Initial Unit and Rent Schedule.

RENTAL OPERATING EXPENSE ASSUMPTION:

Assumed Max. Operating Expenses: ¹		\$ 2,472,991
Assumed Max. Operating Expense/Unit:**	Units: 350	\$7,066

1. Discussed this calculation on 12/21/06 with John McCormick of MassHousing.
Max. operating expenses based on TCR estimated operating expenses.

* Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.

**MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

For further information regarding Home Ownership Developments, contact Rich Herlihy, Development Officer, at (617) 854-1335 or rherlihy@masshousing.com; or Sarah Hall, Loan Specialist, at (617) 854-1136 or shall@masshousing.com

For further information regarding Rental Developments, contact Douglas Lloyd, Development Officer, at (617) 854-1372 or dlloyd@masshousing.com

For further information regarding The Affordable Housing Trust Fund, contact Lynn Shields, Manager, Affordable Housing Trust Fund, at (617) 854-1381 or lshields@masshousing.com

**Chapter 40B Site Approval and Final Approval
Applications Additional Required Information**



Revised: 3/6/2006

For MassHousing Use Only*		Const. Monitor: 0	
Development Name:	Alexan Concord	Agmt Date: 0	
Municipality:	Concord, Massachusetts		
Site Approval #:	0	Construction Type	Reg. Monitor: 0
Project #:	0	0	Agmt Date: 0

**See also "Sustainable Development Self-Assessment"*

ADDITIONAL SITE APPROVAL APPLICATION REQUIREMENTS

Please complete the form below *only* for Site Approval and Final Approval Applications.
(For all other applications, the information below will be provided in the One Stop Application).

NOTE: For developments that have received a Site Approval from MassHousing, the Applicant only needs to submit information for Final Approval for items below that have **CHANGED** since the original Site Approval Application.

(1) NEW ENGLAND FUND (NEF) LETTER OF INTEREST (Attachment No. 6):

PLEASE REFER TO THE LETTER INCLUDED AS ATTACHMENT 6

For Site Approval Applications seeking approval for NEF financing, please attach a Letter of Interest from a current Federal Home Loan Bank (FHLB) of Boston member bank regarding financing for the proposed development (Include as Attachment No. 6 to Site Approval Application).

The Letter of Interest must include, at a minimum, the following information and projected loan terms:

- (a) Confirmation that the bank is a current FHLB of Boston member bank and that the bank will specifically use NEF funds for the proposed development;
- (b) All-in annual interest rate for the financing, or member bank spread over the FHLB of Boston's NEF Amortizing Advance or other applicable NEF rate;
- (c) Maximum loan term and amortization;
- (d) Minimum debt service coverage ratio requirement;
- (e) Maximum loan-to-value, and
- (f) Any other applicable limitation impacting loan size (maximum loan amount per development, etc.)

NOTE: CONSTRUCTION AND PERMANENT FINANCING COMMITMENTS WILL BE AT THE TIME OF FINAL APPROVAL BY MASSHOUSING. SEE "SITE AND FINAL APPROVAL REQUIRED CHECKLIST" ON MASSHOUSING'S WEBSITE (RENTAL DEVELOPMENT SECTION) FOR FURTHER INFORMATION.

**Chapter 40B Site Approval and Final Approval
Applications Additional Required Information**

(2) RELATED APPLICATIONS:

Pursuant to 760 CMR 31.07.(1).(h), a local zoning board of appeals may deny or grant with conditions a Comprehensive Permit if 12 months has not elapsed since the filing, disposition or withdrawal date of a prior application for a variance, special permit, subdivision or other local approval related to construction on the subject site if that application included no low- or moderate-income housing. Please indicate below any such previous applications relating to the subject property, including the application filing date, as well as any denial, approval, settlement or withdrawal dates. Please also indicate the current applicant's role, if any, in the previous application(s).

None.

PLEASE REFER TO THE ATTACHED LIST OF MEETINGS WITH LOCAL OFFICIALS

(3) CONTACT WITH LOCAL OFFICIAL(S): Town Counsel:

Stephen D. Anderson, Esquire
Phone: (617) 252-6575

With respect to the current Site Approval Application, please describe any local discussions/ consultations that have taken place with the relevant governing boards of the community, noting dates of these meetings and any local comments that have been made to date. At a minimum, prior to any submittal of a Site Approval Application to MassHousing, meetings must be held with the Chief Elected Official and/or the Town/City Manager, and, if applicable, the Local Housing Partnership.

(a) Chief Elected Official (Mayor, Board of Selectman Chair, etc.) or Town/City Manager

Meeting Dates:

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Chief Elected Official:

Title: _____

Address: _____

Telephone: _____

Fax: _____

E-Mail (if available): _____

Comments:

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**Chapter 40B Site Approval and Final Approval
Applications Additional Required Information**

(b) Local Housing Partnership (if applicable):

Meeting Dates:

Comments:

(c) Planning Board:

Meeting Dates:

Comments:

(d) Zoning Board of Appeals:

Meeting Dates:

Comments:

(e) Other (Specify):

Meeting Dates:

Comments:

(4) SITE CONTROL:

(a) Owned by Developer or Applicant (if different legal entity):

Name of Owner:

**Chapter 40B Site Approval and Final Approval
Applications Additional Required Information**

(b) Under Purchase and Sale Agreement (List Parties - Buyer and Seller):

Buyer:	*TCR Northeast Land Acquisition Limited Partnership		
Seller:	FTN Limited Partnership		
Expiration Date:	6/30/2008	Extension Dates:	6/30/2009 10/30/09
Purchase Price:	\$12,000,000	(base price)	

Purchase contract has been assigned to Applicant, West Concord Development LLC

(c) Under Option (List Parties - Buyer and Seller):

Buyer:			
Seller:			
Expiration Date:		Extension Dates:	
Purchase Price:			

(d) Is the Purchase and Sale Agreement, Option or Title currently in dispute pending litigation, arbitration, other)? Check "X"

Yes	
No	X

Please explain any dispute:

--

Most Recent "Arms Length" Sale: Check "X"

Yes	
No	X

Date of Sale:	
Buyer:	
Seller:	

(5) DEVELOPER/APPLICANT QUALIFICATIONS (Attachment No. 7):

DEVELOPER HAS RECEIVED FINANCING FROM MASSHOUSING WITHIN THE PAST 5 YRS FOR "ALEXAN AT PEMBROKE WOODS" (SITE APPROVAL #SA-04-009); ACCORDINGLY, SECTION 5 HAS BEEN SKIPPED.

Developers or Applicants that have received financing from MassHousing within the past five (5) years for a development of comparable size and complexity to the proposed development are NOT required to complete the following four (4) charts. Such Developers or Applicants may skip this (Section 5) section.

(a) Development Team:

Developer/Applicant:	Name
Development Consultant:	
Architect:	
Contractor:	
Management Agent:	

**Chapter 40B Site Approval and Final Approval
Applications Additional Required Information**

(b) **Role of Applicant in Current Proposal** - Please check "X" in the appropriate column below to reflect for each of the *development tasks* listed, whether the *Developer/Applicant* or *Development Consultant or Other* - please specify), has primary responsibility for the task in this **current proposal**.

<i>Development Task:</i>	<i>Developer/Applicant</i>	<i>Development Consultant/Other (Please Specify Name Below)</i>
-Local Permitting and Zoning:		
-Arch. Design Oversight:		
-Construction Bid Oversight:		
-Financing Packaging:		
-Subsidy Applications:		
-Tenant Relations/Organizing:		
-Loan Closing:		
-Construction Oversight:		
-Rent-Up:		
-Marketing:		
-Other (please specify):		

(c) **Development Team Prior Experience** - Please provide a list of prior development experience in the past five (5) *years* for each of the relevant development team members. A list must be completed for the proposed *Developer/Applicant* and the *Development Consultant (or Other)*, if any.

Attach a list for **EACH** team member (**Attachment No. 7** of the Site Approval Application) with the following information for **EACH** development identified for experience qualification purposes:

- Development Name
- Community/Address
- Housing Type*
- Development Type**
- Number of Units
- Month and Year Completed
- Specific Role (Use task chart above)
- Construction Lender
- Permanent Lender
- Other Funding Sources, if any

***Housing Type (List all that apply):** Rental, Homeownership, Family, Limited Equity Cooperative, SRO, Assisted Living, Special Needs (other than assisted living), Elderly Housing (conventional).

****Development Type (List all that apply):** New Construction, Substantial Rehabilitation, Moderate Rehabilitation, Adaptive Reuse, Acquisition, Financially Distressed, Preservation.

NOTE: Any new team member at the time of the Final Approval Application must be noted and experience must be included for that member in the Final Approval Application.

**Chapter 40B Site Approval and Final Approval
Applications Additional Required Information**

(d) Prior Development Costs - The *Developer/Applicant* and *Development Consultant (or Other, if any)* must attach a list for EACH development cited as experience above that shows the following:

- | | |
|----------------------------|-----------------------------|
| -Development Name | -Construction Loan Interest |
| -Acquisition - Land | -Other Development Costs |
| -Acquisition - Building(s) | -Developer Fee* |
| -Direct Construction | -Developer Overhead* |
| -Construction Contingency | -Total Development Cost |

**Exclude any developer fee or overhead contributed or loaned to the development.*

(e) Contacts at Lending Institutions - Please also list contacts for the relevant lending institutions involved in EACH the developments listed above for the **Developer/Applicant** experience:*

- | | |
|-----------------------|-----------------------|
| -Contact Name | -Phone Number |
| -Contact Title | -Fax Number |
| -Organization/Address | -E-mail, if available |

**MassHousing reserves the right to request additional contacts for lending institutions involved in developments listed for others development team members.*

(f) Criminal Activities - Have you ever been convicted of a felony or, to the best of your knowledge, has any member of your development team ever been convicted of a felony?
If yes, please explain.

(Y) Yes or (N) No

N

Please explain:

(g) Bankruptcy - Have you or any entities you control ever filed for bankruptcy?
If yes, please explain.

(Y) Yes or (N) No

N

Please explain:

**Chapter 40B Site Approval and Final Approval
Applications Additional Required Information**

(h) Project Eligibility - Have you ever applied for a project eligibility letter involving any portion of the site, or are you aware of any prior application for a project eligibility letter involving any portion of the site? If yes, please explain.

(Y) Yes or (N) No

N

Please explain:

(i) Outstanding Litigation - Is there any outstanding litigation relating to the site?
If yes, please explain.

(Y) Yes or (N) No

N

Please explain:

For further information regarding Home Ownership Developments, contact Rich Herlihy, Development Officer, at (617) 854-1335 or rherlihy@masshousing.com; or Sarah Hall, Loan Specialist, at (617) 854-1136 or shall@masshousing.com

For further information regarding Rental Developments, contact Douglas Lloyd, Development Officer, at (617) 854-1372 or dlloyd@masshousing.com

For further information regarding The Affordable Housing Trust Fund, contact Lynn Shields, Manager, Affordable Housing Trust Fund, at (617) 854-1381 or lshields@masshousing.com