

DEVIN, BARRY & AUSTIN, P.C.

ATTORNEYS AT LAW
80 WASHINGTON STREET, BUILDING S
NORWELL, MASSACHUSETTS 02061

ROBERT L. DEVIN
LAUREN D. BARRY

TELEPHONE (781)982-2400
FACSIMILE (781) 982-8161
rdevin@devin-barry.com

Michael A. Austin
(1943-2011)

April 4, 2018

Michael Busby
MassHousing
One Beacon Street
Boston, Massachusetts 02108

Re: Ralph Talbot Village
345 Ralph Talbot Street
Weymouth, MA 02190

Dear Michael:

I represent Ralph Talbot Village, LLC (a Limited Liability Company in the process of formation) whose address is c/o Ryder Development Corp., 847 Washington Street, Weymouth, MA 02189. On February 28th of this year, a Site Approval Application for the above referenced project was submitted to MassHousing, DHCD and the Town of Weymouth.

On March 23rd the required MassHousing site visit occurred. Along with you as MassHousing's representative, Robert Luongo and Jane Kudcey were present representing the Town of Weymouth. Mr. Ryder and I also attended.

As a result of the observations and comments of those in attendance, my client has decided to modify his proposal in an effort to respond to the observations and comments.

Specifically the proposal has changed from a twelve unit, two buildings, single story age-restricted proposal to a twelve unit, 2 ½ story townhouse, six building, non-age restricted proposal. Two of the buildings are proposed to face Ralph Talbot Street as shown on the revised site plan. Unfortunately, this change in concept eliminates the originally proposed 4 fully accessible handicapped units.

A revised Site Approval Application is enclosed. Copies are being sent today under separate cover to both DHCD and the Town of Weymouth. Electronic copies of this

Revised applications will also be submitted today both to you and to the Town of Weymouth;

Sincerely,

Robert L. Devin

Cc: Robert Luongo
Planning Director
Town of Weymouth

Jennifer Maddox
Acting Undersecretary
DHCD

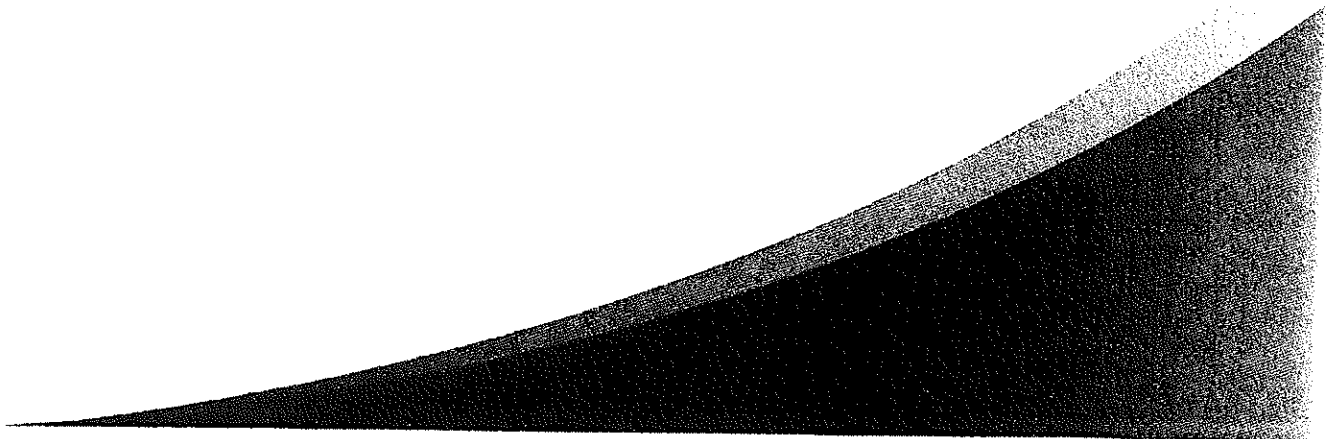
Ralph Talbot Village



REVISED

**Comprehensive Permit Site Approval
Application/Rental**

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<http://www.mass.gov/hed/economic/cohed/dhcd/legal/regs/760-cmr-56.html> and
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Gregory Watson, Manager of Comprehensive Permit Programs
MassHousing, One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or gwatson@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval:

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Please be sure to answer ALL questions. Indicate "N/A", "None" or "Same" when necessary.

Section 1: GENERAL INFORMATION (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: Ralph Talbot Village

Municipality: Weymouth

Address of Site: 345 Ralph Talbot Street, Weymouth, MA

Cross Street (if applicable): _____

Zip Code: 2190

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 43, Block 500, Lot 1

Name of Proposed Development Entity (typically a single purpose entity): _____

Ralph Talbot Village LLC

Entity Type: Limited Dividend Organization ☒ Non-Profit* _____ Government Agency _____

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? Yes _____ No ☒

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): _____

Ralph Talbot Village LLC c/o Kenneth Ryder

Applicant's Web Address, if any: _____

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ☒ No _____ If yes, please explain: Contractor - Ryder Development Corp.

Primary Contact Information (required)

Name of Individual: Kenneth Ryder

Relationship to Applicant: Principal

Name of Company (if any): Ryder Properties Company, LLC

Street Address: 847 Washington Street

City/Town/Zip: Weymouth, MA 02189

Telephone (office and cell) and Email: 617-347-4941 kenryderk@aol.com

Secondary Contact Information (required)

Name of Individual: Robert L. Devin

Relationship to Applicant: Attorney

Name of Company (if any): Devin, Barry & Austin, P.C.

Street Address: 80 Washington Street, Building S

City/Town/Zip: Norwell, MA 02061

Telephone (office and cell) and Email: 781-982-2400; 781-820-6876; rdevin@devin-barry.com

Additional Contact Information *(optional)*

Name of Individual: Al Trakimas

Relationship to Applicant: Project Engineer

Name of Company *(if any)*: SITEC

Street Address: 769 Plain Street

City/Town/Zip: Marshfield, MA 02050

Telephone *(office and cell)* and Email: 781-319-0100; atrakimas@sitec-engineering.com

Anticipated Construction Financing: MassHousing _____ NEF Bank ✓

If NEF Bank, Name of Bank: South Shore Bank

Anticipated Permanent Financing: MassHousing _____ NEF Bank ✓

If NEF Bank, Name of Bank: South Shore Bank

Total Number of Units 12 # Affordable Units 3 # Market Rate Units 9

Age Restricted? Yes/No No If Yes, 55+ or 62+? _____

Brief Project Description (150 words or less):

Property is improved with an old building (to be demolished) formerly used as a church. Proposed are 6 sprinklered townhouse buildings, each containing 2 units together with parking lot, landscaping and utilities

Required Attachments Relating to Section 1

1.1 Location Map

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.

1.3 Directions

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

From: **Alexander Trakimas** atrakimas@sitecenv.com
Subject: **Ryder - Ralph Talbot Street - Location Map**
Date: **January 22, 2018 at 4:39 PM**
To: **Bob Devin** rdevin@devin-barry.com

1.1

Bob: It prints legibly on an 8.5 x 11. Al

Alexander Trakimas, Principal

SITEC Environmental, Inc.

769 Plain Street – Unit C

Marshfield, MA 02050

Office: 781-319-0100

Mobile: 508-274-7332

E-Mail: atrakimas@sitecenv.com



1.3

Google Maps

One Beacon Street to 345 Ralph Talbot Street, Weymouth, MA

Drive 18.3 miles, 25 min

One Beacon Street

1 Beacon St, Boston, MA 02108

Get on I-93 S from Congress St

- | | | |
|---|--|----------------|
| ↑ | 1. Head east on Beacon St toward Freedom Trail | 6 min (1.1 mi) |
| | | 105 ft |
| ↑ | 2. Continue straight onto School St | |
| | | 0.1 mi |
| ↙ | 3. Turn left onto Washington St | |
| | | 108 ft |
| ↘ | 4. Turn right onto Water St | |
| | | 463 ft |
| ↘ | 5. Turn right onto Congress St | |
| | | 0.3 mi |
| ↘ | 6. Use the 2nd from the right lane to turn right onto Purchase St | |
| | | 49 ft |
| ⤴ | 7. Use the left lane to take the I-93 S ramp to I-90 W/Quincy/Worcester | |
| | | 0.5 mi |
| ↙ | 8. Keep left at the fork, follow signs for Interstate 93 S and merge onto I-93 S | |
| | | 0.1 mi |

Follow I-93 S and MA-3 S to Derby St in Hingham. Take exit 15 from MA-3 S

- | | | |
|---|--|------------------|
| ⤴ | 9. Merge onto I-93 S | 18 min (16.4 mi) |
| | | 9.0 mi |
| ↙ | 10. Use the left 2 lanes to take exit 7 for MA-3 S toward Cape Cod | |
| | | 0.7 mi |
| ↑ | 11. Continue onto MA-3 S | |
| | | 6.5 mi |
| ↘ | 12. Take exit 15 for Derby St | |
| | | 0.2 mi |

Drive to Ralph Talbot St in Weymouth

- | | | |
|---|-----------------------------|----------------|
| ↙ | 13. Turn left onto Derby St | 2 min (0.8 mi) |
| | | 0.2 mi |

↑ 14. Continue onto Oak St

↑ 15. Continue onto Ralph Talbot St

0.1 mi

ⓘ Destination will be on the left

0.4 mi

345 Ralph Talbot St

Weymouth, MA 02190

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Section 2: EXISTING CONDITIONS/SITE INFORMATION (also see Required Attachments listed at end of Section 2)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Name of Proposed Project: Ralph Talbot Village

| Buildable Area Calculations | Sq. Feet/Acres (enter "0" if applicable—do not leave blank) |
|---|---|
| Total Site Area | 49,570.00 |
| Wetland Area (per MA DEP) | 0.00 |
| Flood/Hazard Area (per FEMA) | 0.00 |
| Endangered Species Habitat (per MESA) | 0.00 |
| Conservation/Article 97 Land | 0.00 |
| Protected Agricultural Land (i.e. EO 193) | 0.00 |
| Other Non-Buildable (Describe) | 0.00 |
| Total Non-Buildable Area | 0.00 |
| Total Buildable Site Area | 49,570.00 |

Current use of the site and prior use if known: vacant, formerly used as a church

Is the site located entirely within one municipality? Yes ☒ No ☐

If not, in what other municipality is the site located? _____

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) _____
Weymouth contains 13,774.0 acres

Current zoning classification and principal permitted uses: R-1, single family

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications. Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? _____

| Existing Utilities and Infrastructure | Yes/No | Description |
|--|--------|-------------|
| Wastewater- private wastewater treatment | No | |
| Wastewater - public sewer | Yes | |
| Storm Sewer | Yes | |
| Water-public water | yes | |
| Water-private well | No | |
| Natural Gas | Yes | |
| Electricity | Yes | |
| Roadway Access to Site | Yes | |
| Sidewalk Access to Site | Yes | |
| Other | | |

Describe surrounding land use(s): Single family houses with a gas station, church and school, all located within easy walking distance

1.4

1

| Surrounding Land Use/Amenities | Distance from Site | Available by Public Transportation? |
|--------------------------------|-----------------------|-------------------------------------|
| Shopping Facilities | 1.4 miles | |
| Schools | 1/4 mile | |
| Government Offices | 3 miles | |
| Multi-Family Housing | 1/2 mile | |
| Public Safety Facilities | 1 mile (fire station) | |
| Office/Industrial Uses | 2 miles | |
| Conservation Land | 1 mile | |
| Recreational Facilities | 1 mile | |
| Houses of Worship | 1/4 mile | |
| Other | | |

List any public transportation near the Site, including type of transportation and distance from the site:
bus stop a short walk from site

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints."

Are there any easements, rights of way or other restrictions of record affecting the development of the site? No

Is there any evidence of hazardous, flammable or explosive material on the site? No

Is the site, or any portion thereof, located within a designated flood hazard area? No

Does the site include areas designated by Natural Heritage as endangered species habitat? No

Are there documented state-designated wetlands on the site? No

Are there documented vernal pools on the site? No

Is the site within a local or state Historic District or listed on the National Register or Historic Places? No

Has the site or any building(s) on the site been designated as a local, state or national landmark? No

Are there existing buildings and structures on site? Yes

Does the site include documented archeological resources? No

Does the site include any known significant areas of ledge or steep slopes? No

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

Please provide a detailed Existing Conditions Plan showing the entire site, prepared, signed and stamped by a Registered Engineer or Land Surveyor. Plans should be prepared at a scale of 1"=100' or 1"=200' and should include the following information:

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground)
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas
- j. Existing Site entries and egresses

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11x17 reproductions and one (1) electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the site (such as those available online) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

2.3 Site/Context Photographs

Please provide photographs of the site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

2.4 Documentation Regarding Site Characteristics/Constraints

Please provide documentation of site characteristics and constraints as directed including available narratives, summaries and relevant documentation including:

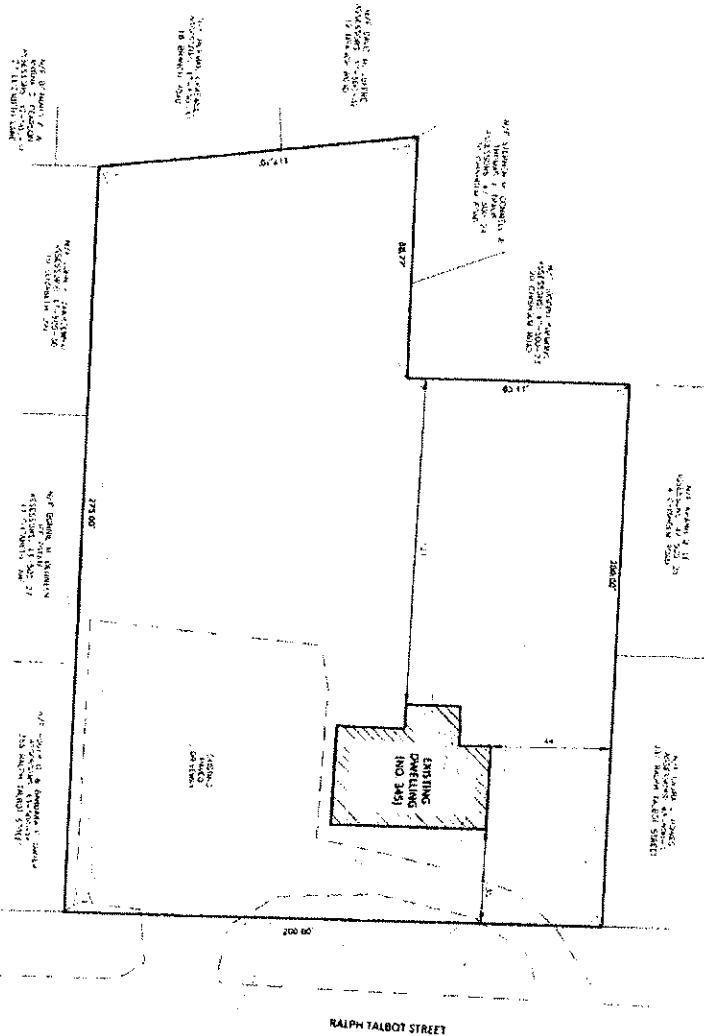
- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District Nomination(s)

2.5 By-Right Site Plan (if available)

MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if permits have been issued for alternative development proposals for the site, please provide two (2) copies of a "by-right" site plan showing the highest and best use of the site under current zoning, and copies of any existing permits. These will assist the appraiser in determining the "as is" value of the site without any consideration being given to its potential for development under Chapter 40B.

| TABLE OF DIMENSIONAL REQUIREMENTS | | | |
|-----------------------------------|--------------------------|--------------------------|----------------------------|
| MINIMUM LOT AREA (SQ. FT.) | MINIMUM LOT DEPTH (FEET) | MINIMUM LOT WIDTH (FEET) | MINIMUM LOT AREA (SQ. FT.) |
| 10,000 | 100 | 100 | 10,000 |
| 15,000 | 150 | 150 | 15,000 |
| 20,000 | 200 | 200 | 20,000 |
| 25,000 | 250 | 250 | 25,000 |
| 30,000 | 300 | 300 | 30,000 |
| 35,000 | 350 | 350 | 35,000 |
| 40,000 | 400 | 400 | 40,000 |
| 45,000 | 450 | 450 | 45,000 |
| 50,000 | 500 | 500 | 50,000 |
| 55,000 | 550 | 550 | 55,000 |
| 60,000 | 600 | 600 | 60,000 |
| 65,000 | 650 | 650 | 65,000 |
| 70,000 | 700 | 700 | 70,000 |
| 75,000 | 750 | 750 | 75,000 |
| 80,000 | 800 | 800 | 80,000 |
| 85,000 | 850 | 850 | 85,000 |
| 90,000 | 900 | 900 | 90,000 |
| 95,000 | 950 | 950 | 95,000 |
| 100,000 | 1,000 | 1,000 | 100,000 |

* 30 FEET OF ANY DIMENSION
** LOT AREA OF 24 FEET OR 1/3 LOT DEPTH



RALPH TALBOT STREET



LOCUS MAP
SCALE: 1" = 100'

EXISTING CONDITIONS NOTE:
EXISTING DOWLING AND PHYSICAL FEATURES SHOWN ON THIS PLAN ARE BASED ON AERIAL PHOTOGRAPHY DATED 2011. ANY CHANGES TO THE EXISTING CONDITIONS SINCE THAT DATE ARE NOT SHOWN ON THIS PLAN.

OWNER:
RYDER DEVELOPMENT CORPORATION, LLC
1000 WASHINGTON STREET, SUITE 200
WETMOUTH, MASSACHUSETTS 01907-1020

APPLICANT:
RYDER DEVELOPMENT CORPORATION
1000 WASHINGTON STREET, SUITE 200
WETMOUTH, MASSACHUSETTS 01907-1020

PROJECT ADDRESS:
345 RALPH TALBOT STREET
WETMOUTH, MASSACHUSETTS 01907

ASSISTANT ENGINEER:
JAMES J. RYDER, P.E.
1000 WASHINGTON STREET, SUITE 200
WETMOUTH, MASSACHUSETTS 01907

DEED REFERENCE:
WETMOUTH COUNTY RECORD OF DEEDS
BOOK NO. 35414 PAGE NO. 219

LOCAL JURISDICTION:
WETMOUTH, MASSACHUSETTS
WETMOUTH DISTRICT #1-1

BLUETOOTH INFORMATION:
THE SUBJECT PROPERTY IS A 3.0 ACRE ZONE X (GENERAL PURPOSE) ZONED LOT. THE PROPERTY IS LOCATED ON THE CORNER OF WASHINGTON STREET AND RALPH TALBOT STREET. THE PROPERTY IS 3.0 ACRES IN SIZE. THE PROPERTY IS 3.0 ACRES IN SIZE. THE PROPERTY IS 3.0 ACRES IN SIZE.

SITEC ENVIRONMENTAL
1000 WASHINGTON STREET, SUITE 200
WETMOUTH, MASSACHUSETTS 01907-1020
TEL: 508-398-1234
FAX: 508-398-1235
WWW.SITEC-ENV.COM

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
345 RALPH TALBOT STREET
WETMOUTH, MASSACHUSETTS

RYDER DEVELOPMENT CORPORATION
1000 WASHINGTON STREET
WETMOUTH, MASSACHUSETTS

EXISTING CONDITIONS PLAN

DATE: JAN 22, 2018
BY: JAC
CHECKED BY: ABT
APPROVED BY: JAC

| No. | Date | Revision Description | By | Appr. |
|-----|--------------|--------------------------|-----|-------|
| 1 | JAN 22, 2018 | EXISTING CONDITIONS PLAN | JAC | ABT |

From: **Alexander Trakimas** atrakimas@sitecenv.com
Subject: **Ryder - Ralph Talbot Street - Aerial Photograph**
Date: January 22, 2018 at 4:45 PM
To: **Bob Devin** rdevin@devin-barry.com

Bob: We can provide additional if needed. Al

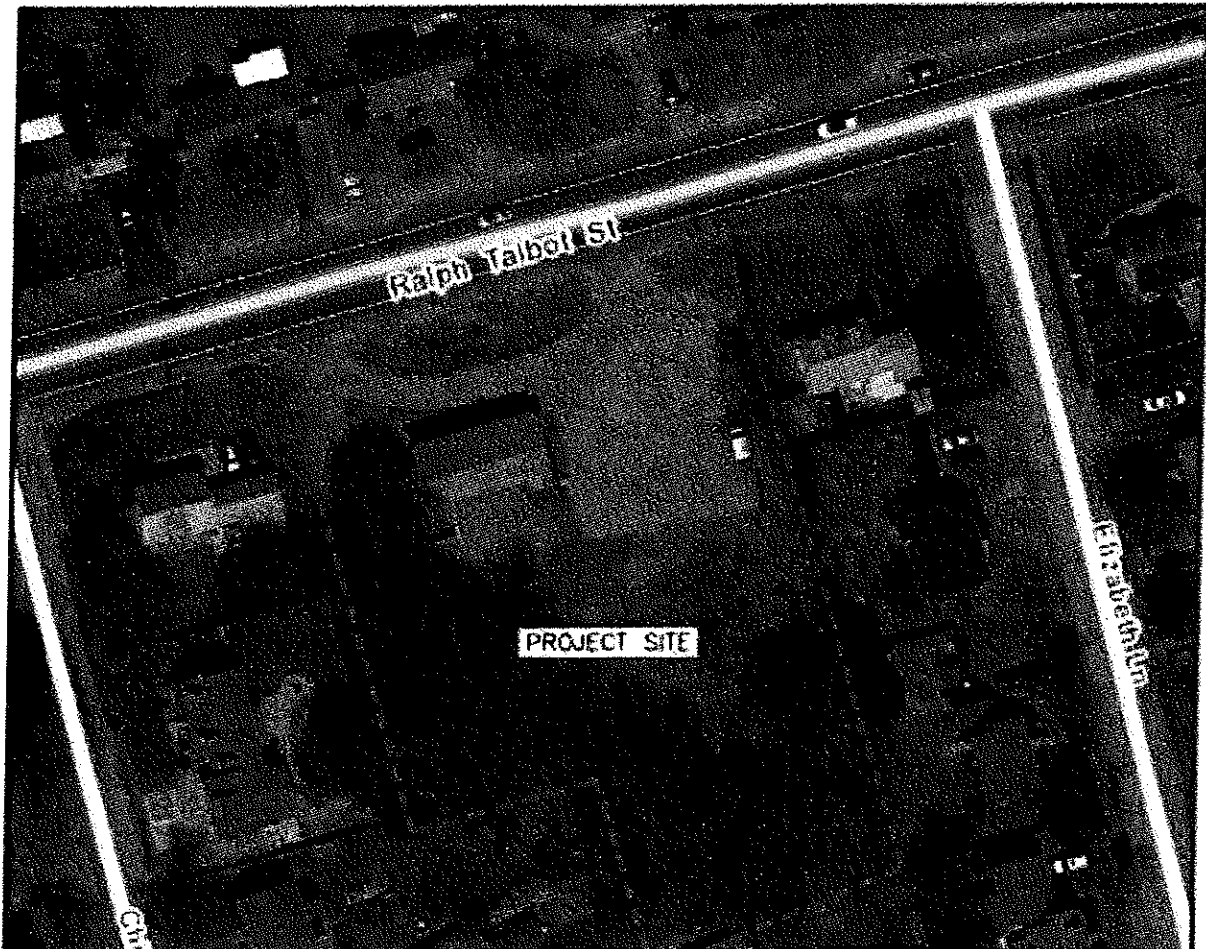
2.3

Alexander Trakimas, Principal

SITEC Environmental, Inc.
769 Plain Street – Unit C
Marshfield, MA 02050

Office: 781-319-0100
Mobile: 508-274-7332

E-Mail: atrakimas@sitecenv.com



2.4

Site Characteristics/Constraints

345 Ralph Talbot Street
Weymouth, Massachusetts

The 49,570 square-foot site is located on the south side of Ralph Talbot Street between Elizabeth Lane, to the east, Chisolm Road to the west, and Branch Road, to the south. Residential properties abut the perimeter of the site and additional residential properties exist on the opposite side of Ralph Talbot Street. The site is further identified by the Weymouth Assessor's as Parcel ID: 43-500-11 with a state classification code of charitable services. The existing building is currently vacant; however, it was formerly used as a Grange Hall and most recently used as the Colonial Hills Baptist Church.

The site is generally rectangular, open and gently sloping. It has 200-feet of frontage with two curb cuts along Ralph Talbot Street (a State Roadway) and site depth ranges from 200-feet to 275-feet. The latest Flood Insurance Rate Map shows the property to be in a Zone X area of minimal flooding. The nearest 100-year flood zone is associated with Old Swamp River, which is on the opposite side of Chisolm Road, to the west. Old Swamp River is over 200-feet from the site.

A review of the "Soil Survey of Norfolk and Suffolk Counties" finds that site soils consist entirely of Merrimac-Urban Land Complex with 0 to 8 % slopes. Soil properties include depth to bedrock of more than 60-inches, depth to the seasonal high groundwater table of more than 6-feet and that it is designated as Hydrologic Group A. The Merrimac soil is noted to have no major limitations for building site development or for local roads and streets.

Based on our review of the noted data, we do not see any characteristics of the site that would constrain its development for the proposed 12-residential dwelling units.

2.5 By Right Site Plan

Because only 1 single family house is allowed by right, no by right site plan is required or submitted.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: Ralph Talbot Village

Project Type (mark both if applicable): New Construction ☒ Rehabilitation ☐ Both ☐

Total Number of Dwelling Units: 12

Total Number of Affordable Units: 3

Number of 50% AMI Affordable Units:

Number of 80% AMI Affordable Units: 3

Number of Market Rate Units: 9

Unit Mix: Affordable Units

| Unit Type | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---------------------|--------|-----------|-----------|-----------|-----------|
| Number of Units | | | 2 | 1 | |
| Number of Bathrooms | | | 1 1/2 | 1 1/2 | |
| Square Feet/Unit | | | 1200 | 1410 | |

Unit Mix: Market Rate

| Unit Type | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---------------------|--------|-----------|-----------|-----------|-----------|
| Number of Units | | | 8 | 1 | |
| Number of Bathrooms | | | 1 1/2 | 1 1/2 | |
| Square Feet/Unit | | | 1200 | 1410 | |

Percentage of Units with 3 or More Bedrooms*: 16.67

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Number of Handicapped Accessible Units: 0 Market Rate: Affordable:

Gross Density (units per acre): 10.50

Net Density (units per buildable acre): 10.50

Residential Building Information

| Building Type and Style <i>(single family detached, townhouse, multi-family)</i> | Construction or Rehabilitation | Number of Stories | Height | GFA | Number Bldgs. of this type |
|---|-----------------------------------|----------------------|--------|--------|-------------------------------|
| townhouse | new | 2 1/2 | 35 | 14,820 | 6 |
| | | | | | |
| | | | | | |
| | | | | | |

Non-Residential Building Information

| Building Type and Style | Construction or Rehabilitation | Number of Stories | Height | GFA | Number Bldgs. of this type |
|-------------------------|-----------------------------------|----------------------|--------|-----|-------------------------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Will all features and amenities available to market unit residents also be available to affordable unit residents?
If not, explain the differences.

Yes

Parking

Total Parking Spaces Provided: 32

Ratio of Parking Spaces to Housing Units: 2.66

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: 16.00

Parking and Paved Areas: 32.00

Usable Open Space: 52.00

Unusable Open Space: 0.00

Lot Coverage: 48.00

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No no

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

Please provide preliminary site layout plans of the entire Site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1" =200', and should show

- Proposed site grading
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one (1) electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

3.2 Graphic Representations of Project/Preliminary Architectural Plans

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

3.3 Narrative Description of Design Approach

Provide a narrative description of the approach to building massing, style, and exterior materials; site layout, and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called Approach to Chapter 40B Design Reviews prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

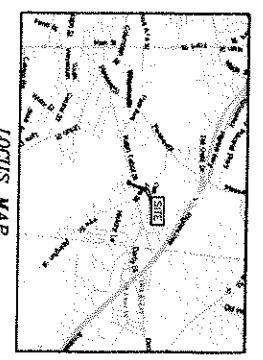
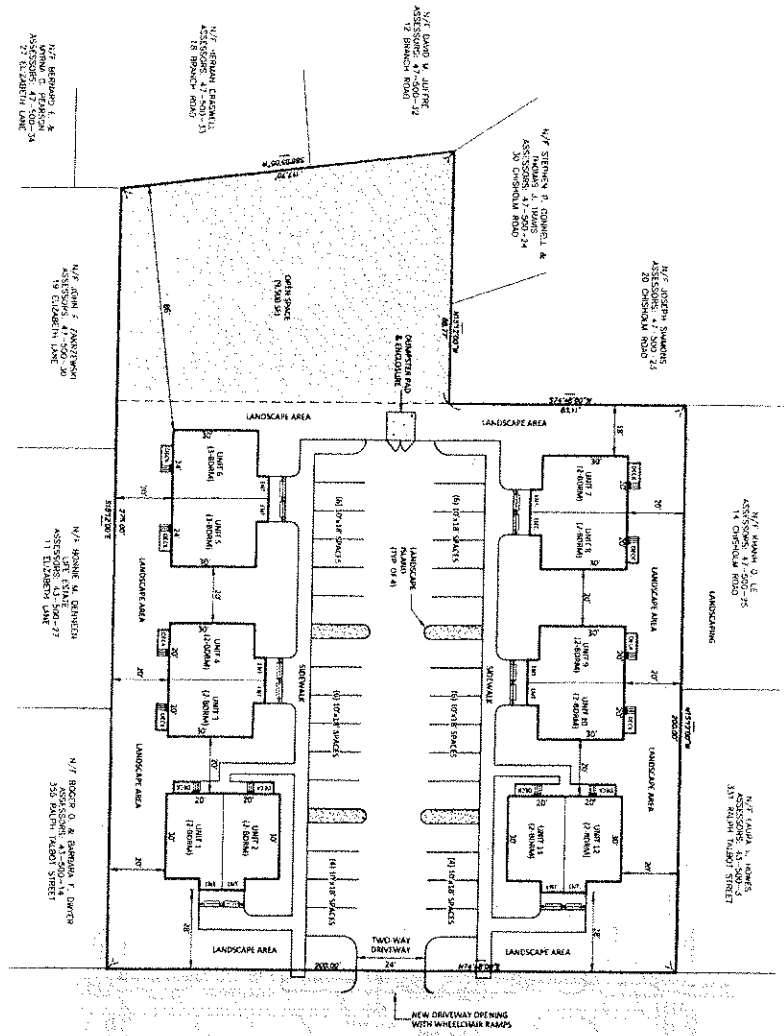
3.4 Tabular Zoning Analysis

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area, frontage, front, side and rear setbacks, maximum building coverage, maximum lot coverage, height, number of stories, maximum gross floor area ratio, units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

3.5 Completed Sustainable Development Principles Evaluation Assessment Form *(see attached form)*

345 RALPH TALBOT STREET, WYOMOUTH, MASSACHUSETTS
ZONING INFORMATION

| PROPERTY | APPLICANT | PROJECT | DATE | STATUS |
|-------------------------|-------------------------------|---|---------|--------|
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/17/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |
| 345 RALPH TALBOT STREET | RYDER DEVELOPMENT CORPORATION | REVISSED DWELLING LAYOUT TO EXPLORE UNITS | 3/29/18 | ABT |



OWNERS:
RYDER DEVELOPMENT CORPORATION
847 WASHINGTON STREET
WYOMOUTH, MASSACHUSETTS 01980

APPLICANT:
RYDER DEVELOPMENT CORPORATION
847 WASHINGTON STREET
WYOMOUTH, MASSACHUSETTS 01980

PROJECT ADDRESS:
345 RALPH TALBOT STREET
WYOMOUTH, MASSACHUSETTS 01980

ASSISTANT INFORMATION:
WAF 43 BLOCK 300 LOT 11
42,570 SF

DEED REFERENCE:
RECORD BOOK 123 OF 123
RECORD PAGE 123 OF 123

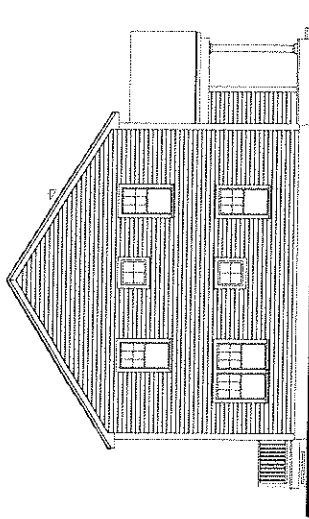
ZONING INFORMATION:
RECORD BOOK 123 OF 123
RECORD PAGE 123 OF 123

PROPERTY LINE INFORMATION:
THE SHARED PROPERTY LINE WITHIN ZONE X (ZONE OF LUMBER, FISHING)
AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 25210041C
OCCUPYING UNIT 17, 2012

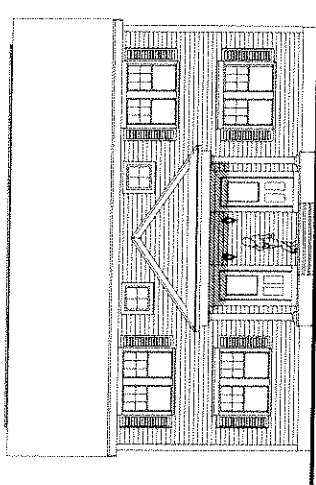
PROPERTY LINE INFORMATION:
PROPERTY LINE INFORMATION TAKEN FROM 345 RALPH TALBOT STREET
WYOMOUTH, MASSACHUSETTS BY HUNT LAND SURVEYING
UNIT 3-18-18, SCALE: 1"=20'



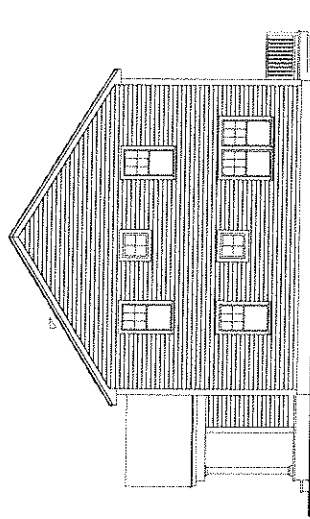
| Project | Proposed | Date | Revision | Author | Appr. |
|---|---------------|------|----------|--------|-------|
| PROPOSED MULTI-UNIT RESIDENTIAL BUILDINGS 345 RALPH TALBOT STREET WYOMOUTH, MASSACHUSETTS | DEC. 15, 2017 | 1 | 3/17/18 | ABT | ABT |
| RYDER DEVELOPMENT CORPORATION 847 WASHINGTON STREET WYOMOUTH, MASSACHUSETTS | JAC | 2 | 3/29/18 | ABT | ABT |
| PRELIMINARY SITE LAYOUT PLAN | PSP-1 | | | | |



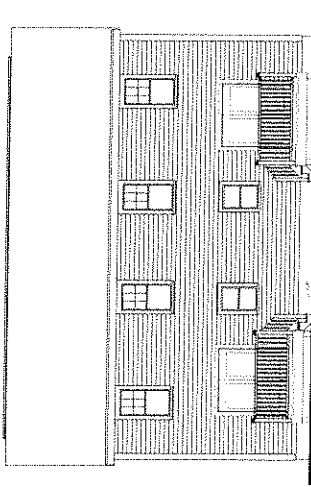
Left Elevation



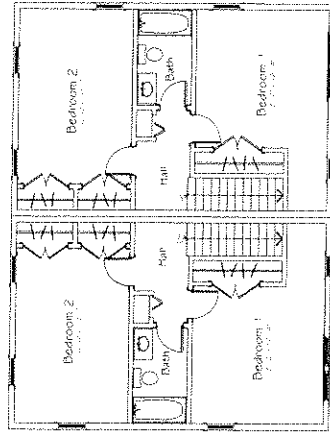
Front Elevation
Duplex Building - 2 Bedroom Units



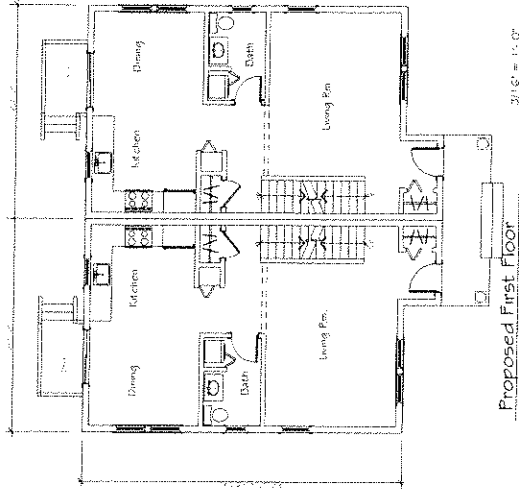
Right Elevation



Rear Elevation



Proposed Second Floor
2-Bedroom



Proposed First Floor

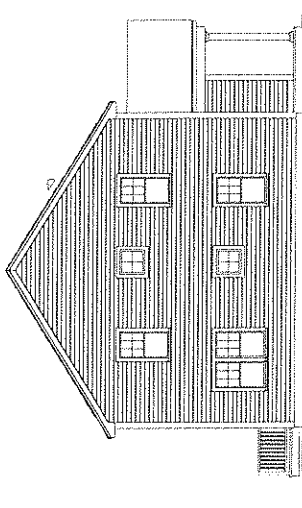
Typical Duplex with 2-Bedroom Units

Residential Development Plans for:

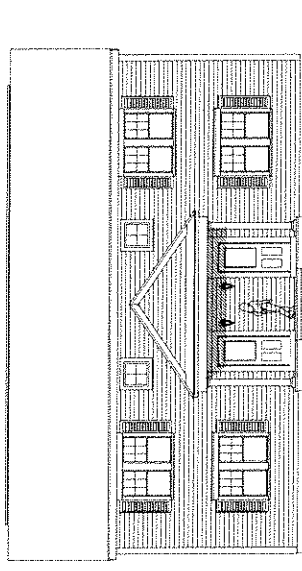
345 Ralph Talbot Street
Weymouth, MA

Brian R. Saluti - Architect, Inc.
15 Newport Avenue
Weymouth, MA 02190
brian.saluti@brianr.saluti.com

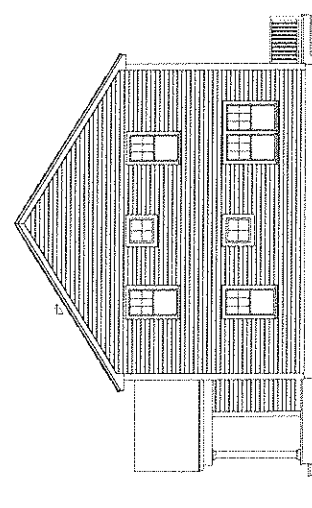
A1



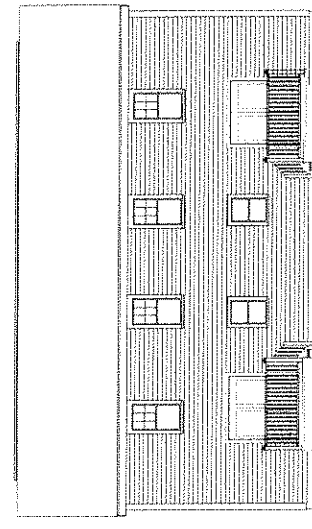
Left Elevation



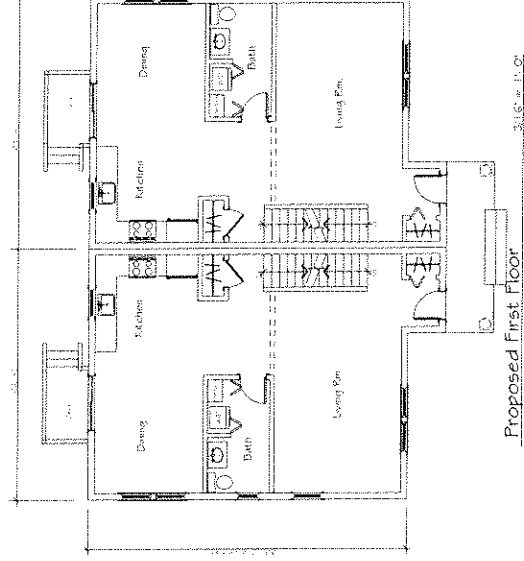
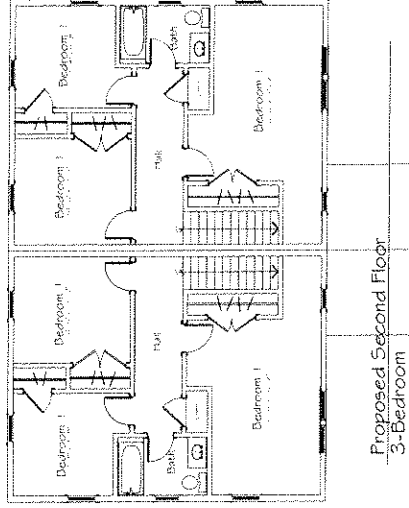
Front Elevation
Duplex Building 3 Bedroom Unit
31.5' x 11.0'



Right Elevation



Rear Elevation



Duplex with 3-Bedroom Units

Residential Development Plans for:

345 Ralph Talbot Street
Weymouth, MA

Brian R. Saluti - Architect, Inc.
115 Newbed Avenue
Weymouth, MA 02193
617.927.3415
saluti-architect@gmail.com

3.3

Architectural Narrative

Ryder Development is planning to construct 345 Ralph Talbot Street a small scaled community, which will include six (6) buildings with a total of 12 two and one-half story dwelling units. The square footages per unit varies from 1200 to 1,410 s.f. with 2 or 3 Bedrooms and one and one-half Baths per unit. The Kitchen, Dining and Living areas will have an open space concept.

This will be a unique development since all the units will be accessible from grade with dedicated parking spaces within a short distance from their entrances. Each dwelling unit entrance will also have a covered canopy.

The (dwelling units will have sufficient space for handicap adaptability if the need arises. Some features will include wash/dry hookups, granite countertops, individual heating/cooling units and hot water heaters.

The development is ideally located and close to Highway Routes 93, 3 and 18. It is also located minutes from the Derby Street Shoppes, the Pleasant Street Shops and Columbian Square, which will offer the residents a variety of shopping conveniences and entertainment.

3.4

TABULAR ZONING ANALYSIS
345 RALPH TALBOT STREET - WEYMOUTH, MASSACHUSETTS

| TABLE OF DIMENSIONAL REQUIREMENTS | | | |
|---|----------------------|--------------------------|--------------------------|
| ZONING DISTRICT: R-1 RESIDENTIAL (ONE-FAMILY) | | | |
| | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT SIZE (S.F.) | 25,000 S.F. | 49,570 S.F. | 49,570 S.F. |
| MINIMUM LOT AREA (S.F. PER DWELLING UNIT) | 25,000 S.F. | 49,570 S.F. | 4,130 S.F. * |
| MINIMUM LOT WIDTH (FT.) | 120 FT. | 200 FT. | 200 FT. |
| MAXIMUM HEIGHT (STORIES) | 35 FT. (2.5 STORIES) | < 35 FT. (< 2.5 STORIES) | < 35 FT. (< 2.5 STORIES) |
| MAXIMUM LOT COVERAGE | 30% ** | 4.5% | 16% |
| MINIMUM FRONT YARD DEPTH | 18 FT. | 48 FT. | 28 FT. |
| MINIMUM SIDE YARD DEPTH | 10 FT. *** | 49 FT. | 18 FT. |
| MINIMUM REAR YARD DEPTH | 24 FT. **** | 191 FT. | 86 FT. |

* BASED ON 12 PROPOSED DWELLING UNITS.
 ** GROUND COVERAGE OF ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, AND EXPRESSED AS A PERCENTAGE.
 *** 20 FEET OF ANY DWELLING.
 **** LESSER OF 24 FEET OR 1/5 LOT DEPTH.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Section 4: SITE CONTROL (also see Required Attachments listed at end of Section 4)

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the Applicant controls the site.

Name of Proposed Project: Ralph Talbot Village

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

Owned (or ground leased) by Development Entity or Applicant ☒

Under Purchase and Sale Agreement ☐

Under Option Agreement ☐

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: Paul Zakrzewski

Grantee/Buyer: Ryder Properties Company, LLC

Grantee/Buyer is (check one):

Applicant ☐ Development Entity ☐ Managing General Partner of Development Entity ☐

General Partner of Development Entity ☐ Other (explain) Applicant is a related to the to be formed LLC

Are the Parties Related? No

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): _____

Purchase Price: \$200,000.00

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Will any easements or rights of way over other properties be required in order to develop the site as proposed?

Yes ☐ No ☒

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: _____

Are the Parties Related? _____

For Easements

Date(s) of Easement(s): _____

Purchase Price: _____

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Required Attachments Relating to Section 4

4.1 Evidence of Site Control (required)

Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement, agreements to purchase easements) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.

4.1

QUITCLAIM DEED

I, PAUL ZAKRZEWSKI, Trustee, P&R Realty Trust, w/d/t dated February 10, 2017 and recorded at the Norfolk County Registry of Deeds at Book 34936, Page 205, of 9 Mahoney Circle, Abington, Plymouth County, Massachusetts 02351, for consideration paid and in full consideration of the sum of Two Hundred Thousand Dollars and no/cents (\$200,000.00), hereby grant to *Ryder Properties Company, LLC, a Massachusetts limited liability company,* of 847 Washington Street, Weymouth, Norfolk County, Massachusetts, **WITH QUITCLAIM COVENANTS.**

The land in Weymouth, Norfolk County, Massachusetts, described as follows:

PARCEL ONE: the land in said Weymouth located between Elizabeth Lane (Private Way) and Chisholm Road and shown on a certain plan entitled "Hunters' Hill) Plan of Subdivision of Land in (South) Weymouth, Mass. for Daniel A. Brown, Jr.," dated Nov. 14, 1951, Russell H. Whiting, C.E., duly recorded with Norfolk Deeds. Said land is shown on said plan as the lot of "Andrew A. Chisholm", and is further bounded and described as follows:

NORTHERLY- by land of Weymouth Grange, Inc. ** in Plan Book 167, Plan 1428.*
EASTERLY- by lot 6 on Elizabeth Lane (Private Way), as shown on said plan;
SOUTHERLY- by the lots numbered 2 and 3 on said plan; and
WESTERLY- by land of Thomas H. Fogerty, Jr. and Ann K. Fogerty, tenants by the Entirety and by land now or formerly of Harvey W. Parnel and Lee S. Parnel, tenants by the entirety.

Being one and the same premises conveyed to the within named Grantor by deed of Daniel A. Brown, Jr. and Dorothy F. Brown dated December 21, 1953 and recorded at the Norfolk County Registry of Deeds at Book 3282, Page 436.

PARCEL TWO: A certain parcel of land, with the buildings thereon, situated on Ralph Talbot Street in Weymouth, Norfolk County, Massachusetts, being shown as Lot D on a plan by Andrew A. Chisholm, Engineer, dated May 14, 1945 and recorded with Norfolk Registry of Deeds and bounded and described as follows:

NORTHERLY by said Ralph Talbot Street, two hundred (200) feet;
EASTERLY by Lot C, as shown on said plan, two hundred (200) feet;
SOUTHERLY by land of Andrew A. Chisholm, as shown on said plan, two hundred (200) feet;
WESTERLY by land of said Andrew A. Chisholm, as shown on said plan, two hundred (200) feet;

Containing 40,000 square feet of land, according to said plan.

Being one and the same parcel conveyed to the within named Grantor by deed dated February 24, 2017 and recorded at the Norfolk County Registry of Deeds in Book 34936, Page 213. See also Confirmatory Quitclaim Deed dated August 24, 2017, to be recorded herewith.

WITNESS MY HAND AND SEAL THIS THIRTIETH DAY OF AUGUST, 2017

PAUL ZAKRZEWSKI, Trustee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

August 30, 2017

On this thirtieth day of August, 2017 before me, the undersigned notary public, personally appeared **PAUL ZAKRZEWSKI, Trustee**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it as his free act and deed and voluntarily in his capacity as Trustee of the Trust.

Notary Public: Ronald N. Whitney
My Commission Expires: May 4, 2023

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Section 5: FINANCIAL INFORMATION – Site Approval Application Rental 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: **Ralph Talbot Village**

Initial Capital Budget (please enter "0" when no such source or use is anticipated)

Sources

| Description | Source | Budgeted |
|-------------------------------------|---|------------------------|
| Private Equity | Owner's Cash Equity | 456,142.50 |
| Private Equity | Tax Credit Equity | |
| Private Equity | Developer Fee Contributed or Loaned | 45,122.85 |
| Private Equity | Developer Overhead Contributed or Loaned | 45,122.85 |
| Other Private Equity | | |
| Public/Soft Debt | | |
| Subordinate Debt | | |
| Permanent Debt | South Shore Bank | 1,800,000.00 |
| Permanent Debt | | |
| Construction Debt | <i>For informational purposes only, not to be included in Sources total</i> | 1,800,000.00 |
| Additional Source (please identify) | land acquisition | 200,000.00 |
| Additional Source (please identify) | | |
| Total Sources | | \$ 2,546,388.20 |

Pre-Permit Land Value, Reasonable Carrying Costs

| Item | Budgeted |
|--|---------------------|
| Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs. | \$200,000.00 |

Uses (Costs)

| Item | Budgeted |
|-------------|-----------------|
|-------------|-----------------|

Acquisition Cost (Actual)

| | |
|------------------------------------|-------------------|
| Actual Acquisition Cost: Land | 200,000.00 |
| Actual Acquisition Cost: Buildings | 0.00 |
| Subtotal Acquisition Costs | 200,000.00 |

Construction Costs-Building Structural Costs (Hard Costs)

| | |
|--|---------------------|
| Building Structure Costs | 1,400,000.00 |
| Hard Cost Contingency | 70,000.00 |
| Subtotal - Building Structural Costs (Hard Costs) | 1,470,000.00 |

Construction Costs-Site Work (Hard Costs)

| | |
|---|-------------------|
| Earth Work | 72,000.00 |
| Utilities: On Site | 56,000.00 |
| Utilities: Off-Site | |
| Roads and Walks | 45,000.00 |
| Site Improvement | 85,000.00 |
| Lawns and Planting | 12,000.00 |
| Geotechnical Condition | |
| Environmental Remediation | |
| Demolition | 50,000.00 |
| Unusual Site Conditions/Other Site Work | |
| Subtotal -Site Work (Hard Costs) | 320,000.00 |

Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs)

| | |
|--|-------------------|
| General Conditions | 107,400.00 |
| Builder's Overhead | 35,800.00 |
| Builder's Profit | 107,400.00 |
| Subtotal - General Conditions Builders Overhead and Profit (Hard Costs) | 250,600.00 |

General Development Costs (Soft Costs)

| | |
|--|----------|
| Appraisal and Marketing Study (not 40B "as is" appraisal) | |
| Marketing and Initial Rent Up (include model units, if any) | 5,000.00 |
| Real Estate Taxes (during construction) | 8,000.00 |
| Utility Usage (during construction) | 2,000.00 |
| Insurance (during construction) | 5,000.00 |
| Security (during construction) | |
| Inspecting Engineer | 5,000.00 |

Budgeted**General Development Costs (Soft Costs) - Continued**

| | |
|--|-------------------|
| Fees to Others | |
| Construction Loan Interest | 35,000.00 |
| Fees to Construction Lender | 10,000.00 |
| Fees to Permanent Lender | |
| Architecture/Engineering | 100,000.00 |
| Survey, Permits, etc. | |
| Clerk of the Works | |
| Construction Manager | |
| Bond Premiums (Payment/Performance/Lien Bond) | |
| Environmental Engineer | |
| Legal | 15,000.00 |
| Title (including title insurance) and Recording | 5,500.00 |
| Accounting and Cost Certification (incl. 40B) | 3,000.00 |
| Relocation | |
| 40B Site Approval Processing Fee | 2,500.00 |
| 40B Technical Assistance/Mediation Fund Fee | 3,100.00 |
| 40B Land Appraisal Cost (as-is value) | 1,000.00 |
| 40B Final Approval Processing Fee | 2,500.00 |
| 40B Subsidizing Agency Cost Certification | 1,250.00 |
| Examination Fee | |
| 40B Monitoring Agent Fees | 1,500.00 |
| MIP | |
| Credit Enhancement | |
| Letter of Credit Fees | |
| Other Financing Fees: Tax Credit Allocation Fee | |
| Other Financing Fees | |
| Development Consultant | |
| Other Consultants (describe) | |
| Other Consultants (describe) | |
| Syndication Costs | |
| Soft Cost Contingency | 10,192.50 |
| Other Development (Soft) Costs | |
| Subtotal - General Development Costs (Soft Costs) | 215,542.50 |
| Developer Fee and Overhead | |
| Developer Fee | 45,122.85 |
| Developer Overhead | 45,122.85 |
| Subtotal - Developer Fee and Overhead | 90,245.70 |
| Capitalized Reserves | |
| Development Reserves | |
| Initial Rent-Up Reserves | |
| Operating Reserves | |
| Net Worth Account | |
| Other Capitalized Reserves | |
| Subtotal - Capitalized Reserves | 0.00 |

Summary of Subtotals

| Item | Budgeted |
|---|--------------|
| Acquisition: Land | 200,000.00 |
| Acquisition: Building | 0.00 |
| Building Structural Costs (Hard Costs) | 1,470,000.00 |
| Site Work (Hard Costs) | 320,000.00 |
| General Conditions, Builder's Overhead, Profit (Hard Costs) | 250,600.00 |
| Developer Fee and Overhead | 90,245.70 |
| General Development Costs (Soft Costs) | 215,542.50 |
| Capitalized Reserves | 0.00 |
| Total Development Costs (TDC) | 2,546,388.20 |
| Summary | |
| Total Sources | 2,546,388.20 |
| Total Uses (TDC) | 2,546,388.20 |

Projected Developer Fee and Overhead*: \$90,245.70

Maximum Allowable Developer Fee and Overhead**: \$90,245.70

Projected Developer Fee and Overhead equals 100% of Maximum Allowable Fee and Overhead

* Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.

** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the Maximum Allowable Developer Fee and Overhead. If you have questions regarding this calculation, please contact MassHousing.

Initial Unit/Rent Schedule

| Affordable Units @ 80% AMI | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---------------------------------------|---------------|------------------|------------------|------------------|------------------|
| Number of Units | | | 2 | 1 | |
| Number Square Feet | | | 1200 | 1410 | |
| Monthly Rent | | | 1100 | 1200 | |
| Utility Allowance | | | 0 | 0 | |

| Affordable Units @ 50% AMI | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---------------------------------------|---------------|------------------|------------------|------------------|------------------|
| Number of Units | | | | | |
| Number Square Feet | | | | | |
| Monthly Rent | | | | | |
| Utility Allowance | | | | | |

Describe utility allowance assumptions (*utilities to be paid by tenants*): **Utilities to be paid by tenants.**

| Market Rate Units | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|--------------------------|---------------|------------------|------------------|------------------|------------------|
| Number of Units | | | 8 | 1 | |
| Number Square Feet | | | 1200 | 1410 | |
| Monthly Rent | | | \$1600.00 | \$1800.00 | |

Initial Rental Operating Pro-Forma (for year one of operations)

| Item | Notes | Amount |
|---|---------|----------------|
| Permanent Debt Assumptions | | |
| Loan Amount | Lender: | \$1,800,000.00 |
| Annual Rate | | 4.75% |
| Term | | 20 years |
| Amortization | | 25 years |
| Lender Required Debt Service Coverage Ratio | | N/A |

| | | |
|-----------------------------------|-------------------|--------------|
| Gross Rental Income | | \$216,000.00 |
| Other Income (utilities, parking) | | |
| Less Vacancy (Market Units) | 5% (vacancy rate) | \$8,760.00 |
| Less Vacancy (Affordable Units) | 5% (vacancy rate) | \$2,040.00 |

| | | |
|-------------------------|----------------------|--------------|
| Gross Effective Income | | \$205,200.00 |
| Less Operating Expenses | Per Unit: \$1,180.00 | \$14,168.00 |

| | | |
|----------------------------------|--|--------------|
| Net Operating Income | | \$191,032.00 |
| Less Permanent Loan Debt Service | | \$123,144.00 |
| Cash Flow | | \$67,888.00 |
| Debt Service Coverage | | 1.55% |

Describe "other income": _____

Rental Operating Expense Assumption

| Item | Notes | Amount |
|---|---|--------------|
| Assumed Maximum Operating Expenses | Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above. | \$137,312.00 |
| Assumed Maximum Operating Expense/Unit* | Number of Units: | \$11,442.67 |

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

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development.

NOTE: Binding Construction and Permanent Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.

5.2 Market Rental Comparables (required)

Please provide a listing of market rents being achieved in properties comparable to the proposed project.

5.3 Market Study (if requested)

MassHousing may require a market study for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.

5,1



**South Shore
Bank**

1530 Main Street, South Weymouth, MA 02190
(781) 337-3000
Fax (781) 337-8513

February 8, 2018

Mr. Kenneth Ryder
Ryder Properties
847 Washington Street
Weymouth, MA 02189

Re: **345 Ralph Talbot Street, Weymouth, Massachusetts 02190**
Project Eligibility Letter

Dear Ken:

South Shore Bank is pleased to inform you of our interest in considering financing for the proposed 345 Ralph Talbot Street development (the "Project") through the New England Fund ("NEF") program for the Federal Home Loan Bank of Boston. The Project presents an opportunity to provide housing options in Weymouth. Weymouth is within the geographic area serviced by the New England Fund program. Based on the information you have provided to South Shore Bank, we understand that the project described below will conform to the eligibility requirements of the NEF. While this letter is not a commitment for financing, it does constitute a determination of Project Eligibility as required under the regulations applicable to comprehensive permits under Chapter 40B, section 20-23 of the Massachusetts General Laws.

Project Summary

Based on the information you have provided, we understand the Project will be developed as described below. The Project is apartments and will consist of twelve (12) dwelling units with thirty-two (32) surface parking spaces. All units will be rental. The Project site consists of approximately 1.15 acres (49,570 square feet) situated at 345 Ralph Talbot Street, Weymouth MA 02190.

The developer, borrower entity and applicant for permits, Ryder Development Corp., will be a limited dividend organization, which is located at 847 Washington Street, Weymouth, Massachusetts. The development team offers a variety of relevant experience. South Shore Bank would consider offering rates, terms and conditions consistent with prevailing market conditions.

Affordability Program

You have represented that Ryder Development Corp. will conform to the requirements of the NEF program as follows:

1. Twenty-five (25%) percent of the units (3 units) will be affordable units for moderate-income households and rented only to households with incomes up to eighty (80%)

percent of the Weymouth area PMSA median income adjusted for household size according to the latest published income limits in the Federal Register.

2. The rental units will remain affordable for ninety-nine years and resale restrictions will be governed by the regulatory agreement used under the NEF Program and by deed riders attached to each affordable home.

We have visited the Project site. We recognize there is a need for affordable housing in the Weymouth community. Based on our review of your preliminary design plans, the project appears to be attractive and consistent with local needs. Your projected rental rates for the market units appear to be supported by market information you have provided. However, our final assessment will be based on an outside appraisal and feasibility study. The pro forma includes the required number of affordable units at an appropriate rental rates. The profit margin projected by the development entity appears to be within the twenty (20%) range allowable under Chapter 40B, based on the information we have received to date. The final profit margin will be subject to review under the above referenced Regulatory Agreement and further analysis of the requirements of the funding program.

In summary, it appears that the proposed development is in conformance with and generally eligible for financing under the requirements of the New England Fund Program of the Federal Home Loan Bank of Boston based on the information you have provided to us. The specific aspects of the Project as described above are subject to final review and approval by the appropriate regulatory and financial institutions.

We look forward to working with you as your plans are finalized.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. McPhee', written in a cursive style.

Joseph L. McPhee
Vice President

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

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

2016 tenant list

| 12 St Anne | phone | rent | housing | housing portion | date of lease term |
|---|---------------------------------------|-------------|-------------------|-----------------|--------------------|
| Tejeda, Adalberto/Vaney/5MARC | CEL 8508-577-4068/H 781-823-2141 | \$ 2,000.00 | | | term ends |
| Tarell Woods | | | | | |
| 300 Justin #3 JODIE COLLETT | | | | | |
| 700 Justin #3 Russell, Meghan, | 781-813-4733 | \$ 1,900.00 | | | |
| 800 Justin #3 Nanda, Fabrizio & Pinkham, Jami | Meg 8508-87-8317, | \$ 1,700.00 | | | |
| 118 CHARLES | Fabi 8617-640-2498, Jami 781-823-7768 | \$ 1,700.00 | | | |
| 2 118 CHARLES: Pelland, Joseph and Benjamin | 781-813-8011, 774-811-1532 | \$ 1,900.00 | | | |
| 3 118 CHARLES: Prustajila, Katherine | 817-925-1455 | \$ 1,700.00 | Arlington housing | \$ 1,521.00 | 9/1/2016 |
| 4 118 CHARLES: Dyer, Paul & Beth | 857-244-5146 | \$ 1,700.00 | metro housing | \$ 1,151.00 | 7/31/2016 |
| 5 118 CHARLES: Limone, Roy & Mary | Paul 8617-289-0546/H 781-812-5706 | \$ 1,700.00 | | | 8/1/2016 |
| 6 118 CHARLES: Bariso, Laura & Attil, David | Roy 8617-278-6830 | \$ 1,700.00 | | | 8/1/2015 |
| 7 118 CHARLES: Balcher, April | Dani 8617-888-4482/L 8617-303-5628 | \$ 1,700.00 | | | 8/1/2015 |
| 8 118 CHARLES: Bialez, Nicola (formerly Buoch | Roy 8617-340 | \$ 1,700.00 | | | 8/1/2015 |
| 1 1340 WASHINGTON STREET: BERNARD, SHAY | 854-663-8821 | \$ 1,100.00 | metro housing | \$ 928.00 | 7/31/2015 |
| 2 1340 WASHINGTON STREET: Pralgo, Jean | 781-882-3020 | \$ 1,100.00 | | | 1/1/2014 |
| 3 1340 WASHINGTON STREET: Landry, Gregory | 781-834-8630 | \$ 1,000.00 | House Choice | \$ 894.00 | 6/1/2016 |
| 1 1147 MAIN ST RENTS: O'Connor, Matthew & Landry, Tar | Hand 781-974-9223/L 8617-853-5643 | \$ 1,200.00 | | | 7/15/2016 |
| 2 1147 MAIN ST RENTS: Bada, Leo | 508-728-1048 | \$ 1,200.00 | | | 9/8/2010 |
| 2 1153 MAIN ST RENTS: Noft, Nicholas | 316-558-9515 | \$ 1,200.00 | Brockton Housing | \$ 395.00 | 5/1/2016 |
| 1 1163 MAIN ST RENTS: Cronin, Peggy | 781-217-8739 | \$ 1,225.00 | Metro | \$ 638.00 | 7/30/2009 |
| 1 1433-1437 MAIN ST RENTS | | | | | 5/1/2016 |
| 2 1433 MAIN ST RENTS: Donnelly, Steve | 508-280-1296, Carol 781-273-0822 | \$ 1,500.00 | | | 5/1/2015 |
| 1 1435 MAIN ST RENTS: Blasiucci, Kately | 781-884-1290 | \$ 1,600.00 | metro | \$ 1,258.00 | 1/31/2017 |
| 2 1435 MAIN ST RENTS: COLBURN, BRYAN | Br 8617-627-3323, Alyssa 781-831-4032 | \$ 1,600.00 | | | 3/1/2016 |
| 1 1435 MAIN ST RENTS: Sullivan, Bobby | 5178186275 | \$ 1,500.00 | | | 5/1/2016 |
| 2 1437 MAIN ST RENTS: John Deruaha | 781-351-1053 | \$ 1,500.00 | | | 3/1/2016 |
| 1 1437 MAIN ST RENTS: Morse-Gormley, Charlene | 781-351-1746, 508-328-4872 | \$ 1,500.00 | | | 3/1/2016 |
| 2 1665 MAIN ST RENTS: Wash, Paul | 781-558-4522 | \$ 1,700.00 | | | 1/1/2014 |
| 1 1665 MAIN ST: ANDREA WARTANI | 338-235-4201 | \$ 1,700.00 | | | 3/15/2015 |
| 2 1581 MAIN ST RENTS: McDaniel, Stephen & Lisa | 781-806-3988 | \$ 1,700.00 | | | 1/1/2014 |
| 1 1589 MAIN ST RENTS: Benton, Christopher | 781-412-6870 | \$ 1,600.00 | | | 8/1/2014 |
| 2 1589 MAIN ST RENTS: Stacey Macphail | 774-301-0470 | \$ 1,800.00 | metro housing | \$ 1,313.00 | 4/1/2016 |

5, 2

2015 Tenant List

| | phone | rent | housing | housing portion | date of lease term |
|--|---------------------------------|------|----------------|-------------------|--------------------|
| 1 1573 MAIN ST RENTS: Oyesoso, Jaclyn | 781-724-3050 | \$ | 1,650.00 | | 8/15/2014 |
| 2 1573 MAIN ST RENTS: Gutierrez, Jon & Chisala | 617-296-6138 | \$ | 1,800.00 | | 8/15/2016 |
| 1 168 NORTH ST. RENTS: Doherty, Veronica | 781-335-1428 | \$ | 1,350.00 | | 8/15/2016 |
| 2 168 NORTH ST. RENTS: Dawn Kennedy | 508-202-9454 | \$ | 1,400.00 | | 8/15/2016 |
| 3 168 NORTH ST. RENTS: Hazelton, Dawn | 781-535-4016 | \$ | 1,400.00 | | 11/1/2014 |
| 4 168 NORTH ST. RENTS: Haven, Rick & Suzanne | 781-335-4589, Sue 781-724-2063 | \$ | 1,400.00 | | 6/1/2013 |
| 5 168 NORTH ST. RENTS: Hawken, Steve and Patricia | 781-340-3678, 781-474-3605 | \$ | 1,400.00 | | 3/1/2016 |
| 6 168 NORTH ST. RENTS: Kelly, Joan E. | 617-201-1977 | \$ | 1,400.00 | | 3/1/2016 |
| 27 SHAWMUT AVE RENTS | | \$ | | | |
| 1 27 SHAWMUT AVE RENTS: McAndrews, Jane | 781-335-0964 | \$ | 1,350.00 | | 3/1/2016 |
| 2 27 SHAWMUT AVE RENTS: Sullivan, Deborah | 781-331-6835 | \$ | 1,275.00 | | 1/1/2014 |
| 3 27 SHAWMUT AVE RENTS: Rooney, Michael & Macklin, Jeffrey | 607-81-724-6753/857-249-8695 | \$ | House Choice | \$ | 2/1/2010 |
| 4 27 SHAWMUT AVE RENTS: DelGallo, Ariana M. | 781-805-3504 | \$ | 1,400.00 | | 9/1/2016 |
| 5 27 SHAWMUT AVE RENTS: Silva, Tracey & Cello | 781-331-8774, cell 781-473-6856 | \$ | metro housing | \$ | 1,625.00 |
| 6 27 SHAWMUT AVE RENTS: Wilcox, Christine | 617-582-4324 | \$ | metro housing | \$ | 419.00 |
| 7 27 SHAWMUT AVE RENTS: Wilcox, Christine | 608-571-0228 | \$ | 1,350.00 | | 1/1/2012 |
| 8 27 SHAWMUT AVE RENTS: Segal, Andrew R. | 617-616-6381 | \$ | 1,550.00 | | 1/1/2014 |
| 537 BRIDGE ST APTS RENTS | | \$ | 1,350.00 | \$ | 993.00 |
| 1 537 BRIDGE ST APTS RENTS: Nilone, Neil & Lind, Jolene | 617-592-3065 | \$ | 1,400.00 | | 1/1/2014 |
| 2 537 BRIDGE ST APTS RENTS: Hernandez, Marilyn | 781-331-1064 | \$ | 1,325.00 | | 3/1/2016 |
| 3 537 BRIDGE ST APTS RENTS: Hayes, Douglas E. | 508-264-4121 | \$ | Quincy Housing | \$ | 1,258.00 |
| 4 537 BRIDGE ST APTS RENTS: Plimanti, Jeanine | 617-471-2853 | \$ | 1,400.00 | | 2/1/2016 |
| 5 537 BRIDGE ST APTS RENTS: Carlos and Heather Quintaro | 508-269-0161 | \$ | Metro | \$ | 1,300.00 |
| 7-26 EUGENE WAY APTS RENTS | | \$ | 1,400.00 | | 9/1/2012 |
| 2 13 EUGENE WAY APTS RENTS: Kissil, Danielle | 774-287-4894 | \$ | 1,650.00 | metro housing | 1090 |
| 1 13 EUGENE WAY APTS RENTS: Lann, Shawn & Casna, Patricia | 509-226-0196 | \$ | 1,700.00 | | 10/15/2015 |
| 2 14 EUGENE WAY APTS RENTS: Cavanaugh, Jack | 781-335-3447, 781-464-3930 | \$ | 1,700.00 | | 10/15/2013 |
| 1 14 EUGENE WAY APTS RENTS: Roach, Michael & Jordania | 567-281-6843 | \$ | 1,700.00 | | 1/1/2014 |
| 2 20 EUGENE WAY APTS RENTS: Danna, Kathleen | 781-473-4240 | \$ | 1,700.00 | | 2/15/2015 |
| 2 21 EUGENE WAY APTS RENTS: Martini, Cynthia | 917-627-0175 | \$ | 1,700.00 | | 4/1/2013 |
| 1 21 EUGENE WAY APTS RENTS: Brown, Bill & Toland, Ana | 781-337-3642, 781-709-9367 | \$ | 1,700.00 | | 1/1/2014 |
| 2 7 EUGENE WAY APTS RENTS: Galewski-Fernandez, Tracey | 617-615-0509 | \$ | 1,700.00 | | 1/1/2014 |
| 1 7 EUGENE WAY APTS RENTS: Neal, Kerry | 508-818-7747 | \$ | 1,650.00 | Brockton Housing | 1004 |
| 1 8 EUGENE WAY APTS RENTS: Principe, Michael & Bath | 781-331-6878 | \$ | 1,670.00 | Braintree Housing | 893 |
| 2 9 EUGENE WAY APTS RENTS: Foye, William & Edith | 781-331-6253, 781-724-728 | \$ | 1,700.00 | | 10/1/2015 |
| 82 RAILROAD ST RENTS: Kkaleleka, Morris | 781-817-8258 | \$ | 1,650.00 | | 1/1/2014 |
| 82 RAILROAD ST RENTS: Pinto, Calina | | \$ | 1,650.00 | Braintree Housing | 1168 |
| 4 82 RAILROAD ST RENTS: Davis, JBI | 617-719-8535 | \$ | 1,600.00 | | 5/1/2015 |
| 1 82 RAILROAD ST RENTS: Azana, Alysha | 781-361-8827 | \$ | 1,700.00 | | 8/1/2014 |
| 3 82 RAILROAD ST RENTS: Maida, Mark | 508-326-3735 | \$ | 1,700.00 | | 5/15/2015 |
| 5 82 RAILROAD ST RENTS: Rosegarte, Jerald | 781-678-4463, 781-864-8469 | \$ | 1,300.00 | | 7/1/2010 |
| 2 82 RAILROAD ST RENTS: Smith, Marie | 781-681-5001, 774-239-7876 | \$ | 1,200.00 | | 6/15/2001 |
| | | \$ | 165795.00 | | |

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Name of Proposed Project: Ralph Talbot Village

Development Team

Developer/Applicant: Ralph Talbot Village, LLC -Kenneth Ryder

Development Consultant (if any): _____

Attorney: Robert L. Devin, Devin, Barry & Austin, P.C., Norwell, MA 02062

Architect: Brian Saluti, Weymouth, MA

Contractor: Ryder Development Corp.

Lottery Agent: To be selected

Management Agent: Ryder Properties Company, LLC

Other (specify): _____

Other (specify): _____

Role of Applicant in Current Proposal

| Development Task | Developer/Applicant | Development Consultant (identify) |
|------------------------------|---------------------|-----------------------------------|
| Architecture and Engineering | Yes | Brian Saluti & Al Trakimas |
| Local Permitting | Yes | Robert L. Devin |
| Financing Package | Yes | |
| Construction Management | Yes | |
| Other | | |

Applicant's Ownership Entity Information

Please identify for each of (i) the Applicant and, if different (ii), the Proposed Development Entity, the following (collectively with the Applicant and the Proposed Development Entity, the "Applicant Entities"): the Managing Entities, Principals, Controlling Entities and Affiliates of each.

Note: For the purposes hereof, "Managing Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) who are managers of limited liability companies, general partners of limited partnerships, managing general partners of limited liability partnerships, directors and officers of corporations, trustees of trusts, and other similar persons and entities which have the power to manage and control the activities of the Applicant and/or Proposed Development Entity.

"Principal or Controlling Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) that shall have the right to:

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;
- (ii) approve the appointment of a property manager; and/or
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy, or incur additional indebtedness.

Such rights may be exercisable either (i) directly as a result of such person's or entity's role within the Applicant or the Proposed Development Entity or the Managing Entities of either or (ii) indirectly through other entities that are included within the organizational structure of the Applicant and/or Proposed Development Entity and the Managing Entities of either.

In considering an application, MassHousing will presume that there is at least one Principal or Controlling Entity of the Applicant and of the Proposed Development Entity. Any person or persons who have purchased an interest for fair market value in the Applicant and/or Proposed Development Entity solely for investment purposes shall not be deemed a Principal or Controlling Entity.

"Affiliates" shall include all entities that are related to the subject organization by reason of common control, financial interdependence or other means.

1. Applicant

Name of Applicant: Ralph Talbot Village, LLC/ Kenneth Ryder

Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):
Limited Liability Company

State in which registered/formed: to be formed in MA

List all Managing Entities of Applicant (you must list at least one): Kenneth C. Ryder

List all Principals and Controlling Entities of Applicant and (unless the Managing Entity is an individual) its Managing Entities (use additional pages as necessary):

Kenneth Ryder

List all Affiliates of Applicant and its Managing Entities (use additional pages as necessary):

Ryder Properties Company, LLC
Ryder Development Corp.
JJS Comany, LLC

2. Proposed Development Entity

Name of Proposed Development Entity: Ralph Talbot Village, LLC

Entity Type *(limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):*

Limited Liability Company

State in which registered/formed: MA

List all Managing Entities of Proposed Development Entity *(you must list at least one):*

Kenneth C. Ryder

List all Principals and Controlling Entities of Proposed Development Entity and *(unless the Managing Entity is an individual)* its Managing Entities *(use additional pages as necessary):*

Kenneth C. Ryder

List all Affiliates of Proposed Development Entity and its Managing Entities *(use additional pages as necessary):*

Ryder Properties Company, LLC
Ryder Development Corp.
JJS Company, LLC

Certification and Acknowledgment

I hereby certify on behalf of the Applicant, *under pains and penalties of perjury*, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Is there pending litigation with respect to any of the Applicant Entities? Yes ____ No ☒

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes ____ No ☒

Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support? Yes ____ No ☒

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes ____ No ☒

During the last 10 years, have any of the Applicant Entities ever been a defendant in a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? Yes ____ No ☒

Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? Yes ____ No ☒

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? Yes ____ No ☒

Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof? Yes ____ No ☒

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: _____

Name: **Kenneth C. Ryder**

Title: **Manager**

Date: **April 4, 2018**

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature:  _____

Name: **Kenneth C. Ryder** _____

Title: _____

Date: **February 28, 2018** _____

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

Please attach resumes for principal team members and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the Project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.

6.2 Applicant Entity 40B Experience

Please identify every Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted.

6.3 Applicant's Certification

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

6.1

Robert L. Devin 40B experience

Constructed:

| | |
|------------------|--|
| Duxbury | Brewster Commons |
| Hanson | Dunham Farm |
| Hingham | Lincoln School |
| | Beal Street, Hingham Housing Authority |
| | Brewer Meadows |
| | Lincoln Hill |
| Marshfield | Mariners Hill |
| | Metuxet Woods |
| Needham | Webster Street Green |
| Norwell | Jacobs Pond Estates |
| | Silver Brook Farm |
| | Washington Place |
| Scituate | Walden Woods |
| Stoughton | Page Place |
| Wareham | Carleton Place |
| Wellesley | Ardemore Apartments |
| | Wellesley Manor |
| West Bridgewater | River Bend |

Approved but never built

| | |
|----------|--|
| Hingham | Beal Street (State Street Development) |
| Kingston | Indian Pond |
| Norwell | First Boston, South Street |
| Sandwich | Chase Road |
| Sudbury | Sudbury Meadows |
| Wareham | Bartlett Pond |

Engineer Al Trakimas/Sitec 40B experience

Brewer Meadows – Hingham
Washington Place – (the old campground off Route 53) Norwell
Silver Brook Farm – (behind and down the street from the Hanover Mall) Norwell
Webster Point Village – Route 3A - Marshfield/Duxbury
Herring Brook Meadow – Scituate (In permitting)
Burrill Place Apartments – Bridgewater (in permitting)

Brian Saluti 40B experience

None but see attachment for residential development experience

**Residential / Commercial Projects:**

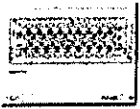
The architectural practice offers over 20 years of experience dealing with a wide range of residential and commercial level building projects. Architectural projects are handled on a one-on-one basis with the client from the concept stage thru to the completion of the construction phase. Both hand drawn and computer applications are available for preparing architectural drawings. The finalized "ready for construction" product will normally include full engineering services depending on the size and scope of the project.

Architectural Projects include:

- Commercial Development
- Institutional (Nursing Homes & Assisted Living)
- Multi-Family Residential Development
- Single-Family Residence

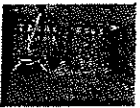
Click a thumbnail**Worcester Boys Club, Res Multi-Fam Development - Worcester Ma (2012)**

4-Story Historic building converted to 30 dwelling units, located within Historic Lincoln Square.

**Brick Mill Studios, Res Multi-Fam Development - New Bedford, Ma**

(Located at 75 David Street)

3-Story Mill Building conversion to 116 dwelling units, which will include a mix of market rate Apartments, artist live/work units and commercial space.

**Victoria Riverside, Res Multi-Fam Development - New Bedford, Ma (2011)**

(Formerly known as Whitman Mills)

2 1/2-story Mill Building conversion to 100 loft style dwelling units with underground parking and a landscaped park located along the Acusnet River.

**Wamsutta Place, Res Multi-Fam Development - New Bedford, Ma (2010)**

(Formerly known as Wamsutta Mills)

5-story Mill Building conversion to 250 dwelling units with underground parking, a museum, office space and atriums.

**Chinese Baptist Church of Greater Boston - Quincy Ma (2011)**

Existing building conversion and build-out for a church, which will provide parishioners a new home for the Chinese community. Common spaces include a main sanctuary, community room, library and classrooms.

**Avon Freezer - 55 Murphy Drive - Avon, MA**

A fire damaged reconstruction project which included the installation of a Quell fire sprinkler system.

**Patriot Ledger Building - Quincy, MA**

13-17 Temple Street - Quincy Square

24,000 S. F. (renovation) - includes base building and tenant fit-up.

Tenants: BayState Community Services & Quincy College - School of Nursing

**Woolworth Building - Quincy, MA**

Corner of Hancock & Cliveden Streets - Quincy Square

37,000 S. F. (renovation) - Tenants: Landmark & MA School of Barbering

**Maloney Seafood Corporation - Quincy, MA**

350 Copeland Street

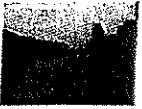
7,000 S. F. - New 3-story Office Building

**Village @ Bay Pointe - Quincy, MA (2008)**

39 New townhomes consisting of nine buildings adjacent to the Quincy Shipyard. Client: Chubbuck Realty Trust, Quincy, MA



77 Glades Road Condominiums – Scituate (Minot), MA
4-story Duplex condominiums with panoramic views to the ocean.



SouthPoint Condominiums – Quincy, MA
East Howard Street & Bower Road
21- Cape style townhouse development.



Elm Street Condominiums – Quincy, MA
Elm Street – Quincy Center
6-unit condominium development.



Wellfleet Condominiums – N. Quincy, MA
Corner of E. Squantum & Bayfield Streets
5- Cape style townhouse development.



Arnold Farm Estates – Braintree, MA
7-lot subdivision – individual custom single-family residences

Town Brook House, Facade upgrades - Quincy, MA
Window & door replacement project funding through MHFA for an existing highrise elderly housing complex.

Wild Willy's Restaurant - Washington Street, Quincy Ma (2012)
Existing building conversion and build-out for a 100-seat eatery with a unique old western style decor theme and menu.

Winn Management projects – Dorchester, MA
Selective renovations at the following residential facilities:
Washington Park Apartments, Codman Square Apartments,
Columbian Road Apartments & Latin Academy Apartments

Nightclub @ 85 VFW Drive – Rockland, MA
Combination renovation & new construction.
Multi-use project includes Nightclub, Coffee Shop & Pet Care Shop

Totman Street Office Building – Quincy, MA
10,000 S.F. 2-story office building – new construction.

Baystate Reprographics – Quincy, MA
180 Willard Street
New 2-story Office Building

Jennifer Condominiums – Market St. Rockland, MA
8 New townhomes (2 buildings) adjacent with views to Harmons Golf Course.

537 Sea Street Condominiums – Quincy, MA
Corner of Sea & Palmer Streets
4-unit condominium development.

Architect Brian R. Saluti - (617) 827-9416

Home - Commercial / Residential / Institutional - Construction Monitoring - Education / Licenses / Insurance

Licensed Architect - MA License #7442 - RI License #3142

Weymouth Computer Repair by Computer VIP

6.2

Developers 40B Experience

Kenneth C. Ryder was the developer/principal of Brewer Meadows, a 28 unit rental 40B developed in 2003 on Chief Justice Cushing Highway in Hingham, MA.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: Ralph Talbot Village

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: see attached emails

Date copy of complete application sent to chief elected office of municipality: April 4,2018

Date notice of application sent to DHCD: April 4,2018

Fees *(all fees should be submitted to MassHousing)*

MassHousing Application Processing Fee (\$2500) Payable to MassHousing: \$2,500.00

Chapter 40B Technical Assistance/Mediation Fee Payable to Massachusetts Housing Partnership: _____

a. Base Fee: \$2,500.00
(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)

b. Unit Fee *(all projects)* \$50 per Unit: 600.00

Total TA/Mediation Fee *(Base Fee plus Unit Fee)*: \$3100.00

Land Appraisal Cost

You will be required to pay for an "as-is" market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

Required Attachments Relating to Section 7

- 7.1** Narrative describing any prior correspondence and/or meetings with municipal officials
- 7.2** Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the chief elected official of municipality (may be submitted after the application is submitted to MassHousing)
- 7.3** Copy of notice of application sent to DHCD
- 7.4** Check made out to MassHousing for Processing Fee (\$2500)
- 7.5** Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee
- 7.6** W-9 (Taxpayer Identification Number)

7.1

Department of Planning and
Community Development

Robert J. Luongo
Director of Planning and
Community Development
email: rluongo@weymouth.ma.us
(781) 340-5015

**Town of Weymouth
Massachusetts**



Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189

www.weymouth.ma.us

August 4, 2017

Mr. Robert L. Devin
Devin, Barry and Austin, P.C.
80 Washington St., Building S
Norwell, MA 02061

Re: Ryder Development
345 Ralph Talbot Road

received
8-7-17

Dear Mr. Devin:


The Town of Weymouth is in receipt of the letter dated July 31, 2017 regarding the property located at 345 Ralph Talbot Road which was recently purchased by your client, Ryder Development.

In your letter, you assert that the Town has not satisfied any of the three criteria that would allow us to decline a 40B Application. We disagree.

In 2003, the Commonwealth of Massachusetts Housing Appeals Court dismissed the Arbor Hills comprehensive permit because the Town exceeded the 1.5 percent General Land Area Minimum threshold. Since that decision, by an act of the Legislature, St. 2014, c. 291, § 32, the former South Weymouth Naval Air Station, now known as Union Point, is exempt from chapter 40B calculations. The act excluded 678 acres from the Town's total land area, which means the Town's land area calculation is likely even higher than it was in 2003 when the state ruled the Town exceeded the minimum.

You wrote that you researched the issue and reached a different conclusion. We would be interested in reviewing your research and the information that lead you to this conclusion. Please provide us with this documentation at your earliest convenience,

Sincerely,


Eric Schneider
Principal Planner
Town of Weymouth
Weymouth Town Hall
75 Middle Street
Weymouth, MA 02189

cc: Mayor Robert Hedlund
Joseph Callanan, Town Counsel

Robert Devin

From: Ken Ryder [kenryderk@aol.com]
Sent: Monday, February 19, 2018 1:29 PM
To: rdevin@devin-barry.com
Subject: Fwd: CONFIDENTIAL: 345 Ralph Talbot Street

Sent from my iPhone

Begin forwarded message:

From: Alexander Trakimas <atrakimas@sitecenv.com>
Date: September 14, 2017 at 11:09:11 AM EDT
To: Kenneth Ryder <kenryderk@aol.com>
Subject: CONFIDENTIAL: 345 Ralph Talbot Street

Ken:

This morning I had a conference call with Bob Luongo and Eric Schneider regarding Ralph Talbot Street. In general, Bob was good cop and Eric was bad cop. At the outset, Eric made a comment that you would need to go to court to construct 16-units and that he has been in contact with your attorney. The discussion then focused on a friendly 40B with 16 senior housing units of which 50% would be affordable. Bob and Eric were concerned about density and appearance. Bob mentioned a 40R which would allow 12 units per acre, or 13 units. However, I understand 40R to be a high-density zoning overlay district, which I do not believe is applicable here. Bob may have been subtly indicating a 12-unit density although he understood that you may need the 16 to make the project economically feasible. He was willing to review the placement and architecture of the buildings so that he could understand it a little more. If he were to consider it, then the neighbors would need to be informed and it would be a process. Bob made it a point to say that you should not spend much money on the development of plans as there is no guarantee that he would support it. Eric was against it to the point that I asked him not to pre-judge until a plan was presented to him. My take away was that Bob is willing to listen, but Eric is dead set against it.

AI

Alexander Trakimas, Principal

SITEC Environmental, Inc.
769 Plain Street – Unit C
Marshfield, MA 02050

Office: 781-319-0100
Mobile: 508-274-7332

E-Mail: atrakimas@sitecenv.com

Robert Devin

From: Ken Ryder [kenryderk@aol.com]
Sent: Monday, February 19, 2018 12:12 PM
To: Robert Devin
Subject: Re: Ralph Talbot
Bob

I meet with bob Luongo in November to show him a 16 unit townhouse plan drawn by Sitec he and Eric Schindler didn't like so went back to drawing board to reduce units to 12 witch are 55 and older and one floor witch was identified in towns housing production plan this was a consultant the town hired to see what the town was in need of. This was a survey of towns housing needs seniors with no stairs so people can age in place I emailed new site plans and arichtect drawings in December and had a few telephone conversations with bob to see if the planning board would support this but he didn't

Ken

Me

Sent from my iPhone

On Feb 19, 2018, at 11:27 AM, Robert Devin <rdevin@devin-barry.com> wrote:

Ken:

When you send me the revised numbers, please remember to include a list of the dates you spoke with the Town regarding this project including the names of the persons with whom you spoke.

Bob

Robert L. Devin
Devin, Barry & Austin, P.C.
80 Washington Street, Bldg S
Norwell, MA 02061
tel: 781-982-2400
fax: 781-982-8161
cell: 781-820-6876
rdevin@devin-barry.com

Pursuant to IRS guidelines, this communication was not written and can not be used for the purpose of avoiding Federal tax penalties that may be imposed on you.

This email may be a confidential attorney-client communication or may be otherwise privileged or confidential. If it is not clear that you are the intended recipient, you are hereby notified that you have received this transmittal in error; any review, dissemination, distribution or copying of this transmittal is strictly prohibited. If you received this communication in error, please notify us at 781-982-2400 and immediately delete this message and all its attachments.

7.2

DEVIN, BARRY & AUSTIN, P.C.

ATTORNEYS AT LAW
80 WASHINGTON STREET, BUILDING S
NORWELL, MASSACHUSETTS 02061

ROBERT L. DEVIN
LAUREN D. BARRY
MICHAEL A. AUSTIN
STACY M. SHUNK

TELEPHONE (781) 982-2400
FACSIMILE (781) 982-8161
rdevin@devin-barry.com

BY FEDEX, Tracking No. 8604 0382 5426

February 28, 2018

Mayor Robert L. Hedlund
Town of Weymouth
75 Middle Street
Weymouth, MA 02189

Re: Ralph Talbot Village
345 Ralph Talbot Street

Dear Mayor Hedlund:

Enclosed is a copy of the application for a Site Approval Letter which was submitted today to MassHousing. Ralph Talbot Village is a proposed twelve (12) unit age-restricted rental development for which a comprehensive permit will be sought under the provisions on M.G.L.A., Ch 40B.

My client, Ralph Talbot Pond Village, LLC and I would like the opportunity to meet with you to introduce ourselves and the proposed development. We anticipate such a meeting would be the first step in what will hopefully prove to be a cooperative relationship between the Town and the Developer regarding this proposal.

I will call next week to ask for an appointment with you in the next few weeks.

Sincerely,



Robert L. Devin

cc: Ralph Talbot Village, LLC
MassHousing

7.3

DEVIN, BARRY & AUSTIN, P.C.

ATTORNEYS AT LAW
80 WASHINGTON STREET, BUILDING S
NORWELL, MASSACHUSETTS 02061

ROBERT L. DEVIN
LAUREN D. BARRY
MICHAEL A. AUSTIN
STACY M. SHUNK

TELEPHONE (781) 982-2400
FACSIMILE (781) 982-8161
rdevin@devin-barry.com

BY FEDEX, tracking # 8604 0382 5448

February 28, 2018

Ms. Jennifer Maddox
Acting Undersecretary
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Site Approval Letter
Ralph Talbot Village
345 Ralph Talbot Street
Weymouth, Massachusetts

Dear Ms. Maddox:

Pursuant to the regulations issued by the Housing Appeals Committee, 760 CMR 31.01(2), you are hereby notified that Ralph Talbot Village, LLC, whose address is c/o Ryder Development Corp., 847 Washington Street, Weymouth, MA 02189 has today submitted, by FEDEX, to MassHousing, an Application for a Site Approval Letter for a proposed Comprehensive Permit development to be located at the above address. A copy of the letter application is enclosed for your information.

The proposed project will consist of Twelve (12) age-restricted rental units on a parcel containing 49,570 square feet, more or less, in Weymouth, Massachusetts. Funding is proposed to be obtained through the Federal Home Loan Bank of Boston's New England Fund Program for this project

If you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,



Robert L. Devin
Attorney for Ralph Talbot Village, LLC

cc: Ralph Talbot Village, LLC, LLC
MassHousing

Application Checklist

The documentation listed below must, where applicable, accompany each application. For detailed descriptions of these required documents, please see the relevant sections of the application form.

* Applications missing any of the documents indicated by an asterisk will not be processed by MassHousing until MassHousing receives the missing item(s).

- ☒ * Completed application form, and certification under pains and penalties of perjury (one (1) signed original) accompanied by one (1) electronic copy of the complete application package
- ☒ * Location Map
- ☐ Tax Map
- ☒ * Directions to the Proposed Site
- ☒ * Existing Conditions Plan
- ☐ Aerial Photographs
- ☐ Site/Context Photographs
- ☒ * Documentation Regarding Site Characteristics/Constraints
- ☐ * By Right Site Plan, if applicable **Property is zoned for 1 single family house.**
- ☒ * Preliminary Site Layout Plan(s)
- ☒ * Graphic Representations of Project/Preliminary Architectural Plans
- ☒ * Narrative Description of Design Approach
- ☒ * Tabular Zoning Analysis
- ☒ Sustainable Development Principles Evaluation Assessment Form
- ☒ * Evidence of site control (*documents and any plans referenced therein*)
- ☐ Land Disposition Agreement, if applicable
- ☒ * NEF Lender Letter of Interest
- ☒ Market Rental Comparables
- ☐ Market Study, if required by MassHousing
- ☒ * Development Team Qualifications
- ☒ Applicant's Certification (*any required additional sheets*)
- ☒ Narrative describing prior contact (*if any*) with municipal officials
- ☒ * Evidence that a copy of the application package has been received by the chief elected official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- ☒ Copy of notification letter to DHCD
- ☒ * Fees payable to MassHousing and Massachusetts Housing Partnership (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*).

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: Ralph Talbot Village
Project Number: _____
Program Name: NEF
Date: March, 2018

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

Redevelop First

Check "X" below if applicable

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure ☐
- Rehabilitation/Redevelopment/Improvements to Infrastructure ☐

If New Construction:

- Contributes to revitalization of town center or neighborhood ☒
- Walkable to:
 - (a) transit ☐
 - (b) downtown or village center ☐
 - (c) school ☒
 - (d) library ☒
 - (e) retail, services or employment center ☐
- Located in municipally-approved growth center ☐

Explanation (Required)

Project will replace an old vacant non-residential structure with townhouses in an area zoned for residential use.

Optional – Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality* ☐
- Housing development involves municipal funding ☐
- Housing development involves land owned or donated by the municipality ☐

*Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.

Explanation (Required)

Project will re-use a site previously used for non-residential purposes with a low density age restricted development that is compatible with the surrounding residential area.

Method 2: Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development need only meet **four (4)** of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

Check "X" below if applicable

- Higher density than surrounding area ☒
- Mixes uses or adds new uses to an existing neighborhood ☒
- Includes multi-family housing ☒
- Utilizes existing water/sewer infrastructure ☒
- Compact and/or clustered so as to preserve undeveloped land ☒
- Reuse existing sites, structures, or infrastructure ☒
- Pedestrian friendly ☒
- Other (discuss below) ☐

Explanation (Required)

Project will re-use a site previously used for non-residential purposes with a low density age restricted development that is compatible with the surrounding residential area.

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings) ☐
- Streamlined permitting process, such as 40B or 40R ☒
- Universal Design and/or visitability ☐
- Creates affordable housing in middle to upper income area and/or meets regional need ☒
- Creates affordable housing in high poverty area ☐
- Promotes diversity and social equity and improves the neighborhood ☒
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community ☐
- Other (discuss below) ☐

Explanation (Required)

The project will contain 4 units which are fully handicapped accessible units for which there is a definite regional need. Age restricted rental units are also in high demand

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities ☐
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands ☐
- Environmental remediation or clean up ☐
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) ☐
- Eliminates or reduces neighborhood blight ☒
- Addresses public health and safety risk ☐
- Cultural or Historic landscape/existing neighborhood enhancement ☐
- Other (discuss below) ☐

Explanation **(Required)**

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

Check "X" below *if applicable*

- Uses alternative technologies for water and/or wastewater treatment ☐
- Uses low impact development (LID) or other innovative techniques ☐
- Other (discuss below)

Explanation **(Required)**

Property is served by public sewer and water

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Check "X" below *if applicable*

- Includes rental units, including for low/mod households ☒
- Includes homeownership units, including for low/mod households ☐
- Includes housing options for special needs and disabled population ☐
- Expands the term of affordability ☐
- Homes are near jobs, transit and other services ☒
- Other (discuss below) ☐

Explanation **(Required)**

Entire project is to be rental including 25% affordable units