

Request for Proposal ("RFP") Locus: 526-528, 530 DUDLEY ST., ROXBURY & UNNUMBERED PARCEL ON BURRELL ST., ROXBURY Mixed-Use Retail/Residential Development



Submitted July 22, 2019

City of Boston Department of
Neighborhood Development
Bid Counter
26 Court Street, 10th Floor
Boston, MA 02108

DUE: July 22, 2019 at 4:00 p.m. (EST)

Department of Neighborhood Development
26 Court Street, 10^t h Floor (Bid Counter)
Boston, Massachusetts 02108

RE: Request for Proposal (“RFP”)

**Location: 526-528 AND 530 DUDLEY STREET, ROXBURY AND
UNNUMBERED PARCEL ON BURRELL STREET, ROXBURY (“Project Site”)**

Dear Sir or Madam:

In response to the DND RFP - 526-528 AND 530 DUDLEY STREET, ROXBURY AND UNNUMBERED PARCEL ON BURRELL STREET, ROXBURY, Teixeira and Rosa Incorporated is the direct abutter to the site and has for over 35 years owned and operate a take-out restaurant business at 522 Dudley Street which operates under the name Ideal Sub Shop.

The Proposer is pleased to have an opportunity to expand their current business activity and to develop the land which they along with others in the community have over the years maintained and cleaned. The Proposer conceives a project that will address several much needed services within the business district.

- Office/commercial rental space;
- Function hall and community space, and
- Affordable and workforce housing

The Project is a mixed-use (commercial/residential) multi-family development in the Roxbury Neighborhood District – Boulevard Planning Neighborhood Design within overlay district MRF/LS. The project will create ground floor retail / function hall space, second floor commercial office space and two levels of residential affordable/workforce housing. The proposed Project will fully develop an unused lot which abuts the Proposers current building and existing business. The development will revitalize the area and bring in a much needed facelift to the existing main street. The Proposers look forward to working with the City of Boston, DND, DSNI, and all community partners to develop this mixed use development.

The project provides many important opportunities:

- Continue to work closely with DSNI and community residents to work through variance.
- Establish permanent residential rental deed restricted 80% - 100% AMI units
- Develop the three parcels in a sensitive way that are consistent with the needs of the rear abutters and side abutters.
- Create modern building that compliments existing neighborhood and incorporate the talents within the community to offer lobby display areas for artists, open space, and enhance the neighborhood and compliment the Proposer’s existing business.
- Filling the vacant lots will strengthen the business district.

- Maximize the hiring of Women and Minority Owned Businesses in keeping with City of Boston Policies
- Promote local employment and job opportunities through efforts to hire Boston residents.
- Provide increased annual property tax revenue to the City of Boston and inject additional much needed housing units.
- Opportunity to provide a much needed parking area to serve from 6 a.m. to 6 p.m. the retail businesses located at 522-530 Dudley Street, and from 6 p.m. to 6:00 a.m. to provide dedicated off-street overnight permit resident parking spots for abutters located on Albion and Burrell Street.

About the Proposer, Teixeira and Rosa Incorporated

The Proposer, Teixeira and Rosa Incorporated is a Massachusetts domestic corporation. The owners are:

If designated the developer for the projection the Proposer will establish a new Massachusetts limited liability company to act as owner and borrower. The LLC will have single member which will be Teixeira and Rosa Incorporated. No other individuals or entities will have any financial interest in the project aside from those interest set forth in the RFP and this proposal.

By way of background, the Proposer in 1985 had four original family members who purchased Ideal Sub Shop and created Teixeira and Rosa Incorporated. The original business concept was to develop a neighborhood take-out which provided quality affordable food. Teixeira and Rosa Incorporated started with a \$1 subs for the students in the community. It was this forward thinking and vision that makes Teixeira and Rosa Incorporated a staple in Roxbury and has made a lasting mark on the Roxbury and Dorchester neighborhood.

Teixeira and Rosa Incorporated donate food and money to organizations such as Boston Bengals, Padre Pio Charity, St Patrick's Church, Boston Fire and Police Department, Leukemia & Lymphoma Society, and others. Beyond the donations, Ideal Sub Shop provides many discounted meals for Boston non-profits businesses, schools, funerals and community groups.

Almost 35 years later, Ideal Sub Shop remains a strong pillar in the community hiring residents and serving affordable meals to the neighboring organizations, teachers, students, fire fighters, police officers, elderly, and receives high scores on Google reviews because of their continuing partnership. Hundreds of patrons are known on a first name basis, and even those who leave the state revisit for the positive nostalgia. The members of Teixeira and Rosa Incorporated have realized the American Dream and consider it a high honor to be an integral part of the community and is proud to serve and support the community's growing and ongoing changing needs.

Aside from the management and day to day operation of Ideal, Teixeira and Rosa Incorporated has no other development projects pending and have full capacity to dedicate to this project that will have a direct impact on the future growth and development of their existing business.

The development team assembled for this project has a track record within the community and has demonstrated their competency and dedication to development and economic opportunity within communities of color. Costs are determined for illustration based upon the massing study and

architectural renderings for the purposes of RFP submission.

The TEAM

The consultants proposed could provide but are not limited to the following services.

Architect, Derek Rubinoff

- LEED Silver Certifiable design services.
- Architectural services to provide massing and rendering

Architect, David Lee, Stull and Lee

- architectural services to design and produce drawings for proposed mixed-use retail/apartment building at 526-530 Dudley Street, Roxbury, Massachusetts

General Contractor, Maven Construction, JocCole "JC" Burton

- full service general construction management

Structural Engineering, Arthur Choo

- Scope includes all three parcel phases.

Mechanical, Electrical, Plumbing, and Fire Protection Engineering, BLW Engineers, Inc.

- Includes narrative report and MEPFP engineering across all three parcel phases.

Civil Engineering, Engineering Alliance, Inc.

- Scope includes grading and utility plans, construction detail plans (parking, drainage, erosion, sediment control), drainage calculations per Boston Water & Sewer Commission, BWSC permitting, Public Improvement Commission permitting, 4 project meetings.

Envelope Consultant, RJ Kenney Associates, Inc.

- Scope includes building envelope system design, waterproofing details, and construction document quality control. Scope includes all three parcel phases.

Geotechnical Engineer, Geotechnical Consultants, Inc.

- Scope includes utility clearance review, subsurface permit filing, boring/sampling, field investigation & geotechnical report with design considerations.

Architectural Specification Document/Project Manual, Kalin Associates

- Scope includes all three parcel phases

Surveyor, Boston Survey Inc.

- Utility Plan
- Site Plan

Real Estate Consultant, Linda Champion, Esq. Champion Urban Edge (CUE) Realty

- Affirmative Fair Housing Marketing and Tenant/Home-buyer selection plans

Attorney, Kathleen Allen, Dolan & Connly, P.C.

The Plan

This project involves the new construction of a 10,623 square foot vacant undeveloped lot. Site will consist of:

38' deep in the rear for parking (that's a one-way aisle and angled parking on one side), the following approximate gross square foot floor plates:

- First floor: 4,000 sf. The first floor has an 8' breezeway on the north side and a 12' drive lane with 5' sidewalk on the south side. Both of these are overhung by the second and third floors above.
- Second floor: 6,000 sf
- Third floor: 6,000 sf
- Fourth floor: 4,000 sf. The fourth floor will have outdoor areas with green roofs/plantings.

As specified the units will be available to those households earning 80% to 100% AMI. 1/3 of the units to 80% AMI, 1/3 of the units to 100% AMI and 1/3 will be market rate units. These rental units are expected to be available within 12-18 months. The introduction of new rental units are in line with Mayor Walsh's comprehensive housing plan designed to address the housing needs of Boston's growing population.

Design / Development

The goal is to produce a modern high-quality building that enhances and compliments the neighborhood hosting energy efficient commercial and residential rentals to meet the net energy positive goals of the Boston E+ Green Building Program. The building will feature charging stations, green/sustainable features and performance. For the purpose of the RFP a limited amount of time was dedicated in developing the schematic plans for the site. The Proposer is not a development company and puts forward limited plans to evidence massing and design. If selected to develop the site the plans will be developed in full and all schematic plans will be available for future community presentations, feedback from DND, BPDA, and will have topography study of the site completed. Proposer if selected expects to have all plans ready to submit to ISD in 6-8 weeks from selection date to submit for rejection in order to advance said project to ZBA. This will run concurrent with Article 80 Small Project Review.

Rendering, design concept and massing will be provided at the DND sponsored community presentation on July 25, 2019.

Development schedule is contingent upon zoning variance timeline and given the Proposer is not at this time seeking state subsidies the timing is wholly dictated by the zoning schedule.

Upon receipt of designation, the Proposer will compile and submit an Article 80 Small Project Review package to BPDA; commence ZBA process, engage general contractor to prepare bid packages and identify subcontractors, monitor permitting process and appeal process, finalize all construction financing and make final determinations on city or state subsidies which could include Mass Housing workforce housing. Construction loan will close upon receipt of final selected bid

and 30-45 days prior to construction start date. The marketing of all units will be handled exclusively by Champion Urban Edge (CUE) Realty utilizing the expertise of another community based organization committed to affordable housing. Estimate that all tenants will be selected and identified prior to Use & Occupancy permit issued by City of Boston.

The Cost

The purchase price offered for the parcel is \$150,000. This is below the \$850,000 appraised value stated in the RFP. We justify the price where land transfer is for a 99 year ground lease, Proposer will provided and offer to the community 2/3rds of rental units at 80% - 100% AMI. Proposer will providing off-street overnight parking to residential abutters. By providing function hall/community open space available for the rental and use and enjoyment of the community and area residents.

The building is projected to consist of 10,000 +/- square feet residential space and 10,000 square feet of retail/commercial space. Construction costs are estimated at \$235 dollars per square foot with additional costs to include amenities like central air conditioning and modern sound proof state of the art function hall, sound systems, conference room space and parking. The estimates are based upon reliable information and consistent with similar highly energy efficient projects in progress in the Roxbury Neighborhood District. The Proposer has started conversation with area lenders and if selected expect to secure its construction loan from area bank. Proposer has acquisition funds and soft-costs on hand. The projected costs are consistent with similarly scaled projects developed within the City of Boston. Proposer will seek to utilize solar tax credits and energy rebates, if any, available at the time of construction.

Proposer has the financial capacity and ability to successfully complete this project. Proposer as the direct abutter to the site has held a strong interest in the land. The Proposer has put together a diverse talented team with a proven track record of success within the City of Boston.

Upon completion the Proposer will retain a management company that is best suited to service the building and the residents.

**REQUEST FOR PROPOSAL
526-528 AND 530 DUDLEY STREET, ROXBURY AND
UNNUMBERED PARCEL ON BURRELL STREET, ROXBURY (“Project Site”)**

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PROPOSAL FORM

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

DATE RECEIVED BY DND: July 22, 2019

SUBMITTED BY: NAME: TEIXEIRA AND ROSA INCORPORATED

ADDRESS: 522 Dudley Street, Roxbury, MA 02119

TELEPHONE: (617) 442-1560

EMAIL: teixeirarosainc@gmail.com

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

Property Address: 526-528 AND 530 DUDLEY STREET, ROXBURY AND UNNUMBERED
PARCEL ON BURRELL STREET, ROXBURY

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

EDIGIO TEIXEIRA, 15 CLARENCE ST., ROXBURY, MA 02119

ANTONIO S. ROSA, 36 OLD COACH RD., BRAINTREE, MA 02184

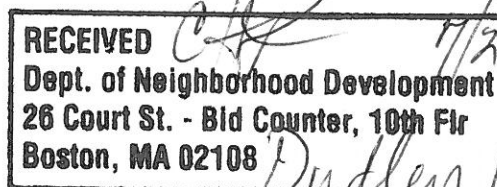
OLIVIO TEIXEIRA, 61 FOREST STREET, BRAINTREE, MA 02184

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an: Corporation

(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

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



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

Corporation is incorporated in the State of: Massachusetts
President is: EDIGIO TEIXEIRA
Treasurer is: ANTONIO S. ROSA
Place of Business: 522 Dudley Street, Roxbury, MA 02119

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

A copy of the joint venture agreement is on file at: _____ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

Trust documents are on file at _____
And will be delivered to the Official on request.

iii. Bank reference(s): Metro Credit Union
iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

v. Number of years organization has been in business under current name: 34

vi. Has organization ever failed to perform any contract? No Yes/No

If answer is "Yes", state circumstances): _____

We propose the following purchase price: \$150,000.00

C'

vii. AUTHORIZATION:

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

Signature of individual submitting proposal

Title

Legal Name of Organization

Dated at: _____

This _____ day of _____,

NAME OF ORGANIZATION:

TEIXEIRA AND ROSA INCORPORATED

Edigio J. Teixeira

BY: EDIGIO TEIXEIRA

TITLE: President

i. ATTESTATION:

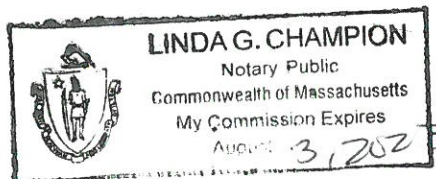
EDIGIO TEIXEIRA being duly sworn deposes and says that (he/she) is the President of Teixeira and Rosa Incorporated and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 22nd day of July, 2019

Notary Public: Linda Champion

My Commission Expires: August, 2023
(Month) (Year)

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



Project Summary Form

Project Name: 526-528, 530 DUDLEY ST. & BURRELL ST., ROXBURY
 Project Street Address(es): 526-528 AND 530 DUDLEY ST & UNNUMBERED PARCEL ON BURRELL ST., ROXBURY
 Developer: Teixeira and Rosa Incorporated
 Types of Units: Family Individuals Elderly Special Needs
 Other? (Describe) commercial/residential Commercial Yes No
 Number of Units est. 15 Number of Affordable Units est. 9 Homeless Units

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							
<60% AMI							
<80% AMI		4	2	3			
100% AMI to Market		2	3	1			

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI						
<80% AMI		1071	1196	1494		
Market		e. 1975	e. 2310	e. 2,626		

Housing Budget

TDC:	\$ _____	TDC Per Unit:	\$ e. 305,653 incl. commercial
Hard Cost/sf	\$ _____	Hard Cost/unit	\$ <u>build out.</u>
Operating Exp/unit	\$ _____	Reserves/unit	\$ _____
		Developer Fee and Overhead	\$ _____

Funding Sources: (Check all that apply), if eligible.

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

Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	<input style="width: 100%;" type="text" value="Proposed 526 Dudley Street LLC"/>		
1a . Application Completed By:	<input style="width: 100%;" type="text" value="Teixeira and Rosa Incorporated"/>		
1b . Original Application Date:	<input style="width: 150px;" type="text" value="7/22/2019"/>	Application Revision Date:	<input style="width: 100px;" type="text"/>
2 . Project Address:	<input style="width: 100%;" type="text" value="526-528 AND 530 DUDLEY ST, UNNUMBERED PARCEL BURR"/>		
3 . Neighborhood	<input style="width: 100%;" type="text" value="Roxbury"/>		
4 . City/ Town	<input style="width: 150px;" type="text" value="Boston"/>	<input style="width: 50px;" type="text" value="MA"/>	<input style="width: 50px;" type="text" value="02119"/>
	<small>(state)</small>	<small>(zip code)</small>	
5 . County	<input style="width: 100%;" type="text" value="SUFFOLK"/>		
6 . <input type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	<input type="checkbox"/> Yes	Select A QCT	<input style="width: 50px;" type="text" value="0906.00"/> ▾
8 . Difficult to develop area	<input type="checkbox"/> Not Applicable	QCT information last updated on:	<input style="width: 100px;" type="text" value="7/22/2019"/>

Development Plan

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

<input type="checkbox"/> Yes	New construction
<input type="checkbox"/> No	Acquisition, substantial rehab of existing housing
<input type="checkbox"/> No	Acquisition, moderate rehab of existing housing
<input type="checkbox"/> No	Acquisition, minimal or no rehab of existing housing
<input type="checkbox"/> No	Adaptive re-use of non-residential structure

10 . Proposed Housing Type

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

Mixed use commercial (1st and 2nd floor), residential (3rd and 4th floor). First floor: 4,000 sf. The first floor has an 8' breezeway on the north side and a 12' drive lane with 5' sidewalk on the south side. Both of these are overhung by the second and third floors above.
 Second floor: 6,000 sf
 Third floor: 6,000 sf
 Fourth floor: 4,000 sf. The fourth floor will have outdoor areas with green roofs/plantings.

12 . **Development Schedule:**

	<i>Original</i>	<i>Revised</i>	<i>Optional user comments</i>
Application Date	7/22/2019		
Construction Loan Closing	3/2020		
Initial Loan Closing (MHFA only)			
Construction Start	5/1/2020		
50% Construction Completion	11/2020		
Construction Completion	4/2021		
First Certificate of Occupancy	5/2021		
Final Certificate of Occupancy	5/2021		
Sustained Occupancy			
Permanent Loan Closing	6/2021		

13 . Unit Mix:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Total Units</i>
SRO						0
0 bedroom				4	2	6
1 bedroom				2	3	5
2 bedrooms				3	1	4
3 bedrooms						0
4 bedrooms						0
Total Units	0	0	0	9	6	15
Home Units*				9	6	15

*HOME units included in the above totals. Other Income=Below of median income
*zoning could allow more - subject to COB approval.

14 . Unit Size in square feet: estimates

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom				550.0	550.0	550
1 bedroom				625.0	625.0	625
2 bedrooms				700.0	700.0	700
3 bedrooms						N/A
4 bedrooms						N/A

15 . Number of bathrooms in each unit:

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

16 . Funding Applied For:

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

DHCD Tax Credit Allocation	<input type="checkbox"/> No
Category	<input type="checkbox"/> Not Applicable
Category	<input type="checkbox"/> Not Applicable
HOME Funding through DHCD	<input type="checkbox"/> No
Massachusetts Housing Finance Agency (select all that apply):	
Official Action Status	<input type="checkbox"/> No
Construction Financing/Bridge Financing.....	<input type="checkbox"/> No
Permanent Financing	<input type="checkbox"/> No
Massachusetts Housing Partnership (MHP) Fund:	
Permanent Rental Financing Program	<input type="checkbox"/> No
Massachusetts Housing Investment Corporation (select all that apply):	
Debt Financing	<input type="checkbox"/> No
Tax Credit Equity Investment	<input type="checkbox"/> No
Boston Department of Neighborhood Development (DND):	<input type="checkbox"/> No
Other	<input type="checkbox"/> No
Other.....	<input type="checkbox"/> N/A
Other.....	<input type="checkbox"/> N/A
Other.....	<input type="checkbox"/> N/A
Financing from MassDevelopment	<input type="checkbox"/> No

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

Error! Please verify the total number of buidings entered in #11.

18. Number of units:

Error! Check Number Of Units For New Construction/ Rehabilitation

19. Gross Square Footage		Total	New Construction	Rehabilitation
a. Residential		-		
b. Commercial		-		

20. Net Rentable Square Footage:		Total	Percent of Gross
a. Residential		9,225 s.f.	%
b. Commercial		10,000 s.f.	%

21. Number of handicapped accessible units Percent of total

22. Fire Code Type

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

24. Are the following provided with the housing units:

a. Range?	<input type="text" value="Yes"/>	Gas or electric? <input type="text" value="gas"/>
b. Refrigerator?	<input type="text" value="Yes"/>	
c. Microwave?	<input type="text" value="Yes"/>	
d. Dishwasher?	<input type="text" value="Yes"/>	
e. Disposal?	<input type="text" value="Yes"/>	
f. Washer/Dryer Hookup?	<input type="text" value="No"/>	
g. Washer & Dryer?	<input type="text" value="Yes"/>	
h. Wall-to-wall Carpet?	<input type="text" value="No"/>	
i. Window Air Conditioner?	<input type="text" value="No"/>	
j. Central Air Conditioning?	<input type="text" value="Yes"/>	

Optional user comments

25. Are the following included in the rent:

a. Heat?	<input type="text" value="No"/>
b. Domestic Electricity?	<input type="text" value="No"/>
c. Cooking Fuel?	<input type="text" value="No"/>
d. Hot Water?	<input type="text" value="No"/>
e. Central A/C, if any?	<input type="text" value="No"/>

26. Type of heating fuel:

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

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

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

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

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

a. Major systems to be replaced:

Not applicable

b. Substandard conditions and structural deficiencies to be repaired:

Not applicable

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

Not applicable

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

a. Insulation	Yes	<i>R-Value or type?</i>	
b. Windows	Yes	<i>R-Value or type?</i>	
c. Heating system	Yes	<i>R-Value or type?</i>	

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	10,623	
33 . Wetlands area:		
34 . Buildable area:	10,623	

Existing Conditions:

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

36 . Number of existing structures: -

37 . Gross s.f. of existing structures: -

38 . If rehabilitation:

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

39 . If site includes commercial space:

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

40 . What are the surrounding land uses?

Utilities:

41 . Are the following utilities available on the site:

a. Sanitary sewer?	No	Distance from site (ft.)	
b. Storm sewer?	No	Distance from site (ft.)	
c. Public water?	No	Distance from site (ft.)	
d. Electricity?	No	Distance from site (ft.)	
e. Gas?	No	Distance from site (ft.)	

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

Zoning:

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

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

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

44 . Do you anticipate applying for a comprehensive permit under Chapter 774? Yes No

Site Control:

45 . What form of site control do you have?

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

46 . Please provide details about your site control agreement.

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

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

48 . Are there any outstanding liens on the property?

Amenities and Services:

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

	<i>Distance</i>	
a. Shopping facilities	0.20	miles
b. Schools	0.30	miles
c. Hospitals	0.80	miles
d. Parks and recreational facilities	0.30	miles
e. Police station	2.00	miles
f. Fire station	2.00	miles
g. Public transportation	0.10	miles
h. Houses of worship	0.20	miles
i. City/Town Hall	4.10	miles

Environmental Information

- 50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?
- 51 . Has a Chapter 21E assessment been performed?
- 52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?
- 53 . Does the building require lead paint abatement?
- 54 . Does the building require asbestos abatement?
- 55 . Do radon tests show radon levels exceeding four picocuries/liter?
- 56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?
- 57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?
- 58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?
- 59 . Is the site located in a floodplain or wetlands area?
- 60 . Does the site contain endangered animal or plant species?
- 61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?

Section 2 DEVELOPMENT TEAM SUMMARY

<p>62 . Developer/Sponsor Type</p>	Other for-profit corporations/partnerships/individuals																		
<p>63 . Developer/Sponsor:</p> <p>Form of Legal Entity</p> <p>Legal Name</p> <p>Address</p> <p>Contact Person</p> <p>E-mail</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2">MA for-profit domestic corporation</td></tr> <tr><td colspan="2">Teixeira and Rosa Incorporated</td></tr> <tr><td colspan="2">522 Dudley Street</td></tr> <tr><td colspan="2">Roxbury, MA</td></tr> <tr><td colspan="2">EDIGIO TEIXEIRA</td></tr> <tr><td style="text-align: center;">(617) 442-1560</td><td></td></tr> <tr><td colspan="2">teixeirarosainc@gmail.com</td></tr> </table>	MA for-profit domestic corporation		Teixeira and Rosa Incorporated		522 Dudley Street		Roxbury, MA		EDIGIO TEIXEIRA		(617) 442-1560		teixeirarosainc@gmail.com					
MA for-profit domestic corporation																			
Teixeira and Rosa Incorporated																			
522 Dudley Street																			
Roxbury, MA																			
EDIGIO TEIXEIRA																			
(617) 442-1560																			
teixeirarosainc@gmail.com																			
<p>64 . Owner/Mortgagor:</p> <p>Legal Name</p> <p>Address</p> <p>Has this entity already been formed?</p> <p>Principals</p> <p>Principals</p> <p>Contact Person</p> <p>Telephone No. / Fax. No.</p> <p>E-mail</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2">526 Dudley Street LLC</td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td style="text-align: center;">NO</td><td>Soc. Sec. or Tax ID #</td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> </table>	526 Dudley Street LLC						NO	Soc. Sec. or Tax ID #										
526 Dudley Street LLC																			
NO	Soc. Sec. or Tax ID #																		
<p>65 . General Partner:</p> <p>Legal Name</p> <p>Address</p> <p>Has this entity already been formed?</p> <p>Principal (if corporate)</p> <p>Contact Person</p> <p>% of Ownership</p> <p>Telephone No. / Fax. No.</p> <p>E-mail</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td style="text-align: center;">No</td><td> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> </table>							No											
No																			
<p>66 . General Partner:</p> <p>Legal Name</p> <p>Address</p> <p>Has this entity already been formed?</p> <p>Principal (if corporate)</p> <p>Contact Person</p> <p>% of Ownership</p> <p>Telephone No. / Fax. No.</p> <p>E-mail</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td style="text-align: center;">No</td><td> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> </table>							No											
No																			

67 . Development Consultant:

Legal Name
 Address

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

68 . Contractor:

Name
 Address

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

Proposed Maven Construction
594 Columbia Rd., Suite 203
Boston, MA
JOCOLE "JC" BURTON
info@mavenbld.com

69 . Architect:

Name
 Address

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

Proposed Stull and Lee
103 Terrace Street 2nd Floor
Roxbury, MA 02120
David Lee
(617) 426-0406
info@stullandlee.com

70 . Management Agent:

Name
 Address

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

71 . Attorney (Real Estate):

Name
 Address

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

Kathleen Allen
Dolan & Connly
50 Redfield Street, Suite 202
Kathleen Allen
(617) 265-3100
kallen@dolanconnly.com

72 . Attorney (Tax):

Name
 Address

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

73 . Syndicator:

Name
 Address

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

74 . **Guarantor:**

Name
Address

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

75 . **Service Provider or Coordinator:**

Name
Address

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

TD Bank
Anthony Gaymes
(617) 548-0608
anthony.gaymes@td.com

76 . **Marketing Agent:**

Name
Address

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

Champion Urban Edge (CUE) Realty
1542 Columbus Avenue
Roxbury, MA 02119
Linda Champion
(617) 877-0363
championhomebuying@gmail.com

77 .

Other role

Name
Address

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

Derek Rubinoff, Architect
82 Spring Street
West Roxbury, MA 02132
Derek Rubinoff
(617) 504-2599
drubinoff@derekubinoff.com

78 .

Other role

Name
Address

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

Proposed Partners Engineering and Science Inc.
Tom A. Campbell, Project Manager

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

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

The applicant is the direct abutter to the site and operates as a domestic for-profit Massachusetts corporation which will establish a MA LLC for the new development

Section 4 OPERATING PRO-FORMA

Operating Income				
Rent Schedule:				
	Contract <i>Rent</i>	Utility <i>Allowance</i>	Total <i>Gross Rent</i>	No. of <i>Units</i>
222 . Low-Income (Rental Assisted):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
223 . Low-Income (below 50%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
224 . Low-Income (below 60%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
225 . Other Income (User-defined)				
SRO			\$0	0
0 bedroom	\$1,071	\$0	\$1,071	4
1 bedroom	\$1,196	\$0	\$1,196	2
2 bedrooms	\$1,494	\$0	\$1,494	3
3 bedrooms			\$0	0
4 bedrooms			\$0	0
226 . Market Rate (unrestricted occupancy):				
SRO				0
0 bedroom	\$1,975			2
1 bedroom	\$2,310			3
2 bedrooms	\$2,626			1
3 bedrooms				0
4 bedrooms				0
Commercial Income:				
227 . Square Feet:	10,000	@	(average) \$28.00 /square foot =	\$280,000
Parking Income:				
228 . Spaces:	0	@	(average) \$0.00 /month x 12 =	\$0

Year 21

\$

\$

\$

249 . **Annual Operating Income (year 1)**

\$1,205,968

Proposed 526 Dudley Street LLC

Application Date: 7/22/2019

#VALUE!

Operating Expenses- To be determined upon zoning and units approved

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

Other Operating Expense Assumptions

Trending Assumptions for Expenses

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

Reserve Requirements:

296 Replacement Reserve Requirement		per unit per year
297 Operating Reserve Requirement		per unit per year

Debt Service:

		Annual Payment
298 MHFA	MHFA Program 1	N/A
299 MHFA	MHFA Program 2	N/A
300 MHP Fund Permanent Loan		N/A
301 Other Permanent Senior Mortgage		N/A
Source:	N/A	
302 Other Permanent Senior Mortgage		N/A
Source:	N/A	
303 Total Debt Service (Annual)		\$0
304 Net Operating Income		\$1,205,968 (in year one)
305 Debt Service Coverage		N/A (in year one)

Affordability: Income Limits and Maximum Allowable Rents

306 County MSA

This MSA does not match the county you have chosen

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

	Maximum Income			Maximum Rent (calculated from HUD income data)		
	50%	60%	0%	50%	60%	0%
SRO	\$34,500	\$41,350	\$0	\$863	\$1,034	\$0
0 bedroom	\$34,500	\$41,350	\$0	\$863	\$1,034	\$0
1 bedroom	\$36,950	\$44,350	\$0	\$924	\$1,109	\$0
2 bedrooms	\$44,350	\$53,200	\$0	\$1,109	\$1,330	\$0
3 bedrooms	\$51,200	\$61,450	\$0	\$1,280	\$1,536	\$0
4 bedrooms	\$57,150	\$68,550	\$0	\$1,429	\$1,714	\$0
Area median income for a family of	\$98,500					

308 **H.U.D. "Fair Market Rents" (Maximum):**

0 bedroom	\$1,071
1 bedroom	\$1,196
2 bedrooms	\$1,494
3 bedrooms	\$1,861
4 bedrooms	\$2,023
5 bedrooms	\$2,326

FMR Information last updated on

Operations before this transaction:				Operations after:		
Type	Number	Current Rent	Annualized Income	Number	Future Rents	Market Rent GPR
309 . SRO	0	0	0	0	0	0
310 . 0 bedroom	6	0	0	6	0	0
311 . 1 bedroom	5	0	0	5	0	0
312 . 2 bedrooms	4	0	0	4	0	0
313 . 3 bedrooms	0	0	0	0	0	0
314 . 4 bedrooms	0	0	0	0	0	0
315 . Gross Potential Rental Income			0			0
316 . Vacancy		0%	0	Vacancy	0%	0
317 . Other Income			0	Other Income		910,000
318 . Effective Gross Income			0	Effective Gross Income		910,000
Operating Expenses			Year	Reason	% Change	Year
319 . Management fee			0			0
320 . Administration			0			0
321 . Maintance/Operations			0			0
322 . Resident Services			0			0
323 . Security			0			0
324 . Utilities			0			0
325 . Replacement Reserve			0			0
326 . Operating Reserve			0			0
327 . Real Esate Taxes			0			0
328 . Insurance			0			0
329 . Total Expenses			0			0
330 . Net Operating Income			0	Net Operating Income		910,000

331 . **Transaction Description:**

Optional user calculations

Section 3 SOURCES AND USES OF FUNDS

Sources of Funds							
Private Equity:				Optional user calculations			
81	Developer's Cash Equity	\$250,000					
82	Tax Credit Equity (net amount) <small>(See line 360, Section 5, page 18.)</small>	\$75,000	estimated				
83	Developer's Fee/Overhead, Contributed or Loaned	\$					
84	Other Source: Energy Rebates / Savings	\$25,000	estimated				
Public Equity:							
85	HOME Funds, as Grant	\$					
86	Grant: TBD	\$					
87	Grant:	\$					
88	Total Public Equity	\$0					
Subordinate Debt (see definition):				<i>Amount</i>	<i>Rate</i>	<i>Amortiz.</i>	<i>Term</i>
89	Home Funds-DHCD, as Subordinate Debt	\$0	%	yrs.	yrs.		
	Source:						
90	Home Funds-Local, as Subordinate Debt	\$0	%	yrs.	yrs.		
	Source:						
91	Subordinate Debt	\$0	%	yrs.	yrs.		
	Source:						
92	Subordinate Debt	\$0	%	yrs.	yrs.		
	Source:						
93	Subordinate Debt	\$0	%	yrs.	yrs.		
	Source:						
94	Total Subordinate Debt	\$0					
Permanent Debt (Senior):				<i>Amount</i>	<i>Rate</i>	<i>Override</i>	<i>Amortiz.</i>
95	MHFA	MHFA Program 1	\$	%	%	yrs.	yrs.
96	MHFA	MHFA Program 2	\$	%	%	yrs.	yrs.
97	MHP Fund Permanent Loan		\$	%		yrs.	yrs.
98	Other Permanent Senior Mortgage		\$	%		yrs.	yrs.
	Source:						
99	Other Permanent Senior Mortgage		\$	%		yrs.	yrs.
	Source:						
100	Total Permanent Senior Debt		\$0				
101	Total Permanent Sources		\$350,000				
Construction Period Financing:				<i>Amount</i>	<i>Rate</i>	<i>Term</i>	
102	Construction Loan		\$5,000,000	5.50%	mos. 24		
	Source:	TDBank / proposed					
	Repaid at:	(event)					
103	Other Interim Loan		\$0	%	mos.		
	Source:						
	Repaid at:	(event)					
104	Syndication Bridge Loan		\$0	%	mos.		
	Source:						
	Repaid at:	(event)					

Uses of Funds

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

Direct Construction:

105 . Who prepared the estimates?
Name Signature

106 . Basis for estimates?

rounded to the nearest dollar

DV	Trade Item	Amount	Description
107 .	3	Concrete	\$200,000
108 .	4	Masonry	\$25,000
109 .	5	Metals	\$40,000
110 .	6	Rough Carpentry	\$450,000
111 .	6	Finish Carpentry	\$125,000
112 .	7	Waterproofing	\$25,000
113 .	7	Insulation	\$75,000
114 .	7	Roofing	\$75,000
115 .	7	Sheet Metal and Flashing	\$10,000
116 .	7	Exterior Siding	\$300,000
117 .	8	Doors	\$70,000
118 .	8	Windows	\$55,000
119 .	8	Glass	\$50,000
120 .	9	Lath & Plaster	
121 .	9	Drywall	\$275,000
122 .	9	Tile Work	\$30,000
123 .	9	Acoustical	\$25,000
124 .	9	Wood Flooring	\$50,000
125 .	9	Resilient Flooring	\$50,000
126 .	9	Carpet	\$15,000
127 .	9	Paint & Decorating	\$65,000
128 .	10	Specialties	\$10,000
129 .	11	Special Equipment	\$55,000
130 .	11	Cabinets	\$65,000
131 .	11	Appliances	\$30,000
132 .	12	Blinds & Shades	\$5,000
133 .	13	Modular/Manufactured	
134 .	13	Special Construction	\$2,500
135 .	14	Elevators or Conveying Syst.	\$50,000
136 .	15	Plumbing & Hot Water	\$200,000
137 .	15	Heat & Ventilation	\$225,000
138 .	15	Air Conditioning	\$75,000
139 .	15	Fire Protection	\$50,000
140 .	16	Electrical	\$245,000
141 .		Accessory Buildings	
142 .		Other/misc parking lot	\$25,000
143 .		Subtotal Structural	\$3,047,500
144 .	2	Earth Work	\$285,000
145 .	2	Site Utilities	see above
146 .	2	Roads & Walks	
147 .	2	Site Improvement	\$5,000
148 .	2	Lawns & Planting	\$10,000
149 .	2	Geotechnical Conditions	
150 .	2	Environmental Remediation	
151 .	2	Demolition	
152 .	2	Unusual Site Cond	
153 .		Subtotal Site Work	\$300,000
154 .		Total Improvements	\$3,347,500
155 .	1	General Conditions	\$0
156 .		Subtotal	\$3,347,500
157 .	1	Builders Overhead	\$217,588
158 .	1	Builders Profit	
159 .		TOTAL	\$3,565,088

160 Total Cost/square foot:

Residential Cost/s.f.:

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$150,000			
162 . Acquisition: Building	\$0			
163 . Acquisition Subtotal	\$150,000	\$0	\$0	
164 . Direct Construction Budget	\$3,565,088	\$3,565,088		(from line 159)
165 . Construction Contingency	\$178,254	\$178,254		5.0% of construction
166 . Subtotal: Construction	\$3,743,342	\$3,743,342	\$0	

General Development Costs:

167 . Architecture & Engineering	\$150,000			
168 . Survey and Permits	\$50,000			
169 . Clerk of the Works	\$65,000			
170 . Environmental Engineer	\$25,000			
171 . Bond Premium	\$45,000			
172 . Legal	\$75,000			
173 . Title and Recording	\$35,000			
174 . Accounting & Cost Cert.	\$10,000			
175 . Marketing and Rent Up	\$10,000			
176 . Real Estate Taxes	\$12,500			
177 . Insurance	\$45,000			
178 . Relocation	\$0			
179 . Appraisal	\$5,000			
180 . Security	\$0			
181 . Construction Loan Interest	\$70,950			
182 . Inspecting Engineer	\$10,000			
183 . Fees to: Broker	\$15,000			
184 . Fees to:	\$0			
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$0			
190 . Other: LEED	\$28,000			
191 . Other: CARRY	\$40,000			
192 . Soft Cost Contingency	\$0			0.0% of soft costs
193 . Subtotal: Gen. Dev.	\$691,450	\$0	\$0	

194 . Subtotal: Acquis., Const and Gen. Dev.	\$4,584,792	\$3,743,342	\$0
---	-------------	-------------	-----

195 . Capitalized Reserves	\$0			
196 . Developer Overhead	\$0			
197 . Developer Fee	\$0			

198 . Total Development Cost	\$4,584,792	\$3,743,342	\$0	TDC per unit	\$305,653
-------------------------------------	-------------	-------------	-----	---------------------	-----------

199 . TDC, Net	\$4,584,792	\$3,743,342	\$0	TDC, Net per unit	\$305,653
-----------------------	-------------	-------------	-----	--------------------------	-----------

Additional Detail on Development Pro-Forma:

200 . Gross Syndication Investment

Off-Budget Costs:

Syndication Costs:

201 . Syndication Legal

202 . Syndication Fees

203 . Syndication Consultants

204 . Bridge Financing Costs

205 . Investor Servicing (capitalized)

206 . Other Syndication Expenses

207 . Total Syndication Expense

208 . Current Reserve Balance

Reserves (capitalized):

209 . Development Reserves

210 . Initial Rent-Up Reserves

211 . Operating Reserves

212 . Net Worth Account

213 . Other Capitalized Reserves

214 . Subtotal: Capitalized Reserves

215 . Letter of Credit Requirements

216 . Total of the Above

Check: Line 214 is the same as line 195.

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

Unit Sales (For Sale Projects Only):

217 . Gross Sales From Units

218 . Cost of Sales (Commissions, etc.)

219 . Net Receipt from Sales

Debt Service Requirements:

220 . Minimum Debt Service Coverage

221 . Is this Project subject to HUD Subsidy Layering Review?

Optional user comments

Section 5 LOW INCOME HOUSING TAX CREDITS

Percent of Project Which Qualifies for Tax Credit

332 . Low-Income Units	0		Total Units:	15
333 . Percent of Units	0.0%			
334 . Low-Income Square Feet	-	s.f.	Total Area:	9,225 s.f.
335 . Percent of Area	0.0%			
336 . Applicable Percentage	0.0%	<i>(This is the lower of lines 333 and 335 above.)</i>		
337 . Is the project utilizing tax-exempt financing?	No			
338 . Does the project qualify for an acquisition credit?	No			
339 . Does the rehabilitation qualify for a 9% rather than 4% credit?	No			
340 . How much financing is nonqualified (federally subsidized?)	\$			
341 . What grant funds must be subtracted from acquisition basis?	\$			
342 . What grant funds must be subtracted from rehabilitation basis?	\$			
343 . Will the project have a minimum of 20% of units for households earning less than 50% of median, or 40% for less than 60% of median?	40% Of Units			

Historic Tax Credit:

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

Project Qualification for 130%:

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

Calculation of Maximum Tax Credit Amount

	<i>Acquisition Credit</i>	<i>Rehabilitation Credit</i>
347 . Total Eligible Development Costs	\$0	\$3,743,342
348 . Less: Portion of Grants Allocated to Basis	\$0	\$0
349 . Less: 20% Historic Rehab Credit Basis Reduction	\$0	\$0
350 . Less: Nonqualified source of financing	\$0	\$0
351 . Subtotal: Eligible Basis	\$0	\$3,743,342
352 . "Hard to develop" area	100%	130%
353 . Percent Low-Income	0.0%	0.0%
354 . Applicable Rate	3.66%	8.53%
355 . <i>Maximum Annual Tax Credit Amount</i>	\$0	\$0
356 . <i>Total Annual Tax Credit Amount</i>		\$0
357 . Estimated Net LIHTC Syndication Yield	\$ -	rate per \$
358 . Est. Net Historic Tax Credit Syndication Yield	\$ -	rate per \$
359 . Total Estimated Net Tax Credit Syndication Yield (based on above)		\$0
360 . Applicant's Estimate of Net Tax Credit Equity.		\$75,000 (from line 82)

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

	Total Residential	Percentage of Costs Not in Depreciable Basis	Acquisition Credit Basis	Rehabilitation Credit Basis	Not In Basis
361 . Acquisition: Land	\$0				\$0
362 . Acquisition: Building	\$0		\$0	\$0	\$0
363 . Acquisition Subtotal	\$0		\$0	\$0	\$0
364 . Direct Construction Budget	\$3,565,088		\$0	\$3,565,088	
365 . Construction Contingency	\$178,254		\$0	\$178,254	
366 . Subtotal: Construction	\$3,743,342		\$0	\$3,743,342	\$0
General Development Costs:					
367 . Architecture & Engineering	\$0	0%		\$0	\$0
368 . Survey and Permits	\$0	0%		\$0	\$0
369 . Clerk of the Works	\$0	0%		\$0	\$0
370 . Environmental Engineer	\$0	0%		\$0	\$0
371 . Bond Premium	\$0	0%		\$0	\$0
372 . Legal*	\$0	0%	\$0	\$0	\$0
373 . Title and Recording	\$0	0%	\$0	\$0	\$0
374 . Accounting & Cost Certificat.	\$0	0%	\$0	\$0	\$0
375 . Marketing and Rent Up*	\$0	100%			\$0
376 . Real Estate Taxes*	\$0	0%	\$0	\$0	\$0
377 . Insurance	\$0	0%	\$0	\$0	\$0
378 . Relocation	\$0	0%	\$0	\$0	\$0
379 . Appraisal	\$0	0%	\$0	\$0	\$0
380 . Security	\$0	0%	\$0	\$0	\$0
381 . Construction Loan Interest*	\$0	0%	\$0	\$0	\$0
382 . Inspecting Engineer	\$0	0%	\$0	\$0	\$0
383 . Financing Fees* Broker	\$0	0%	\$0	\$0	\$0
384 . Financing Fees*	\$0	0%	\$0	\$0	\$0
385 . MIP	\$0	0%	\$0	\$0	\$0
386 . Credit Enhancement Fees	\$0	0%	\$0	\$0	\$0
387 . Letter of Credit Fees*	\$0	0%	\$0	\$0	\$0
388 . Other Financing Fees*	\$0	0%	\$0	\$0	\$0
389 . Development Consultant	\$0	0%	\$0	\$0	\$0
390 . Other* LEED	\$0	0%	\$0	\$0	\$0
391 . Other* CARRY	\$0	0%	\$0	\$0	\$0
392 . Soft Cost Contingency*	\$0	0%	\$0	\$0	\$0
393 . Subtotal: Gen. Dev.	\$0		\$0	\$0	\$0
394 . Subtotal: Acquis., Const., and Gen. Dev.	\$3,743,342		\$0	\$3,743,342	\$0
395 . Developer Overhead	\$0		\$0	\$0	\$0
396 . Developer Fee/Profit	\$0		\$0	\$0	\$0
397 . Capitalized Reserves	\$0		\$0	\$0	\$0
398 . Total Development Cost	\$3,743,342				
399 . Total Net Development Cost	\$3,743,342				
400 . Total Eligible Tax Credit Basis	\$3,743,342		\$0	\$3,743,342	

STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

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

1. Name of proposer: TEIXEIRA AND ROSA INCORPORATED

2. Names and titles of principals: _____

PRESIDENT EDIGIO TEIXEIRA 15 CLARENCE ST., ROXBURY, MA 02119 USA

TREASURER ANTONIO S. ROSA 36 OLD COACH RD., BRAINTREE, MA 02184 USA

SECRETARY OLIVIO TEIXEIRA 61 FOREST STREET BRAINTREE, MA 02184 USA

3. Names of authorized signatories: EDIGIO TEIXEIRA

4. Permanent main office address: 522 Dudley Street, Roxbury, MA 02119

Phone: (617) 442-1560 Fax: _____ Email: _____

5. Date organized: 1985

6. Location of incorporation: Massachusetts

7. Number of years engaged in business under your present name: 34 years

8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:

a. N/A

b. _____

c. _____

Has organization ever failed to perform any contract? YES NO

If YES, attach a written declaration explaining the circumstances.

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

Edigio L. Teixeira
Signature of individual submitting proposal
EDIGIO TEIXEIRA, PRESIDENT

Title
TEIXEIRA AND ROSA INCORPORATED

Legal Name of Organization

July 22, 2019

Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: TEIXEIRA AND ROSA INCORPORATED

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

See One Stop Documents for Estimated Development Budget

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 150000.00
Site Prep/Environmental	\$
Construction	\$
Construction Contingency	\$
Architect(s) and Engineer(s)	\$
Development Consultant	\$
Survey and Permits	\$
Legal	\$
Title and Recording	\$
Real Estate Taxes	\$
Insurance	\$
Construction Loan Interest	\$
Construction Inspection Fees	\$
Other: 21(e)	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$
Developer Overhead	\$
Developer Fee	\$
TOTAL: ALL USES	\$0.00

SOURCES OF FUNDING	AMOUNT
Sponsor Cash In Hand	\$
Additional Sponsor Fundraising	\$
Philanthropic Funding	\$
Philanthropic Funding	\$
Bank Loans	\$
Donated Materials/Services:	
Other:	\$
Other:	\$
TOTAL ALL SOURCES:	\$ 0.00

Committed

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

Explanatory notes:

TO BE COMPLETED UPON ZONING APPROVAL OF # OF UNITS

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: Teixeira and Rosa Incorporated

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT	Committed
	\$ 1,000.00	<input type="checkbox"/>
Function Hall Rental Fees	\$ 250,000	<input type="checkbox"/>
Function Hall Catering Fees	\$ 375,000	<input type="checkbox"/>
2nd Floor Commerical Office Rentals @ 28.00 per sq. ft. 6,000	\$ 168,000	<input type="checkbox"/>
	\$	<input type="checkbox"/>
Rentals 80% AMI	\$	<input type="checkbox"/>
Rentals 100% AMI	\$	<input type="checkbox"/>
Rentals - Market Rent	\$	<input type="checkbox"/>
Laundry room	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 1,000,000 \$794,000 est. excluding rentals	<input type="checkbox"/>

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
Maintenance	\$
Landscaping	\$
Elevator	\$
Water & Sewer	\$
Insurance	\$
Parking Lot / Garage	\$
Snow removal	\$
Office administration	\$
Function hall manager	\$
Function Hall Waitstaff	\$
Electric	\$
Heat/AC	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 0.00

Continued on next page

Explanatory notes:

RFP is the for the acquisition of the land. The operating costs are subject to and conditioned upon how many residential units the City of Boston will allow the Proposer to develop. The Proposer is the owner of the abutting lot and owns and has operated its restaurant take-out at the location for over 34 years. The Proposer may elect to combine the structures if approved. The operating proforma will be determined and set upon zoning approval to determine scope and size.

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: TEIXEIRA AND ROSA INCORPORATED

Assuming that you are designated on July 25, 2019 , indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	October 1, 2019
Apply for Permit(s)	August 30, 2019
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	October 31, 2019
Permit(s) Issued	November 30, 2019
Financing Closed	November 30, 2019
Construction Begins	February 17, 2020
Construction Complete	December 15, 2020

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: TEIXEIRA AND ROSA INCORPORATED

How many full time employees does your firm currently have?

Under 25 25 -99 100 or more

Are you a Boston-based business? YES NO

Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

Are you a Woman-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages MIHI builders to seek to achieve the following construction employment goals:

Boston Residents	50% of project hours
Minority	25% of project hours
Female	10% of project hours

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

Proposer is a 100% MBE and has been conducting business on Dudley Street for over 34 years with a strong track record of retaining and hiring Boston residents, minorities and females. Proposer will expand those working relationships within the community to identify Minority-Owned Business Enterprises (MBEs) engaged in construction and is committed to achieving a high standard of subcontracting to female and minority-owned firms.

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according to the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: _____

Signed under the pains and penalties of perjury this

22nd day of July, 20 19

SIGNATURE: _____

TITLE: EDIGIO TEIXEIRA, PRESIDENT

ORGANIZATION: TEIXEIRA AND ROSA INCORPORATED

ADDRESS: 522 Dudley St., Roxbury, MA 02119

City of Boston (COB) – Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: TEIXEIRA AND ROSA INCORPORATED

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
previously owned: 41 E Cottage St, Dorchester, MA 02125-2638	W:08 P:00015 S:000
817 Dorchester Ave, Dorchester MA 02125-1107	W:07 P:03140 S:000
99 Claybourne St - Unit 99, Dorchester MA 02124-1230	W:17 P:02410 S:028
524-524A Dudley St., Roxbury MA 02119-2769	W:08 P:00176 S:000
10 Cushing Ave., Dorchester MA 02125-2009	W:13 P:01393 S:000
15 Clarence St, Roxbury MA 02119-2701	W:08 P:00636 S:000
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

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

Egidio L Teixeira, President

Egidio L Teixeira

July 22, 2019

Print Name and Title

Authorized Representative's Signature

Date

617-480-5816

Applicant Contact (If different from above)

Telephone Number

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission

Y \$ _____ N

Signature and Date: _____

Notes: _____

Department of Neighborhood Development

Y \$ _____ N

Signature and Date: _____

Notes: _____

Public Works Department

Y \$ _____ N

Signature and Date: _____

Notes: _____

Treasury Department

Y \$ _____ N

Signature and Date: _____

Notes: _____

DND Contact

Division

Program

Phone: ext.

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: TEIXEIRA AND ROSA INCORPORATED

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

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).
No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?
No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?
No

Signed under the pains and penalties of perjury this

22nd day of July, 20 19

SIGNATURE: Edigio J. Teixeira

TITLE: EDIGIO TEIXEIRA, PRESIDENT

ORGANIZATION: TEIXEIRA AND ROSA INCORPORATED

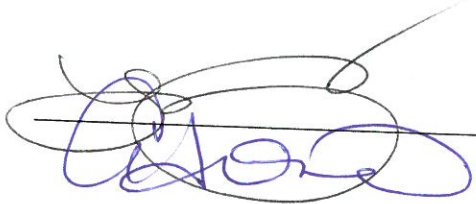
ADDRESS: 522 Dudley St., Roxbury, MA 02119

Conflict of Interest Affidavit Form


The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

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

WITNESS:



BORROWER:
TEIXEIRA AND ROSA INCORPORATED


BY: EDIGIO TEIXEIRA
Its President
Duly Authorized

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

July 22 _____ 2019

Then personally appeared the above named President, EDIGIO TEIXEIRA, (title) of Teixeira and Rosa Incorporated (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

My Commission Expires:
8/3/2023


Name: Linda Champion
Notary Public
LINDA G. CHAMPION
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 3, 2023

CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 22nd day
of July, 2019
Month Year

PROPOSER
TEIXEIRA AND ROSA INCORPORATED

Egidio L. Teixeira
By: EDIGIO TEIXEIRA
Its President
Duly Authorized

Co-Proposer Signature (If Applicable)

CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 22nd day
of July, 2019
Month Year

PROPOSER
TEIXEIRA AND ROSA INCORPORATED

By: EDIGIO TEIXEIRA
Its President
Duly Authorized

Co-Proposer Signature (If Applicable)

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

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

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

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

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

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

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

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

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

(1) REAL PROPERTY:

**526-528 AND 530 DUDLEY STREET, ROXBURY AND UNNUMBERED PARCEL ON
BURRELL STREET, ROXBURY**

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

RFP – LAND ACQUISITION

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

**Department of Neighborhood Development
26 Court Street, 10^t h Floor
Boston, Massachusetts 02108**

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

TEIXEIRA AND ROSA INCORPORATED. Massachusetts corporation.

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

____ Lessor/Landlord

____ Lessee/Tenant

____ Seller/Grantor

 x Buyer/Grantee

____ Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

EDIGIO TEIXEIRA

15 CLARENCE ST., ROXBURY, MA 02119 USA

ANTONIO S. ROSA

36 OLD COACH RD., BRAINTREE, MA 02148 USA

OLIVIO TEIXEIRA

61 FOREST STREET BRAINTREE, MA 02184 USA

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

 x **NONE**

NAME:

POSITION:

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

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

EDIGIO TEIXEIRA

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

7/22/2019

AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

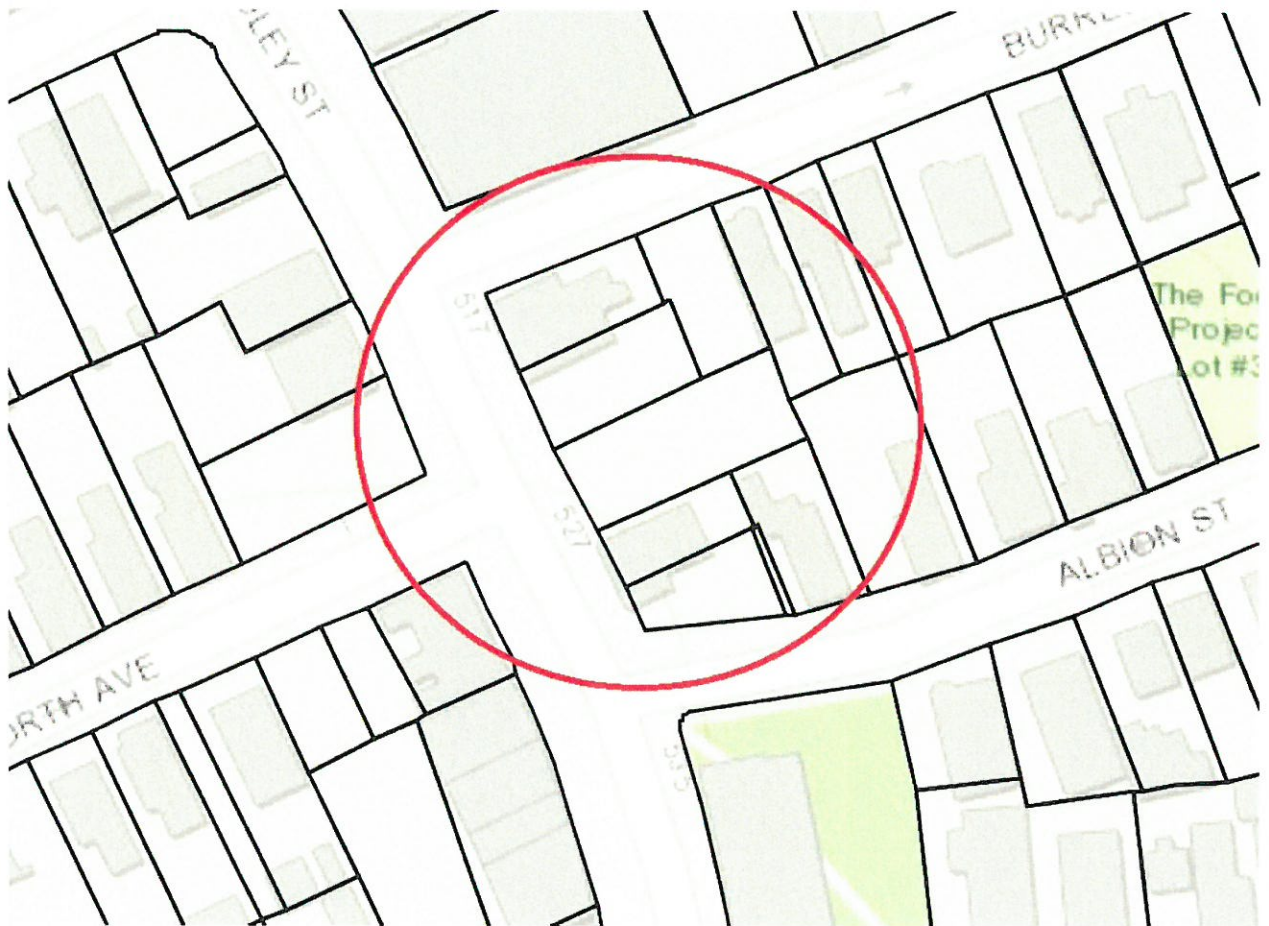
EDIGIO TEIXEIRA, PRESIDENT

PRINT NAME & TITLE of AUTHORIZED SIGNER

**526-528 AND 530 DUDLEY STREET, ROXBURY AND
UNNUMBERED PARCEL ON BURRELL STREET, ROXBURY (“Project Site”)**

Address	Assessor's Parcel Number	Lot Size (square feet)
526-528 DUDLEY STREET	08002020 00	2,783
530 DUDLEY STREET	080020700 0	4,957
BURRELL STREET	080077700 0	2,883

SITE



**526-528 AND 530 DUDLEY STREET, ROXBURY AND
UNNUMBERED PARCEL ON BURRELL STREET, ROXBURY ("Project Site")**

EXISTING SITE



ABUTTERS 100 FEET





Existing Conditions – Vacant Lot





The Commonwealth of Massachusetts

OFFICE OF THE MASSACHUSETTS SECRETARY OF STATE

MICHAEL JOSEPH CONNOLLY, Secretary

ONE ASHBURTON PLACE, BOSTON, MASS. 02108

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 156B)

Incorporators

NAME

POST OFFICE ADDRESS

Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.

Daniel F. Leary

26 Wolcott Rd., Milton, MA 02186

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 156B and hereby state(s):

1. The name by which the corporation shall be known is:

TEIXEIRA AND ROSA INCORPORATED

2. The purpose for which the corporation is formed is as follows:

To acquire by purchase, exchange, lease or otherwise, and to own, operate manage, sell, lease or otherwise dispose of grocery stores, convenient stores, restaurants, cafes and lounges, and to transact and carry on any business usually carried on by proprietors of grocery stores, convenient stores, restaurants, cafes and lounges.

To carry on any other business which may seem to the corporation capable of being conveniently carried on in connection with or incidental to any of the foregoing purposes, calculated directly or indirectly to enhance the value or render profitable any of the corporation's property or rights.

To purchase or otherwise acquire, and to sell, trade and deal in any and all kinds of liquors, wines, malt beverages, and alcoholic beverages.

To purchase or otherwise acquire, and to sell, trade and deal in any and all kinds of provisions, foods, bakery products, pastries, and to transact any and all business usually incidental to the conducting of a grocery store, convenient store, restaurant, bakery, cafe or lounge.

To purchase or otherwise acquire, and to sell, trade and deal in any and all kinds of cigarettes, cigars, tobacco and merchandise of all kinds which may be conveniently used or dealt in connection with the business.

85 063033

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be continued on a single sheet so long as each article requiring each such addition is clearly indicated.

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Examiner

TWB
Name
Approved

- C
- P
- M
- R.A.

9
P.C.

3. The total number of shares and the par value, if any, of each class of stock within the corporation is authorized as follows:

CLASS OF STOCK	WITHOUT PAR VALUE	WITH PAR VALUE		
	NUMBER OF SHARES	NUMBER OF SHARES	PAR VALUE	AMOUNT
Preferred				\$.....
Common	15000			

*4. If more than one class is authorized, a description of each of the different classes of stock with, if any, the preferences, voting powers, qualifications, special or relative rights or privileges as to each class thereof and any series now established:

*5. The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are as follows:

*6. Other lawful provisions, if any, for the conduct and regulation of business and affairs of the corporation, for its voluntary dissolution or for limiting, defining, or regulating the powers of the corporation, or of its directors or stockholders, or of any class of stockholders:

*If there are no provisions state "None".

2A

To buy, sell and deal in merchandise of all kinds and of every name and nature.

To take, own, hold, deal in, mortgage or otherwise lien, and to lease, sell, exchange, transfer or in any manner whatsoever dispose of real estate and personal property, wherever situated.

To acquire the good will, rights, property and assets of all kinds and to undertake the whole or part of the liabilities of any person, firm, association or corporation and to pay for same in cash, debentures or other securities of this Corporation.

To carry on any business permitted by the Laws of the Commonwealth of Massachusetts to a corporation organized under General Laws, Chapter 156B.

5A

After the acceptance of the offer, or the report of the arbitrators as to the value of the stock, the Directors shall have thirty days within which to purchase the same at such valuation, but if at the expiration of thirty days the corporation shall not have exercised the right so to purchase, the owner of the stock shall be at liberty to dispose of the same in any manner he may see fit.

No shares of stock shall be sold or transferred on the books of the Corporation until these provisions have been complied with, but the Board of Directors may in any particular instance waive the requirement.

CONTINUATION SHEET 6A

By-Laws

The board of directors is authorized to make, amend or repeal the by-laws of the corporation in whole or in part, except with respect to any provision thereof which by law, by these articles of organization, or by the by-laws requires action by the stockholders.

Place of Meetings of The Stockholders

Meetings of the stockholders may be held anywhere in the United States.

Partnership

The corporation may be a partner in any business enterprise which the corporation would have power to conduct by itself.

Indemnification of Directors, Officers and Others

The corporation shall indemnify each person who is or was a director, officer, employee or other agent of the corporation, and each person who is or was serving at the request of the corporation as a director, trustee, officer, employee or other agent of another organization in which it directly or indirectly owns shares or of which it is directly or indirectly a creditor, against all liabilities, costs and expenses, including but not limited to amounts paid in satisfaction of judgments, in settlement or as fines and penalties, and counsel fees and disbursements, reasonably incurred by him in connection with the defense or disposition of or otherwise in connection with or resulting from any action, suit or other proceeding, whether civil, criminal, administrative or investigative, before any court or administrative or legislative or investigative body, in which he may be or may have been involved as a party or otherwise or with which he may be or may have been threatened, while in office or thereafter, by reason of his being or having been such a director, officer, employee, agent or trustee, or by reason of any action taken or not taken in any such capacity, except with respect to any matter as to which he shall have been finally adjudicated by a court of competent jurisdiction not to have acted in good faith in the

CONTINUATION SHEET 6B

reasonable belief that his action was in the best interests of the corporation. Expenses, including but not limited to counsel fees and disbursements, so incurred by any such person in defending any such action, suit or proceeding may be paid from time to time by the corporation in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the person indemnified to repay the amounts so paid if it shall ultimately be determined that indemnification of such expenses is not authorized hereunder.

As to any matter disposed of by settlement by any such person, pursuant to a consent decree or otherwise, no such indemnification either for the amount of such settlement or for any other expenses shall be provided unless such settlement shall be approved as in the best interests of the corporation, after notice that it involves such indemnification, (a) by a vote of a majority of the disinterested directors then in office (even though the disinterested directors be less than a quorum), or (b) by any disinterested person or persons to whom the question may be referred by vote of a majority of such disinterested directors, or (c) by vote of the holders of a majority of the outstanding stock at the time entitled to vote for directors, voting as a single class, exclusive of any stock owned by any interested persons, or (d) by any disinterested person or persons to whom the question may be referred by vote of the holders of a majority of such stock. No such approval shall prevent the recovery from any such officer, director, employee, agent or trustee of any amounts paid to him or on his behalf as indemnification in accordance with the preceding sentence if such person is subsequently adjudicated by a court of competent jurisdiction not to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation.

The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any director, officer, employee, agent, or trustee may be entitled or which may lawfully be granted to him. As used herein, the terms "director," "officer," "employee," "agent" and "trustee" include their respective executors, administrators and other legal representatives, and "interested" person is one against whom the action, suit or other proceeding in question or another action, suit or other proceeding on the same or similar grounds is then or had been pending or threatened, and a "disinterested" person is a person against whom no such action, suit or other proceeding is then or had been pending or threatened.

By action of the board of directors, notwithstanding any interest of the directors in such action, the corporation may

CONTINUATION SHEET 6C

purchase and maintain insurance, in such amounts as the board of directors may from time to time deem appropriate, on behalf of any person who is or was a director, officer, employee or other agent of the corporation, or is or was serving at the request of the corporation as a director, trustee, officer, employee or other agent of another organization in which it directly or indirectly owns shares or of which it is directly or indirectly a creditor, against any liability incurred by him in any such capacity, or arising out of his status as such, whether or not the corporation would have the power to indemnify him against such liability.

Intercompany Transactions

No contract or transaction between the corporation and one or more of its directors or officers, or between the corporation and any other organization of which one or more of its directors or officers are directors, trustees or officers, or in which any of them has any financial or other interest, shall be void or voidable, or in any way affected, solely for this reason, or solely because the director or officer is present at or participates in the meeting of the board of directors or committee thereof which authorizes, approves or ratifies the contract or transaction, or solely because his or their votes are counted for such purposes, if:

- (a) The material facts as to his relationship or interest and as to the contract or transaction are disclosed or are known to the board of directors or the committee which authorizes, approves or ratifies the contract or transaction, and the board or committee in good faith authorizes, approves or ratifies the contract or transaction by the affirmative vote of a majority of the disinterested directors, even though the disinterested directors be less than a quorum; or
- (b) The material facts as to his relationship or interest and as to the contract or transaction are disclosed or are known to the stockholders entitled to vote thereon, and the contract or transaction is specifically authorized, approved or ratified in good faith by vote of the stockholders; or
- (c) The contract or transaction is fair as to the corporation as of the time it is authorized, approved or ratified by the board of directors, a committee thereof, or the stockholders.

CONTINUATION SHEET 6D

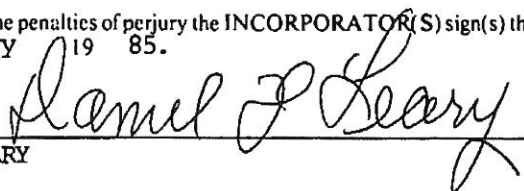
Common or interested directors may be counted in determining the presence of a quorum at a meeting of the board of directors or of a committee thereof which authorizes, approves or ratifies the contract or transaction. No director or officer of the corporation shall be liable or accountable to the corporation or to any of its stockholders or creditors or to any other person, either for any loss to the corporation or to any other person or for any gains or profits realized by such director or officer, by reason of any contract or transaction as to which clauses (a), (b) or (c) above are applicable.

7. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk, whose names are set out below, have been duly elected.
8. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date. (not more than 30 days after the date of filing.)
9. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.
 - a. The post office address of the initial principal office of the corporation of Massachusetts is:
 522-524 Dudley Street, Roxbury, MA 02119
 - b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Augustus C. Teixeira	153 East Cottage St. Dorchester, MA	153 East Cottage St. Dorchester, MA
Treasurer:	Antonio S. Rosa	41 East Cottage St. Dorchester, MA	41 East Cottage St. Dorchester, MA
Clerk:	Antonio S. Rosa	41 East Cottage St. Dorchester, MA	41 East Cottage St. Dorchester, MA
Directors:	Antonio S. Rosa	41 East Cottage St. Dorchester, MA	41 East Cottage St. Dorchester, MA
	Olivio P. Teixeira	22 Humphries St. Dorchester, MA	22 Humphries St. Dorchester, MA
	Augustus C. Teixeira	153 East Cottage St. Dorchester, MA	153 East Cottage St. Dorchester, MA
	Egidio L. Teixeira	15 Clarence St. Dorchester, MA	15 Clarence St. Dorchester, MA

- c. The date initially adopted on which the corporation's fiscal year ends is:
 January 31
- d. The date initially fixed in the by-laws for the annual meeting of stockholders of the corporation is:
 2nd Tuesday of April
- e. The name and business address of the resident agent, if any, of the corporation is:
 None

IN WITNESS WHEREOF and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization this 21st day of January 19 85.



 DANIEL F. LEARY

The signature of each incorporator which is not a natural person must be an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

218745

SECRETARY OF THE
COMMONWEALTH

1985 MAR -4 A 11:49
CORPORATION DIVISION

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION

GENERAL LAWS, CHAPTER 156B, SECTION 12

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$150.⁰⁰ having been paid, said articles are deemed to have been filed with me this 4th day of March 1985

Effective date

Michael Joseph Connolly

MICHAEL JOSEPH CONNOLLY

Secretary of State

PHOTO COPY OF ARTICLES OF ORGANIZATION TO BE SENT
TO BE FILLED IN BY CORPORATION

TO:

.....
..... Daniel F. Leary, Esquire
..... 73 Tremont Street, Room 946
..... Boston, Massachusetts 02108
..... Tel. No. 227-2886
Telephone

FILING FEE: 1/20 of 1% of the total amount of the authorized capital stock with par value, and one cent a share for all authorized shares without par value, but not less than \$150 General Laws, Chapter 156B. Shares of stock with a par value less than one dollar shall be deemed to have par value of one dollar per share.



Bank

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THE EXPRESSION OF INTEREST

Teixeira and Rosa Incorporated

July 22, 2019

Dear Mr. Teixeira and Mr. Rosa,

Thank you for considering TD Bank N.A. for your financing needs. We have performed a preliminary assessment based on the information you have provided and issued a preliminary non-binding Expression of Interest which includes terms and conditions that reflect recent negotiations between your office and TD Bank, N.A. The description of potential key terms and conditions summarized herein are provided for discussion purposes only and for convenience of reference and do not constitute an agreement or commitment to lend or to reach agreement of definitive terms and conditions. The terms and conditions of the facility outlined below are subjected to banks' credit approval process.

This summary is to be held confidential and may not be shared with any other party including any other financial institution, without the prior written consent of the Bank.

<u>Borrower</u>	A real estate holding entity to be determined (the "Borrower").
<u>Lender</u>	TD Bank, N.A. (the "Bank").
<u>Facilities</u>	Up to \$5,000,000.00 Construction Loan and Permanent Commercial Real Estate Mortgage subjected to the lessor of 80% of the "as completed" appraised value for the subject property.
<u>Purpose</u>	Provide construction and permanent financing for a to be completed mixed-used development property located at 526-528 and 530 Dudley Street Roxbury MA and un-numbered parcel on Burrell Street Roxbury MA with an estimated total project development cost of \$4,700,000.00 (\$150,000.00 in land acquisition cost, \$250,000.00 in soft cost and \$4.3MM in hard construction cost). The constructed mixed-used development property will be approximately 18,000 square feet which will include sixteen (16) parking spaces, first level of retail leasable space, and the remaining three levels of residential leasable space.
<u>Construction Term</u>	Up to twenty-four (24) months (2 years)
<u>Permanent Mortgage Term and Amortization</u>	120 month (10 years) and 300 Months (25 years)
<u>Interest rate</u>	<p>During the construction period, any outstanding balances shall bear interest at a per annum rate equal to one Percent (1%) above the rate published from time to time by the Wall Street Journal as the U.S. Prime Rate, or, in the event the Wall Street Journal ceases publication of Prime Rates, the base, reference or other rate then designated by the Bank, in its sole discretion, for general commercial loan reference purposes, it being understood that such rate is a reference rate, not necessarily the lowest, established from time to time, which serves as the basis upon which effective interest rates are calculated for loans making reference thereto. The effective interest rate applicable to the loan shall change on the date of each change in the Prime Rate. Wall Street Journal as the U.S. Prime Rate as of the date of this expression of interest is 5.50%.</p> <p>The permanent mortgage facility shall bear interest at a per annum rate equal to two and fiftieth of a Percent (2.50%) above The Current Amortizing Advance Rate for Fixed Rate Advances for the Applicable FHLB Rate Period (as hereinafter defined), as published by the Federal Home Loan Bank of Boston, or, in the event the FHLB Rate is no longer available, the base, reference or other rate then designated by the Bank, in its sole discretion, for general commercial loan reference purposes, it being understood that such rate is a reference rate, not necessarily the lowest, established from time to time, which serves as the basis upon which effective interest rates are calculated for loans making reference thereto. The Applicable FHLB Rate Period is for a term of ten (10) years with a twenty five (25) year amortization</p>



Bank

America's Most Convenient Bank®

period. The indicative ten (10) year fixed rate as of the date of this expression of interest is 5.22%.

Payment

During the advance/construction period, consecutive monthly payments of accrued unpaid interest on the outstanding principal balance as of the monthly statement date. Thereafter, consecutive monthly installments comprised of principal and interest (on the basis of the actual number of days elapsed and a 360-day year) calculated by the Bank in the Bank's sole discretion at the time of closing based upon the interest rate and a 300 months (25 years) amortization period.

Prepayment Privilege and premium

During the construction period, the loan may be repaid in full or in part at any time without prepayment charge or premium. Thereafter, A "fixed rate prepayment charge" equal to the product of: (a) the principal amount prepaid and (b) the percentage set forth below for any prepayment made during the indicated period:

Loan Year 1	5.0%
Loan Year 2	4.0%
Loan Year 3	3.0%
Loan Year 4	2.0%
Loan Year 5	1.0%

This prepayment premium schedule shall reset every five (5) years for the life of the Loan.

Fees

No bank origination fees. However, the Borrower shall pay to the Bank on demand any and all costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements, court costs, litigation and other expenses) incurred or paid by the Bank in connection with the loan.

Security

First Mortgage Lien and Assignment of Rents and Leases on the property being financed and located at 526-528 and 530 Dudley Street Roxbury MA and un-numbered parcel on Burrell Street Roxbury MA, with standard supporting documents, including Tenant Estoppel and Subordination, Non-Disturbance and Attornment Agreements.

Guarantor(s)

All sponsors that have 25% or greater in ownership in the Borrowing entity will pledge full personal guarantee.

Covenants/Terms & Conditions

Satisfactory appraisals, environmental reports, reviews and other due diligence items and the execution and delivery of definitive loan documents with representations, covenants, and conditions customarily used by the Bank in transactions of this type to reflect final terms, which may include, without limitation covenants for:

Financial Reporting

Financial statements or income tax returns and schedule of real estate of the Borrower shall be submitted to the Bank annually.
Rent roll shall be submitted to the bank annually.

Please note that the actual list of covenants, test thresholds and formula definitions will be determined upon the completion of our due diligence and credit approval. If you have any questions on the information presented in this document, please feel free to contact me directed at telephone number (781)348-0002.

Sincerely,

Anthony Gaymes
Vice President, Commercial Lender
TD Bank, N.A.