

THE COOLIDGE AT SUDBURY 189 Boston Post Road, Sudbury MA

The Development

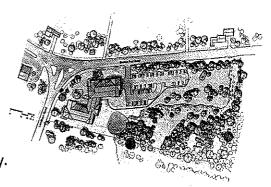
- B'nai B'rith Housing New England (BBH NE) proposes to develop a non-sectarian, rental community serving seniors and older adults ages 55 and over.
- The name "The Coolidge" pays homage to the Coolidge family, who began the substantial greenhouse operation on the site in the 1800s.
- A well designed, colonial style building will replace the site's decaying greenhouses and single family home.
- The development includes a newly constructed 64 unit elevator building with surface parking.
- The building will contain mostly 1 bedroom and some 2 bedroom rental apartments.
- The planned development will include common space and amenities, which may include a meeting room, a library, and a fitness center.
- A management office will be located on site.

Responding to the Need for Rental Housing for Seniors and Older Adults

- Our development provides a housing alternative that does not currently exist in Sudbury an option for existing Sudbury residents as well as seniors who may relocate to be closer to adult children and grandchildren.
- Over 25% of Sudbury households have at least one member who is over 60 years old. Notably, over one quarter
 of these households are individuals living alone. Of Lincoln-Sudbury seniors, 30% of households over 65 years old
 earn less than \$50,000 per year. (2000 U.S. Census, localized data set)
- Our plan is to create a high quality rental community which promotes active living.
- Our goal is to work closely with area senior service agencies to promote education, wellness and health programs.

About B'nai B'rith Housing New England

- BBHNE is a Massachusetts not-for-profit corporation whose mission is to produce affordable and mixed income housing to ease the housing crisis in the communities of Greater Boston.
- Our strong balance sheet and dedicated reserves are important to ensure timely development completion in today's complex economy.
- BBH NE is an experienced operator of supportive housing for seniors and has a track record of producing high quality housing in Greater Boston.
- BBH NE will work closely with the Town representatives and local residents to ensure that this development responds to the needs in Sudbury.





B'NAI B'RITH HOUSING **NEW ENGLAND**

Marvin Siflinger Housing Panners, Inc. PRESIDENT

Philip Abroms Hinckley, Allen & Snyder LLP David Abromowitz Goulston & Stores Richard Bluestein Krokidas & Bluestein LLP Andrew Chaban Princeton Properties Lowrence Curtis WinnCompanies Peter Davis St. Joseph Healthcore Burton Gesserman Walter & Shuffain, PC Donne Golden Robert Golden United Benefit Services amela Goodman Beacon Communities LLC Agron Gornstein Citizens Housing and Planning Assoc Hindell Grossman Grossman & Associates, Ltd. Ellen Kontrowitz, CWCopital LLC Steven Kaye CB Richard Ellis Zezette Larsen Sonia Michelson Mark Olshan B'noi B'rith International Ric Phillips Capital Group Companies Harold Shulman S'noi B'rith International Alan Suvalle Friedman, Suvolle & Salomon, PC

Eleanor White Housing Portners, Inc.

Edward Zuker Chestnut Hill Realty

B'nai B'rith Housing New England 34 Washington Street (Brighton, MA 02135

Phone 617/731-5292

Fax 617/739-0124

www.obhousing.org

August 5, 2010

Mr. John Drobinski Chairman, Board of Selectmen Town of Sudbury Flynn Building 278 Old Sudbury Road Sudbury, MA 01776 Attn: Mary McCormack / Pattie Golden VIA HAND DELIVERY

Application for Project Eligibility Re: 189 Boston Post Road, Sudbury

Dear Mr. Drobinski,

B'nai B'rith Housing New England, Inc. ("BBHNE") as project sponsor, on behalf of a yet-to-be-designated development entity, has submitted an Application for Project Eligibility to MassHousing for a new housing development in Sudbury, Massachusetts. BBHNE is a Massachusetts not-for-profit corporation whose mission is to produce non-sectarian housing, both affordable and mixed income, and to ease the housing crisis, particularly in the communities of Greater Boston.

At the request of the town's Planning staff, we have prepared twelve (12) copies of this full application for your use. Enclosed please find these application materials for your review.

We look forward to the opportunity to discuss this matter further. In the meantime, please feel free to contact me or our Senior Project Manager, Holly Grace, by phone at (617) 731-5293 or by email at holly@bbhousing.org regarding this matter.

Thank you very much for your consideration in this matter.

Best regards

Susan Gittelman

Executive Director

Enclosure: Twelve (12) copies of Project Eligibility Application

CC: MassHousing

Department of Housing and Community Development



B'RITH B'NAI HOUSING NEW ENGLAND

Marvin Siffinger Housing Partners, Inc. PRESIDENT

Philip Abrams Hinckley, Allen & Snyder LLP David Abromowitz Goulston & Storrs Richard Bluestein Krakidas & Bluestein LLP Andrew Chaban Princeton Properties Lawrence Curtis WinnCompanies Peter Davis St. Joseph Healthcare Burton Gesserman Wolter & Shellain, PC Donna Golden Robert Golden United Benefit Services Ja Goodman Beacon Communities LLC Auron Gornstein Citizens Housing and Planning Assoc. Hindell Grossman Grossman & Associates, Ltd. Ellen Kontrowitz (WCapital LLC Steven Kaye CB Richard Ellis Zezette Larsen Sonia Michelson Mark Olshan B'nai B'rith International Ric Phillips Capital Group Companies Harold Shulman Bines Birith International Alan Suvalle Friedman, Suvalle & Sulomon, PC Eleanor White Housing Partners, Inc. Edward Zuker Chestout Hill Realty

B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Fax 617/739-0124 Phone 617/731-5292

August 5, 2010

www.bbhousing.org

Nancy Andersen, Manager of Rental Programs and Development MassHousing One Beacon Street Boston, MA 02108 VIA HAND DELIVERY

Application for Project Eligibility Re: 189 Boston Post Road, Sudbury

Dear Nancy,

B'nai B'rith Housing New England, Inc. ("BBHNE") as project sponsor, on behalf of a yet-to-be designated development entity, is pleased to submit this Application for designation of Project Eligibility under the 80/20 program associated with a new housing development in Sudbury, Massachusetts.1 BBHNE is a Massachusetts not-for-profit corporation whose mission is to produce nonsectarian housing, both affordable and mixed income, and to ease the housing crisis, particularly in the communities of Greater Boston.

We propose a rental housing development of 64 units that is restricted to seniors and older adults aged 55 and older. The site is located on Boston Post Road (Route 20) and is being undertaken through a Comprehensive Permit. The development will replace a single family home and decaying greenhouse structures. It will be serviced by existing utilities and town water with on-site septic.

We are requesting that MassHousing issue a Project Eligibility Letter for this development. This is a unique opportunity to create much-needed housing in Sudbury--a view shared by many in the community including those who work with local seniors and others who have indicated support for our plan (see support letters, as enclosed). We anticipate filing for a Comprehensive Permit in late 2010.

Enclosed please find our application materials for your review. Please be advised that at the Town of Sudbury's request, we have simultaneously delivered twelve (12) copies of the application to the Town. Please feel free to contact our Senior Project Manager, Holly Grace, at (617) 731-5293 or by email at holly@bbhousing.org if/you require additional information.

Best regards,

Susan Gittelman, Executive Director

Enclosure: Three (3) original copies of Project Eligibility Application Mr. John C. Drobinski, Chair, Board of Selectman, Town of Sudbury Kate Racer, Department of Housing and Community Development

¹ This Application for designation of Project Eligibility would also be funded under the Low Income Housing Tax Credit and HOME Program administered by the Department of Housing and Community Development. A copy of this application is being submitted simultaneously to that agency.

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3. Evidence of Site Control (Attachment 1, threshold requirement)

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b. Site Description/Driving Directions (Attachment 3, threshold requirement)

c. Aerial Photograph & USGS Map

b. Photographs of Surrounding Buildings

5. Site & Project Information (Attachment 4, threshold requirement)

a. Narrative Description

b. Existing Conditions Site Plan

c. Site Aerial

d. Proposed Site Plan

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f. Proposed Elevations

g. Tabular Analysis: Preliminary Analysis of Zoning and Required Waivers

h. Proposed Preliminary Floor Plans & Typical Unit Plans

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c. Board of Directors Information and Staff Resumes

d. List of Key Members of the Development Team

e. Resumes of Team Members

9. Letters of Support

a. Sudbury Council on Aging

b. MetroWest Regional Transportation Authority

c. BayPath Elder Services

d. Natick Visiting Nurses Association

e. Parmenter Community Healthcare

f. Willy Sclarsic

10. Notice of Application and Determination (threshold requirement)

a. Town of Sudbury, Board of Selectman (12 copies)

b. Department of Housing & Community Development

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11. Application Fee (Check enclosed)

(threshold requirement)

12. Submission Checklist

B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousing.org

Application for Project Eligibility 189 Boston Post Road, Sudbury

STATEMENT OF CONSISTENCY WITH THE COMMONWEALTH'S SUSTAINABLE **GROWTH PRINCIPLES**

The proposal for 189 Boston Post Road will be consistent with the Commonwealth of Massachusetts' Sustainable Growth Principles. A copy of the principles statement is attached here, and we have organized this narrative to correspond with the order of the principles. We point to the following facts about our proposal as evidence to our commitment to sustainable development:

1. Concentrate Development and Mix Uses

The proposal is a redevelopment of an underutilized site, the home of a former greenhouse business, that will be serviced by existing infrastructure and utilities.

2. Advance Equity

With this building, the local senior and older adult population will have an inclusive housing choice that does not currently exist in Sudbury. The development is being undertaken in an environmentally responsible manner to be an asset to the Sudbury community for generations to come.

3. Make Efficient Decisions

B'nai B'rith Housing New England has a demonstrated track record of working in partnership with communities to craft local solutions to create new housing. We hope to work with the Town to advance this development. Our team worked early in the process to confirm the wetland resource area and created the housing program to complement these natural resources.

4. Protect Land and Ecosystems

The design respects natural resources and maintains open space and buffer zone areas for an on-site wetland area. The building is located on site to minimize impact to undisturbed areas and to maximize views of the open space and nearby conservation land.

5. Use Natural Resources Wisely

The building will incorporate energy and water efficiency features as well as green building materials in order to use natural resources, power and water wisely and efficiently (please see the Narrative in Tab 5 for more details).

Continued on the following page.



B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousing.org

Application for Project Eligibility 189 Boston Post Road, Sudbury

STATEMENT OF CONSISTENCY WITH THE COMMONWEALTH'S SUSTAINABLE **GROWTH PRINCIPLES**

6. Expand Housing Opportunities

The development expands housing opportunities to area seniors and older adults. The site is conveniently located nearby area services and retail along Boston Post Road / Route 20. The development will provide a housing alternative that does not currently exist in Sudbury - an option for existing Sudbury residents as well as seniors who may relocate to be closer to adult children and grandchildren. The building's architecture is designed to complement the colonial character that is the traditional building style in Sudbury.

7. Provide Transportation Choice

The sponsor will work with regional and local agencies to provide residents with access to transportation alternatives that currently exist in conjunction with the area senior center and may expand what is currrently available for local seniors and older adults (see support letter in Tab 9).

8. Increase Job and Business Opportunities

Although this is a residential development, it will provide a housing alternative for seniors and older adults to remain in or relocate to Sudbury. The residents of this building will patronize local businesses, shops and establishments. The development will feature on-site property management. We will also work with homecare agencies and vendors to provide onsite health and wellness services for residents.

9. Promote Clean Energy

As stated above, the building will incorporate energy and water efficiency features as well as green building materials in order to use natural resources, power and water wisely and efficiently (please see the Narrative in Tab 5 for more details).

10. Plan Regionally

Our goal is to work closely with regional senior service agencies to promote education, wellness and health programs. (Please see support letters in Tab 9 that demonstrate the regional need for our development). Initial feedback from the senior service community is that this type of housing is lacking in the region and would benefit the economic and social wellbeing of area families, including seniors who want to maintain proximity to family and friends as well as day-to-day independence.

Sustainable Development Principles

The Commonwealth of Massachusetts shall care for the built and natural environment by promoting sustainable development through integrated energy and environment, housing and economic development, transportation and other policies, programs, investments, and regulations. The Commonwealth will encourage the coordination and cooperation of all agencies, invest public funds wisely in smart growth and equitable development, give priority, to investments that will deliver good jobs and good wages, transit access, housing, and open space, in accordance with the following sustainable development principles. Furthermore, the Commonwealth shall seek to advance these principles in partnership with regional and municipal governments, non-profit organizations, business; and other stakeholders.



1. Concentrate Development and Mix Uses

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



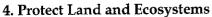
Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.





3. Make Efficient Decisions

Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.



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





5. Use Natural Resources Wisely

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

6. Expand Housing Opportunities

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





7. Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.



Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.





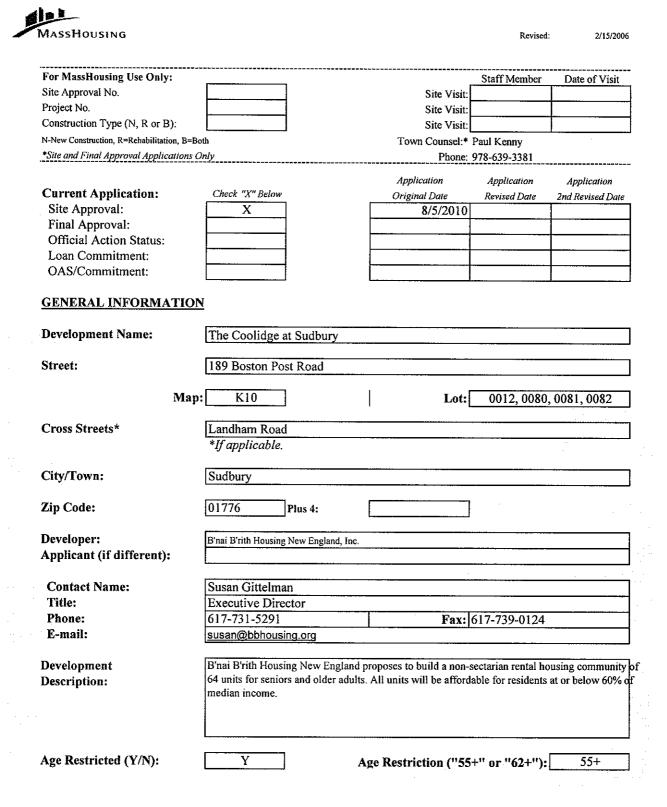
9. Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

10. Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.





		For NEI	F Site Approvals:
Financing Program(s):*	Check "X" Below	NEF Bank:	
ElderCHOICE or Elder 80/20:		Contact:	
80/20	X	Phone:	
Expanding Rental Affordability (ERA):		E-mail:	
New England Fund (NEF):		Address	
Other (Specify):		Address	
*Multiple programs may be selected for Official Action Status and Loan Commi	· Site Approval Applications itment Applications, please c	only. For Final Appro check "X" for only one	oval, program.
MassHousing Subsidy Program(s):	Check "X" Below		
4% Low-Income Housing Tax Credits:	CHER A DELOW		
Priority Development Fund (PDF):			
Other (Specify):			
SITE INFORMATION			
Site Area:	Acres	Square	Feet
Gross Site Area:	5.95		9,313
Buildable (Net) Site Area:*	5.39		9,313 4,571
*If different from Gross Site Area, compi		ndicate non-huildable	4,3/1 area(s)
Wetlands:	Acres 0.57	Square	
Flood Zone/Hazard Area:	0.57		4,740
Conservation Area (non-wetlands):		or	
Other (Specify):		or	
cuter (openity).		or	
Land Use and Zoning: Check "X" for all	I that apply		
Prior Use(s):*	Existi	ng Use(s):*	
-Residential X	-Resi	idential X	
-Commercial		nmercial	
-Office	-Offi	ce	-
-Industrial	-Indi	ustrial	
-Open Space	-Ope	en Space	
-Municpal	-Mur		
-Other (Specify)	-Oth	er	
Planned Use(s):*	Curre	nt Zoning:*	Min. Lot Size
-Residential X		idential X	
-Commercial		nmercial A	(in acres)
-Office	-Offic		(III acres)
-Industrial		ustrial	
-Open Space		en Space	
-Municipal		nicipal	
-Other (Specify)	-Mun		
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*Check "X" for each that applies. For "Planned Uses," refer to adopted municipal land use plan.

Use "NA" for municipalities with no adopted land use plan. (Y) Yes or (N) No Existing buildings on site? If "Yes," describe the plans for these buildings (re-use, demolition, etc.): Existing buildings and structures are to be demolished. (Y) Yes or (N) No Site or building listed, nominated or eligible for National Register of Historic Places? Site or building designated as a municipal/state landmark or historic district? N Site considered "Prime" or "Unique" agricultural land under Executive Order 193? N* Site contain endangered animal or plant species, or archeological resources? N** *We do not believe that the land would be considered "agricultural land" as defined by EO 193. **Site contains priority habitat land listed by Natural Heritage. No endangered species are believed to live on-site. Surrounding Uses within 1/2 Mile: Check "X" Below Public Transit: Shopping facilities: Х (Y) Yes or (N) No Schools: N Commuter Rail Hospitals: N Within 1/4 Mile? Parks, Recreation, Open Space: X Police Station: T Station Fire Station: N Within 1/4 Mile? Public Transit: Houses of Worship: Bus Stop City/Town Hall: N Within 1/4 Mile? All Non-Residential Uses, either existing or proposed, within 1/2 mile of the development site that may adversely impact the site must be detailed below. Such uses include, but are not limited to, land fills, industrial uses and known hazardous waste sites. (E) Existing or Potential Adverse Use(s): (P) Proposed -Land Fill N -Industrial Uses N -Hazardous/Superfund/CERCLA N -Other (Specify) Distance from Site Size Connector Existing Infrastructure (Y) Yes or (N) No (in feet) (in inches) Sanitary Sewer: Ν Storm Sewer: N Public Water: Y in adjacent street Gas: Y Streets: Y Sidewalks: Y Curbs:

Gross Density: 10.8 Units Per Acre Net Density: 11.9 Units Per Acre Floor Area Ratio: 0.23 Total Gross Sq. Ft./Total Gross Site Area Lot Coverage: 0.21 Total Impervious Surface Sq. Ft./Buildable (Net) Site Area Building Coverage: 0.09 Total Building Foot Print Sq.Ft./Buildable (Net) Site Area *For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the	Rental Residential: New Construction: Rehabilitation: Ownership Residential: New Construction: Rehabilitation: Commercial and/or Garage New Construction: Rehabilitation: Construction Type(s): Construction Type(s): Detached: Townhouse: Low-Rise (up to 35 ft.): Mid-Rise (up to 70 ft.): High-Rise (over 70 ft.): Commercial/Garage: Listed in Development Type above. *Total of columns should match total for Residential and Commercial Development Type(s) above. *Enter letters for all Fire Code Type systems that apply. **Enter letters for all Fire Code Type systems that apply. **Enter letters for all Fire Code Type systems that apply. **Enter letter for Bearing Wall G = Gas E = 1 S = Protected Steel W = Wood Frame Density: Gross Density: Net Density: 10.8 Units Per Acre 11.9 Units Per Acre Ploor Area Ratio: 0.23 Total Impervious Surface Sq. Ft./Buildable (Net) Site Area Lot Coverage: Density Total Impervious Surface Sq. Ft./Buildable (Net) Site Area	
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$C = Concrete\ Frame$ $M = Masonry\ Bearing\ Wall$ $G = Gas$ $E = Electric\ S = Protected\ Steel$ $S = Protected\ Steel$ $W = Wood\ Frame$ $P = Oil$ $O = Other$ $O = Other$ $O = Other$ Density:Gross Density: 10.8 Units $Per\ Acre$ Net Density: 11.9 Units $Per\ Acre$ Floor Area Ratio: 0.23 Total Gross $Sq.\ Ft./Total\ Gross\ Site\ Area$ Lot Coverage: 0.21 Total Impervious Surface $Sq.\ Ft./Buildable\ (Net)\ Site\ Area$ Building Coverage: 0.09 Total Building Foot Print $Sq.Ft./Buildable\ (Net)\ Site\ Area$ *For single-family developments, if Gross\ Density\ exceeds\ eight\ (8)\ units\ per\ acre,\ explain\ how\ the	$C = Concrete\ Frame$ $M = Masonry\ Bearing\ Wall$ $G = Gas$ $E = R$ $S = Protected\ Steel$ $W = Wood\ Frame$ $P = Oil$ $P = Oil$ $O = Other$ Density: Gross Density: 10.8 Units $Per\ Acre$ Net Density: 11.9 Units $Per\ Acre$ Floor Area Ratio: 0.23 Total Gross $Sq.\ Ft./Total\ Gross\ Site\ Area$ Lot Coverage: 0.21 Total Impervious Surface $Sq.\ Ft./Buildable\ (Net)\ Site\ Area$	al Tuna
S = Protected Steel $W = Wood Frame$ $P = Oil$ $O = Other$ $0 = Other$ $Density:$ $O = Other$ Gross Density: $O = Other$ Net Density: $O = Other$ Proof Area Ratio: $O = Other$ <	S = Protected Steel $W = Wood Frame$ $P = Oil$ $O = Oil$ $0 = Other$ Density: Gross Density: 10.8 $Units Per Acre$ Net Density: 11.9 $Units Per Acre$ Floor Area Ratio: 0.23 $Total Gross Sq. Ft./Total Gross Site Area$ Lot Coverage: 0.21 $Total Impervious Surface Sq. Ft./Buildable (Net) Site Area$	
Density: Gross Density: 10.8 Units Per Acre Net Density: 11.9 Units Per Acre Floor Area Ratio: 0.23 Total Gross Sq. Ft./Total Gross Site Area Lot Coverage: 0.21 Total Impervious Surface Sq. Ft./Buildable (Net) Site Area Building Coverage: 0.09 Total Building Foot Print Sq.Ft./Buildable (Net) Site Area *For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the	Density: Gross Density: 10.8 Units Per Acre Net Density: 11.9 Units Per Acre Floor Area Ratio: 0.23 Total Gross Sq. Ft./Total Gross Site Area Lot Coverage: 0.21 Total Impervious Surface Sq. Ft./Buildable (Net) Site Area	
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Floor Area Ratio: 0.23 Total Gross Sq. Ft./Total Gross Site Area Lot Coverage: 0.21 Total Impervious Surface Sq. Ft./Buildable (Net) Site Area Building Coverage: 0.09 Total Building Foot Print Sq.Ft./Buildable (Net) Site Area *For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the	Floor Area Ratio: 0.23 Total Gross Sq. Ft./Total Gross Site Area Lot Coverage: 0.21 Total Impervious Surface Sq. Ft./Buildable (Net) Site A	
Lot Coverage: Building Coverage: 0.21 Total Impervious Surface Sq. Ft./Buildable (Net) Site Area Total Building Foot Print Sq.Ft./Buildable (Net) Site Area *For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the	Lot Coverage: 0.21 Total Impervious Surface Sq. Ft./Buildable (Net) Site A	
Building Coverage: 0.09 Total Building Foot Print Sq.Ft./Buildable (Net) Site Area *For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the		
*For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the		rea
	Building Coverage: 0.09 Total Building Foot Print Sq.Ft./Buildable (Net) Site A	rea
	*For single-family developments, if Gross Density exceeds eight (8) units per acre, explain how the the increased density is compatible with or enhances the surrounding area.	

Ownership Unit and Price Sc					
0. 1 5 3	No. of Units	1			
Single-Family:					
Two-Family/Duplex: Condominium:		N CD U.C.			
Townhouse/Other:		No. of Buildings	i		
Townhouse/Other:					
		Inco	ome Level (Area Me	edian Income):	
Low Income:*	0BR	1BR	2BR	3BR	4BR
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Sales Price:		<u></u>			
Sales Proceeds:	\$0	\$0	\$0	\$0	\$0
			ome Level (Area Me		
Other Income**	0BR	1BR	2BR	3BR	4BR
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Sales Price:				2.7-	
Sales Proceeds:	\$0	\$0	\$0	\$0	\$0
Market Rate:	0BR	1BR	2BR	3BR	4BR
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Sales Price:					
Sales Proceeds:	\$0	\$0	-\$0	\$0	\$0
Total Ownership Units:	0	0	0	0	0
Total Sales Proceeds:	\$0	\$0	\$0	\$0	\$0
Condominium Fee, if applicat	ole:				
Rental Unit and Rent Schedu	le:	Inco	ome Level (Area Me	edian Income):	Sect 8
Low Income:*	0BR	1BR	2BR	3BR	4BR
No. of Units:		6	2		
No. of Bathrooms:		6	2		
Net Square Feet:		700	950		
Proposed Gross Rent:		\$1,271	\$1,492		
Utilility Allowance:		\$67	\$86		
Annual Net Income:	\$0	\$86,688	\$33,744	\$0	\$0
04 1 44	ann.		ome Level (Area Me		60%
Other Income**	0BR	1BR	2BR	3BR	4BR
No. of Units: No. of Bathrooms:		55			
		55	050		
Net Square Feet:	-	700	950		
Proposed Gross Rent: Utilility Allowance:		\$1,014	\$1,218		
Annual Net Income:	\$0	\$675 \$625,020	\$86	<u> </u>	

Market Rate:	0BR	1BR	2BR	3BR	4BR
No. of Units:					
No. of Bathrooms:					
Net Square Feet:					
Proposed Gross Rent:					
Utilility Allowance:					
Annual Net Income:	\$0	\$0	\$0	\$0	\$0
Total Rental Units:	0	61	3	0	0
Annual Net Income:	\$0	\$711,708	\$47,328	\$0	-
Parking Spaces:					
No. of Enclosed Spaces:	0	No Pal	ow-Grade Spaces:	0	1
Surface Spaces:	70		ow-Grade Spaces: [of Enclosed Below-	<u>(Cd-)</u>	
Other:	70	(Number	oj Enciosea Below-	·Graae)	
omer.	U				
No. of Spaces included in Sale	es Price:	-			
No. of Enclosed Spaces for A	ff. Units:	-			
No. of Spaces for Sale Separa	<u> </u>		Sales Price:[]	NA.	
DEVELOPER/APPLICANT	CEDTIEICATIO	NI			
Note from Applicant: please se			~L 0		
The undersigned hereby cer					
the Applicant,	B'nai B'rith Housi		Susan Gittelman, Executiv	e Director	of .
(a) all of the information provide					and
The Coolidge at Sudbury, 189 Bosto			is complete and is t		
to the best of his/her knowledge			is compiete una is t ication has have	rue una correc	ι
submitted to the City/Town of		<i>py of this appli</i> idbury	ication has been		
submitted to the City/10Wh of	[Su	idodiy	·		
Signature of Deve	loper/Applicant Re	presentative:		· ·	
Print Name and	Title (of Develope	r/Applicant):			
				Date:	
		······			
or further information regarding Hoi (617) 854-1335 or rherlihy@mas	ne Ownership Develo _i shousing.com; or Sara	pments, contact F ah Hall, Loan Spe	Rich Herlihy, Developn ecialist, at (617) 854-1	nent Officer, 136 or shall@ma	at sshousing.com
For further information regarding Rer		ntact Douglas Lle ? or dlloyd@mass		cer,	at
or further information regarding The .	Affordable Housing Ti (617) 854-1381	rust Fund, contac or lshields@mas.	et Lynn Shields, Manag shousing.com	er, Affordable Ho	using Trust Fund, i



Revised:

3/6/2006

For MassHousing Use Only* Const. Monitor: 0

Development Name:

The Coolidge at Sudbury

Agmt Date: 0

Municipality:

Sudbury

Agiii Dai

Site Approval #:

0

Construction Type

Reg. Monitor: 0

Project #:

0

0

Agmt Date: 0

*See also "Sustainable Development Self-Assessment"

ADDITIONAL SITE APPROVAL APPLICATION REQUIREMENTS

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

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

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

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

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

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

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

(2) <u>RELATED APPLICATIONS</u>:

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

(3) CONTACT	WITH LOCAL OFFICIA	AL(S): Town Counsel: Paul Kenny
(-)		Phone: 978-639-3381
		1 none. 570 037 3301
dates of these mee to any submittal o	etings and any local comme f a Site Approval Applicat	relevant governing boards of the community, noting ents that have been made to date. At a minimum, prior ion to MassHousing, meetings must be held with the Manager, and, if applicable, the Local Housing
r artifership.		
•	l Official (Mayor, Board	of Selectman Chair, etc.) or Town/City Manager
•	l Official (Mayor, Board	of Selectman Chair, etc.) or Town/City Manager
(a) Chief Elected Meeting Dates:		
(a) Chief Elected Meeting Dates: Chief Elected Offi		John C. Drobinski Chairman of Board of Selectmen
(a) Chief Elected		John C. Drobinski Chairman of Board of Selectmen
(a) Chief Elected Meeting Dates: Chief Elected Offi Title: Address:		John C. Drobinski
(a) Chief Elected Meeting Dates: Chief Elected Offi Title:		John C. Drobinski Chairman of Board of Selectmen Flynn Building, 278 Old Sudbury Road, Sudbury 01776
(a) Chief Elected Meeting Dates: Chief Elected Offi Title: Address: Telephone:	icial:	John C. Drobinski Chairman of Board of Selectmen Flynn Building, 278 Old Sudbury Road, Sudbury 01776 978-639-3381
(a) Chief Elected Meeting Dates: Chief Elected Offi Title: Address: Telephone: Fax:	icial:	John C. Drobinski Chairman of Board of Selectmen Flynn Building, 278 Old Sudbury Road, Sudbury 01776 978-639-3381 978-443-0756
(a) Chief Elected Meeting Dates: Chief Elected Offi Title: Address: Telephone: Fax: E-Mail (if available)	icial:	John C. Drobinski Chairman of Board of Selectmen Flynn Building, 278 Old Sudbury Road, Sudbury 01776 978-639-3381 978-443-0756
(a) Chief Elected Meeting Dates: Chief Elected Offi Title: Address: Telephone: Fax: E-Mail (if available)	icial:	John C. Drobinski Chairman of Board of Selectmen Flynn Building, 278 Old Sudbury Road, Sudbury 01776 978-639-3381 978-443-0756

(b) Local Housin	ng Partnership (if applicable):			
Meeting Dates:					*
Comments:					
		-	·		
	***·	···			
(c) Planning Boa	ırd:				
Meeting Dates:					
Comments:					
Have met three times	with local planning	staff.			· · · · · · · · · · · · · · · · · · ·

(d) Zoning Board	d of Appeals:				
Meeting Dates:]			
Comments:					
(e) Other (Specif	y):	Conservation	Commission		
Meeting Dates:	7/12/2010]]	
Comments:					
Unanimous approval o	of ANRAD application	on to delineate wet	land on site.		
(f) Other (Specify	y):	Council on A	ging		
Meeting Dates:	8/3/2010]]	
Comments:					
Presented plan to Sudb	oury Council on Agir	ng. Coucil has vote	d to unanimously sur	port the development	Please see
letter of support includ	ed with this applicat	ion.		-	-
					I**

(4) SITE CONTROL:

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

Name of Owner:

Vincent C. Mercuri, individually and as Trustee of Mercuri Family Realty Trust

Buyer:	B'nai B'rith H	lousing New England, Inc	o.	
Seller:		i Family Realty Trus	t	
Expiration Date:	NA	Extension Dates:		
Purchase Price:	\$2,000,000			
(c) Under Option (List P	arties - Buyer and	ł Seller):		
Buyer:				
Seller:		<u> </u>		
Expiration Date:		Extension Dates:		
Purchase Price:		─		
(d) Is the Purchase and S	ale Agreement, O	ption or Title currently	in dispute	
(d) Is the Purchase and S pending litigation, arb	ale Agreement, O	option or Title currently Check "X"	in dispute Yes No	X
(d) Is the Purchase and S pending litigation, arb	ale Agreement, O		Yes	X
(d) Is the Purchase and S pending litigation, arb	ale Agreement, O		Yes	X
(d) Is the Purchase and S pending litigation, arb Please explain any dispute:	oitration, other)?		Yes	X
(d) Is the Purchase and S pending litigation, arb Please explain any dispute: Most Recent "Arms Length" S	oitration, other)?	Check "X"	Yes No	X
(d) Is the Purchase and S	oitration, other)?	Check "X"	Yes No	

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

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

Note from Applicant: B'nai B'rith Housing New England maintains an active business relationship with MassHouisng and is in good standing.

B'nai B'rith Housing New England Inc.'s non-profit subsidiary corporation, Covenant Commonwealth Newton, Inc. received Affordable Housing Trust Fund funds in 2007 through its Covenant Residences on Commonwealth Avenue development located in Newton.

B'nai B'rith Housing New England's non-profit subsidiary, B'nai B'rith Housing I & II, Inc. has its primary mortgage with MassHousing.

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



Revised:

\$18,000

2/15/2006

For MassHousing Use Only*			Const. Monitor:		
Development Name:	The Coolidge	at Sudhum	-		<u> </u>
Municipality:	Sudbury	at Sudousy	Agmt Date: Reg. Monitor:	- ·	<u> </u>
Site Approval #:	0	Construction Type	Agmt Date:	<u>.</u>	<u> </u>
Project #:	0	0	<u>-</u>	e Development Self-Ass]
		·			
Please complete the form (For all other applications,	below <i>onl</i>y the informat	for <u>Site Approval</u> a ion below will be pro	nd Final Appro- ovided in the One	val Applications. Stop Application	n).
INITIAL CAPITAL BUD	GET - Pleas	se provide estimated	total developmer	nt sources and use	es below.
				RENTAL	OWNERSHIP
FUNDING (SOURCES):	Lender No	те		Amount	Amount
Permanent Debt:	MassHousi	ng	Γ	\$2,400,000	
Public Equity/Soft Debt:					
Private Equity:*			<u> </u>		
Additional Source:	LIHTC - Fe	deral & State	<u> </u>	\$8,836,006	
Additional Source:	Other		T	\$3,332,918	
Additional Source:					
*MassHousing reserves th	e right to re	quest additional info	rmation regardir	ig anv	
proposed use of equity (e					
				RENTAL	OWNERSHIP
DEVELOPMENT COSTS	S (USES):			Amount	Amount
Site Acquisition:	(0020).		Г	\$2,000,000	Amount
•			L	Ψ2,000,000	<u> </u>
Hard Costs:					
Site Preparation:		Rental Gross	Owner. Gross	\$680,000	
Landscaping:		Sq. Ft. Cost	Sq. Ft.Cost	\$75,000	
Residential Construction:		131.59	_	\$7,895,333	
Commercial Construction:	;			\$0	
Subtotal Hard Costs:		% of Har	d Costs	\$8,650,333	\$0
Hard Cost Contingency:		5.0%		\$432,517	
Total Hard Costs:				\$9,082,850	\$0
Soft Costs:					
Architecture and Engineer	ing:			\$580,000	
Surveys and Permits:			<u> </u>	\$171,439	··
Clerk of the Works:				\$128,000	
Environmental Engineer:					
Legal:				\$250,000	
Title and Recording:			<u> </u>	\$15,000	
Accounting and Cost Certi	fication:			\$20,000	
Marketing and Rent Up:			_	\$30,000	
Real Estate Taxes:			<u> </u>	\$45,870	
Insurance:			F	\$54,850	
Relocation:			F	000,400	
			_	#C #00	
Appraisar:				** ***********************************	
				\$6,500	
Appraisal: Security: Construction Loan Interest	: Show Loan	Assumptions Relow	-		
	: Show Loan	Assumptions Below	- - -	\$129,600 \$18,000	

Chapter 40B Site and Final Approval Applications Required Initial Budgets

Financing Fees:			
Construction Lender:		\$41,000	
Permanent Lender:*		\$83,800	
Mortgage Insurance Premium (MIP):		\$9,000	
Credit Enhancement Fees:		42,000	
Letter of Credit Fees:			
Other Financing Fees:			
Development Consultant:			
Other (specify): Bond		\$113,536	
Other (specify): Utilities		\$33,000	
Other (specify): FF&E		\$120,000	
Subtotal Soft Costs:		\$1,849,595	so
	oft Costs	\$1,0 1 2,323	φυ
•	5.00%	¢02.490	· · · · · · · · · · · · · · · · · · ·
Soft Cost Contingency:	3.0076	\$92,480	
Total Soft Costs:		\$1,942,074	\$0
C'4-l'1D			
Capitalized Reserves:			······
Lease-Up Reserves:			
Operating Reserves:			
Other (specify): Construction/Oper Se	curity	\$144,000	
Subtotal Capitalized Reserves:		\$144,000	\$0
Developer Allowance:		\$1,400,000	NA
Developer / Mionance.		ψ1,100,000	1411
Total Development Costs (TDC):		\$14,568,924	\$0
Total Sources:		\$14,568,924	\$0
A		NIA E	· · · · · · · · · · · · · · · · · · ·
Ownership Unit Profit:		NA [(17) 77 //04
Ownership Profit as Percent of TDC:			#DIV/0!
* See www.masshousing.com for current MassHou	sing Fee Schedule.		
:			
Construction Debt Assumptions:			
Loan Amount: Lender: Wainv	vriaht	Ι	\$2,400,000
Annual Rate: Basis:*	viigiit		6.00%
	ad over Prime, NEF or ot	harvata	18
Amortization:	ia over 1 time, 1451. Or of		N.A.
Amoruzation:		L	N.A.
INITIAL RENTAL PRO FORMA - Please comp	lete the chart below for p	projected Year 1 op	erations.
Permanent Debt Assumptions:		-	· · · · · · · · · · · · · · · · · · ·
Loan Amount: Lender: MassF	Iousing		\$2,400,000
Annual Rate:		<u>, </u>	7.20%
Override - Type "Y" if MassHousing Loan	Y	_	0.50%
Term:			40
Amortization:			40
Lender Required Debt Service Coverage Ratio:			1.10
		-	
Gross Rental Income:*			\$759,036
Other Income:*	Vacancy Rate		
Less Vacancy (Sec 8 Units):**	3.0%	_	(\$3,613)
Less Vacancy (Affordable Units):	5.0%		(\$31,930)
Less Vacancy (Market Units):			<u>\$0</u>
Total . Moderney (street to through		i	40
Gross Effective Income:			\$723,493

Chapter 40B Site and Final Approval Applications Required Initial Budgets

Less Operating Expenses:	Per Unit:	\$7,950	(\$508,805)
Net Operating Income:			\$214,688
Less Permanent Loan Debt Service:			(\$195,171)
Cash Flow:			
Debt Service Coverage:			1.10
* Please provide the additional informa	tion below		
(a) Describe utility allowance assumption	ons (utilities to be paid	by tenants)	
Tenants to pay for electric stove and for electric			
(h) Describe "other income (commercia	lag et ronto loved	- L	
(b) Describe "other income (commercia No additional income for laundry and parking is	s currently carried	charges, parking rees.	etc.)
live in the same in the same parking is	s currently carried.		

RENTAL OPERATING EXPENSE ASSUMPTION:

Assumed Max. Operating Expenses:*
Assumed Max. Operating Expense/Unit:**

under Initial Unit and Rent Schedule.

\$508,805

Units: 64

\$7,950

- * Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.
- **MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

**See applicable income levels listed in Sustainable Development Self-Assessment

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

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

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



B'nai B'rith Housing New England

34 Whichington Stroet | Brighton, MA 02135 Phone 61773 -H793 | Fraz 6177,139-0124 Www.bbhousine.com

MEMORANDUM

To:

Interested Parties

Date:

August 5, 2010

RE.

Site Control Documentation - 189 Boston Post Road, Sudbury

To whom it may concern:

The attached contract is proprietary in nature. As such, the Purchase and Sale Agreements for 189 Boston Post Road has been redacted to reflect only information regarding relevant to site control, purchase price and time of performance.

Regards.

Holly Grace

Senior Project Manager

617-731-5293

PURCHASE AND SALE AGREEMENT

BETWEEN

VINCENT C. MERCURI, individually and as Trustee of Mercuri Family Realty Trust u/d/t dated May 28, 2002

AND

B'NAI B'RITH HOUSING NEW ENGLAND, INC., a Massachusetts non-profit corporation

189 BOSTON POST ROAD, SUDBURY, MIDDLESEX (SOUTH) COUNTY, MASSACHUSETTS

AS OF MAY **20**, 2010

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement ("Agreement") is made this 2012 day of May, 2010 (such date, the "Effective Date"), by and between VINCENT C. MERCURI, individually and as Trustee of Mercuri Family Realty Trust u/d/t dated May 28, 2002 recorded with the Middlesex South Registry of Deeds in Book 35554 Page 342, having an address of 189 Boston Post Road, Sudbury, Massachusetts 01776 (collectively, hereinafter "Seller"), and B'NAI B'RITH HOUSING NEW ENGLAND, INC., a Massachusetts non-profit corporation, having an address of 34 Washington Street, Brighton, Massachusetts 02135, or its designee (hereinafter "Buyer").

RECITALS

- A. Seller is the owner of the following real and personal property, which, taken together, is herein collectively called the "Property":
 - 1. that certain parcel of real property situated at and known as 189 Boston Post Road, Sudbury, Middlesex (South) County, Massachusetts containing approximately 6 acres, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with all easements, rights and privileges appurtenant thereto, including, without limitation, all minerals, oil or gas on or under such Land, development rights, land use entitlements, air rights, water rights, and all right, title and interest of Seller in and to all streets, gores, alleys, easements and rights of way in, on, across, in front of or adjoining thereto (all of the foregoing, the "Real Property");
 - 2. All buildings and other improvements located on the Real Property (the "Improvements", and, together with the Real Property the "Premises");
 - 3. All fixtures of every nature and description and all replacements thereof owned by Seller and located on the Premises or used in connection with the ownership or operation of the Premises (collectively, the "Personal Property"); and
 - 4. Any intangible property now or hereafter owned by Seller and used in the ownership or operation of the Premises including, without limitation, any plans and specifications, surveys, equipment, catalogs, booklets, operating manuals and logs, tenant correspondence and files, tenant lists, leasing brochures and materials, advertising materials and other similar items, title inspections, permits, licenses, approvals, guarantees, warranties or other rights relating to the ownership, use or operation of the Premises (collectively, the "Intangibles").

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby, agree as follows:

1. Description of Property

Seller agrees to sell, and Buyer agrees to buy, upon the terms and conditions herein set forth, the Property.

2. Purchase Price; Deposit;

- 2.1 The purchase price ("<u>Purchase Price</u>") for the Property shall be Two Million and 00/100 Dollars (\$2,000,000.00).
- 2.2 Seller acknowledges that Buyer has delivered to the Escrow Agent (as defined herein), as of the date hereof, an initial deposit (the "Initial Deposit") of One Thousand Dollars (\$1,000.00), which is being held in escrow by the Escrow Agent pursuant to the terms of this Agreement. Buyer hereby agrees that within two (2) business days of Effective Date, Buyer shall deliver an additional deposit in the amount of Fifty Thousand Dollars (\$50,000.00) (the "Additional Deposit") to the Escrow Agent to be held in escrow and disbursed pursuant to the provisions of this Agreement. The Initial Deposit and the Additional Deposit shall be collectively referred to herein as the "Deposit". Seller hereby agrees that upon the occurrence of the Closing, the Deposit shall be credited against the Purchase Price.

3. <u>Time and Place of Closing</u>

- 3.1 Unless extended by Buyer pursuant to any of the terms and provisions of this Agreement, the closing (the "Closing") of the transactions contemplated hereby shall take place on the Closing Date (as hereinafter defined). The Closing shall take place at the offices of Goulston & Storrs, P.C., 400 Atlantic Avenue, Boston, Massachusetts or at such other place within the Commonwealth of Massachusetts as the parties may mutually designate in writing.
- 3.2 The closing of this transaction shall take place at 10:00 a.m. on the date that is the later to occur of (a) thirty (30) days after the Approval Date (as defined herein) and (b) the closing of the Loan (as defined herein) (such date, the "Closing Date").

5. Contingencies to Buyer's Obligations; Approval Period

5.1 Seller acknowledges that Buyer intends to acquire the Property for the Intended Use. In that connection, Buyer will need to develop comprehensive plans for such development and to obtain numerous permits and approvals, which may include, without limitation, a comprehensive permit, site plan approval, wetlands, subdivision, environmental, utility, curb cut and the like from state, county, municipal and federal authorities (collectively, the "Approvals").

The obligation of Buyer hereunder shall be subject to Buyer obtaining all permits, approvals and third party actions necessary for Buyer's Intended Use as described above, with all appeal periods from any such permit or approval having expired with no appeal taken (or if such an appeal has been taken, the appeal having been finally adjudicated or dismissed to Buyer's satisfaction) (collectively, the "Final Approvals"). The date upon which the Final Approvals have been obtained (with all appeal periods having expired or all appeals having been favorably adjudicated or dismissed, as aforesaid) shall be referred to herein as the "Approval Date".

6.3 Recreational Tax Classification and First Refusal.

(a) Buyer understands and acknowledges that the Property being purchased is presently classified, assessed and taxed under the provisions of M.G.L. Chapter 61B as recreational land, so called. Buyer is intending to convert the 61B classified land for residential use. By no later than ten (10) days after the Effective Date, Seller will give to the Town of Sudbury a Notice of

Intent to Sell under the provisions of Section 9 of said Chapter 61B (the "Initial Notice of Intent to Sell"). Seller hereby agrees that it shall comply with all applicable provisions of Chapter 61B, including, but not limited to, the payment of any rollback taxes, which payment shall be made in accordance with the provisions of Section 10.1 of this Agreement. Buyer hereby agrees that it shall execute the form of notice attached hereto as Exhibit B and incorporated herein by reference. Seller's obligations under this Agreement are subject to and expressly contingent upon the Town not exercising its right of first refusal under Chapter 61B.

- (b) In the event that, within 120 days of its receipt of the Initial Notice of Intent to Sell, the Town exercises its first refusal option for the Property, this Agreement shall automatically terminate. In the event that, within 120 days of its receipt of the Initial Notice of Intent to Sell, the Town either (i) rejects the Initial Notice of Intent to Sell or (ii) fails to respond to the Initial Notice of Intent to Sell, Buyer shall have the right to terminate this Agreement by written notice, upon the Seller's receipt of which this Agreement shall be null and void (except for those provisions of this Agreement that expressly survive a termination of this Agreement). In the event this Agreement is automatically terminated or terminated by Buyer pursuant to this section 6.3(b), the Deposit shall be returned to Buyer together with all Land Control Payments previously paid to Seller.
- (c) Seller hereby agrees that upon its receipt of any notice from the Town, written or otherwise, Seller shall immediately notify Buyer of its receipt of such notice and shall utilize best efforts to obtain written notice or other documentation from the Town evidencing any verbal notification that Seller receives. Seller shall immediately forward any and all written notices, documentation and/or communications it receives from the Town in response to any notice or communication provided by Seller to the Town.

WITNESS the execution hereof, under seal, as of the day and year first above written, in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.

M.C.L.		
	ri. individ	ually and as
R:		
Title: Exe	cutive Di	rector
OW AGEN	NT:	
H, MORIA	RTY, ON	TELL &
ER, P.C., a	professio	nal corporation
	ER: I B'RITH H a Massachu Name: Su Title: Exe Hereunto I	Pe of Mercuri Family In the Company of the Company

WITNESS the execution hereof, under seal, as of the day and year first above written, in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.

SELLER:

Vincent C. Mercuri, individually and as Trustee of Mercuri Family Realty Trust

BUYER:

B'NAI B'RITH HOUSING NEW ENGLAND, INC., a Massachuseus non-profit corporation

By:__

Name: Susan Gittelman Title: Executive Director Hereunto Duly Authorized

ESCROW AGENT:

MARSH, MORIARTY, ONTELL & GOLDER, P.C., a professional corporation

By:____

Name: Michael H. Marsh, Esq.

Title: President

WITNESS the execution hereof, under seal, as of the day and year first above written, in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.

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Vincent C. Mercuri, individually and as Trustee of Mercuri Family Realty Trust

BUYER:

B'NAI B'RITH HOUSING NEW ENGLAND, INC., a Massachusetts non-profit corporation

By:____

Name: Susan Gittelman Title: Executive Director Hereunto Duly Authorized

ESCROW AGENT:

MARSH, MORIARTY, ONTELL & GOLDER, P.C., a professional corporation

Name: Michael H. Marsh, Esq.

Title: President



B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousina.org

Application for Project Eligibility 189 Boston Post Road, Sudbury

DRIVING DIRECTIONS & SITE DESCRIPTION

Site Location & Development Overview

The development property is located at 189 Boston Post Road in Sudbury, Massachusetts. The site occupies the corner of Boston Post Road and Landham Road and measures approximately 6 acres. It is within close proximity of retail services on Route 20 (Boston Post Road) and currently contains a single family home and decaying greenhouse structures. Nearby businesses include a gas station across Landham Road from the site. Immediately east of the site on Route 20 is an NSTAR facility followed by Buddy Dog Humane Society, the Bosse Sports and Health Club, and Wingate Skilled Nursing Facility (as you are headed away from the site and toward Wayland).

The site has multiple curb cuts on Boston Post Road. However, the best parking options are located on the driveway near the single family house and garage area.

Directions from Boston

Take the MassPike west to exit 15 to Route 128 / I-95 North Take Exit 26 to Route 20 West toward Wayland Travel approximately 6.5 miles on Route 20 West (also called Boston Post Road) to 189 **Boston Post Road** Turn left into driveway

Directions from the South

Route 128 / I-95 North Take Exit 26 to Route 20 West toward Wayland Travel approximately 6.5 miles on Route 20 West (also called Boston Post Road) to 189 **Boston Post Road**

Directions from the MassPike

Take Exit 13 to Route 30 / Conchituate Road West After 1.8 miles, take a sharp right onto Concord Street, to head north Continue on this road for 2.5 miles (road will change names from Concord Street to Elm Street to Landham Road) Road ends at Route 20 / Boston Post Road Turn right onto Boston Post Road Immediately turn into driveway at 189 Boston Post Road



B'RITH B'NAL HOUSING **NEW ENGLAND**

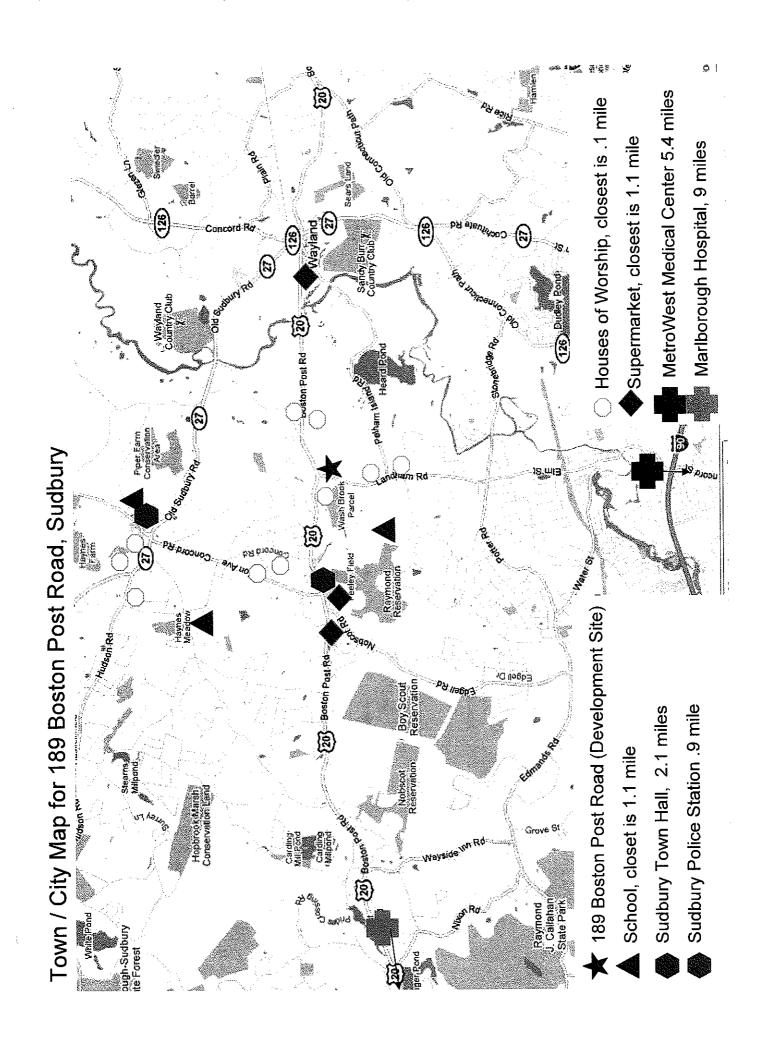
B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousing.org

Application for Project Eligibility 189 Boston Post Road, Sudbury

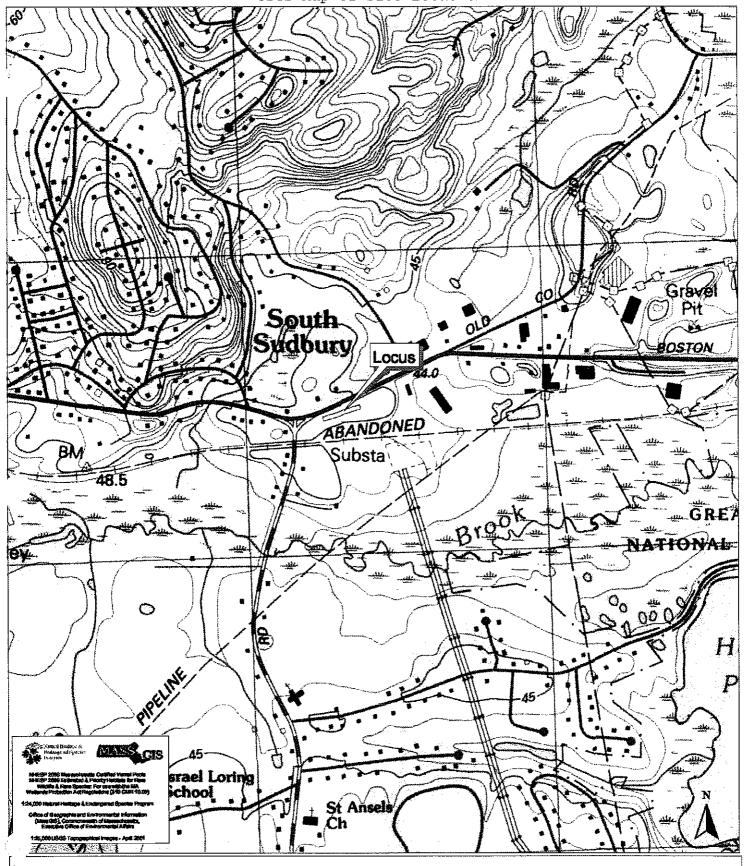
PHOTOS OF SITE ENTRANCE







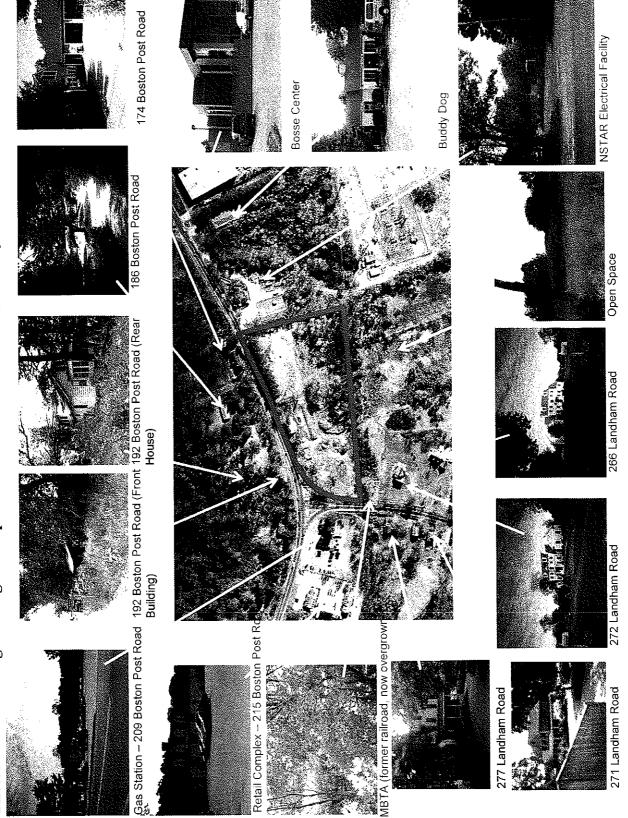
AERIAL - 189 Boston Post Road, Sudbury



189 Boston Post Road Sudbury, MA

Approximate Scale: 1" = 1,000'

Photos of Surrounding Buildings & Properties - 189 Boston Post Road, Sudbury, MA





B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Fax 617/739-0124 Phone 617/731-5293 www.bbhousing.org

Application for Project Eligibility 189 Boston Post Road, Sudbury

DEVELOPMENT NARRATIVE DESCRIPTION

Site Location & Development Overview

B'nai B'rith Housing New England, Inc. ("BBH NE") is sponsoring a redevelopment of the property located at 189 Boston Post Road in Sudbury, Massachusetts. The rental community would be restricted to seniors and older adults (ages 55+). The site measures approximately 6 acres and is within close proximity of significant retail services on Route 20 (Boston Post Road). The site has access to utilities and the town's water system.

The site, which is comprised of 4 land parcels, is currently occupied by a single family home and decaying greenhouse structures. BBH NE proposes a rental housing development which would include 64 units. BBH NE proposes to undertake the permitting of the development as a comprehensive permit.

The majority of the units are one-bedroom, with the balance containing two bedroom units. The proposed development will be three stories in wood frame construction. The building will include common space and amenities, which may include a meeting room, a library, and fitness center.

The site also contains a wetland area in the southeast corner of the site. BBH NE anticipates leaving the wetland area as well as a 100 foot buffer zone area as open space. Residents of the development as well as the larger community will enjoy views of this resource as well as the nearby conservation land.

Neighborhood Context

The area immediately surrounding the development site contains a mix of uses including commercial, residential and utility-related uses. The redevelopment of the site will include demolition of decaying greenhouse structures and the single family home and the creation of well designed multi-family housing for seniors and older adults consistent with the high quality of nearby residential and commercial properties.

Uses immediately adjacent to the site include the following: an NSTAR power generation facility, a former rail bed owned by the Massachusetts Bay Transportation Authority (MBTA), a gas station across the street (i.e., Landham Road), and both occupied single family homes as well as uninhabitable residential structures across Boston Post Road.



B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousing.org

Application for Project Eligibility 189 Boston Post Road, Sudbury

DEVELOPMENT NARRATIVE DESCRIPTION

In addition, commercial and institutional uses are located in the immediate vicinity on the same side of Boston Post Road, including the Buddy Dog Humane Society, the Bosse Sports and Health Club and the Congregation B'nai Torah building.

Topography

There is a significant change in grade between Boston Post Road and property boundary bordering the MBTA owned land. Elevations at Boston Post Road are approximately 10 -12 feet higher than that portion of the development site along the former rail line. This grade change has been favorably incorporated in the building planning because this grade change creates a visual buffer from both Boston Post and Landham Roads. Among other benefits, as a result of these contours, we are able to minimize the building massing as the building naturally breaks into two three-story "wings" which come together in a central location.

Architectural Style, Massing and Materials

The architectural style proposed for the building and its materials are intended to be a reflection of the key architectural attributes present in the surrounding neighborhood context. Sloping gabled roofs and eaves, which are typical of the colonial architectural style, relate to Sudbury's charming and historic character. The building utilizes clapboard-type material. A great deal of attention has been paid to creating complementing architectural elements in each façade to address scale and to add visual interest. For example, a farmhouse-style porch area is featured at the first floor on the Boston Post Road façade.

Building Configuration

The building footprint and configuration have been designed with the goal of minimizing the building form and maximizing open space. The two wings will be built to each align closely with the existing grades across the site. The ground floor of a "North" Wing, near Boston Post Road, is similar to the street elevation while the ground floor of a "South" Wing is lower. The two wings connect on two floors in a central location.

The proposed building footprint configuration is a rough "S" shape. The "S" shape helps to reduce the perceived proportions of building mass since from any one angle, only certain portions of the building are in view.



B'nai B'rith Housing New England

34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousing.org

Application for Project Eligibility 189 Boston Post Road, Sudbury

DEVELOPMENT NARRATIVE DESCRIPTION

Building Interior & Units

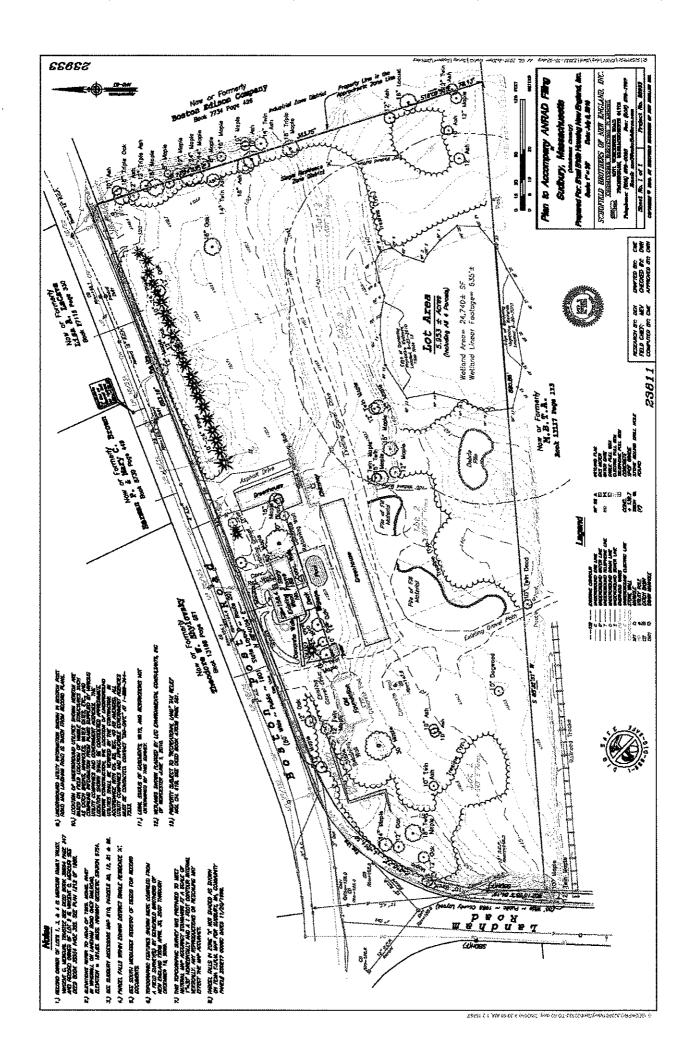
There will be common programming space for the development located at ground level that may include a meeting room, a library, and fitness center. The programmatic goal is to be able to accommodate wellness services and social activities that will make the development a thriving community that encourages residents to be active.

The apartments in the building will be predominantly one bedroom units of approximately 700 square feet and containing one bathroom. The remainder of the units will contain two bedrooms and be approximately 950 square feet with one bathroom.

Other Design Features

The new building will be built using "green" features. Appliances will be Energy Star rated and mechanical systems will be efficient and sustainable. The building will employ low flow plumbing fixtures and hardware to encourage water conservation by residents. Efforts will be made to utilize sustainable building materials with long lifecycles. Exterior materials will be selected for durability. They would likely include materials that create a clapboard style, such as HardiplankTM or a comparable product which require minimal maintenance or repainting and do not utilize wood products (i.e, considered "green" building materials).

In terms of landscape treatment, the focus will be on incorporating native New England landscape materials and plantings that are more climate and drought tolerant than non-native species. Storm water will be accommodated on site, and attractive landscape features such as planted islands and/or rain garden features will be incorporated to provide a buffer to parking areas.



THE COOLIDGE AT SUDBURY 189 BOSTON POST ROAD SUDBURY, MA

tat the architectural team

TABLE OF CONTENTS:

1 - PERSPECTIVE RENDERING

SITE LOCUS MAP / AERIAL PHOTO 2- ILLUSTRATIVE SITE PLAN

BUILDING DATA SHEET

GROUND FLOOR PLAN - UNIT LAYOUT

TYPICAL "UPPER" FLOOR PLAN - UNIT LAYOUT

TYPICAL UNIT LAYOUTS

EXTERIOR ELEVATIONS

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THE COOLIDGE AT SUDBURY

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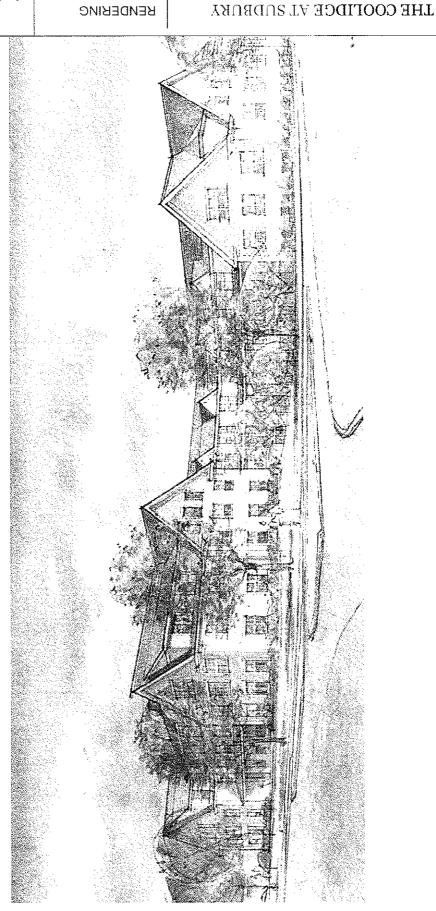
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THE COOLIDGE AT SUDBURY 189 BOSTON POST ROAD SUDBURY, MA



ILLUSTRATIVE SITE PLAN

THE COOLIDGE AT SUDBURY

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THE COOLIDGE AT SUDBURY

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LOCATION

Lat. the architectural team

ZONING DIMENSIONAL REQUIRMENTS TABLE:

ZONING DISTRICT - A-RES (A-1)	REQUIRED	PROVIDED	WAIVER REQUIRED
LOT AREA MINIMUM	40,000 SF	5.95 ACRES	
MINIMUM LOT FRONTAGE	180'-0"	+/- 635'-0"	
FRONT YARD SETBACK	40:-0"	40-0"	
SIDE YARD SETBACK	20:-0	40-0"	
REAR YARD SETBACK	300"	30-0"	
MAXIMUM BUILDING HEIGHT - NORTH WING	35' / 2.5-STORIES	3-STORIES	WAIVER REQUIRED
MAXIMUM BUILDING HEIGHT - SOUTH WING	35' / 2,5-STORIES	3-STORIES	WAIVER REQUIRED
MAXIMUM BUILDING COVERAGE	40% (103,803 SF)	9% (23,000 SF)	

PARKING REQUIRMENTS

ZONING - ARTICLE 3130	REQUIRED	PROVIDED	WAIVER REQUIRED
SPACES PER UNIT	2.0 (128 SPACES)	1.1 (70 SPACES)	WAIVER REQUIRED
STALL WIDTH	.06	0-,6	
STALL LENGTH	18'-6"	18'-6"	
AISLE WIDTH	240"	24'-0"	

UNIT MIX:

FLOOR LEVEL	GROSS FLOOR AREA	1 ВЕО 1 ВАТН	HP - 1 BED 1 BATH	2 BED 1 BATH	HP - 2 BED 1 BATH	TOTAL
NORTH WING	AVG. UNIT SIZE	700 SF	700 SF	950 SF	950 SF	
FIRST LEVEL	8,528	7	0	0	0	7
SECOND LEVEL	8,528	6	0	0	0	6
THIRD LEVEL	8,671	6	0	0	0	6
TOTALS	25,727	25	0	0	0	25
SOUTH WING						
FIRST LEVEL	11,377	11	1	1	0	13
SECOND LEVEL	11,377	11	* -	0	-	13
THIRD LEVEL	12,499	-	_	-	0	13
TOTALS	35,253	33	3	2	+	39
BUILDING TOTAL	086'09	89	3	2	ν	64

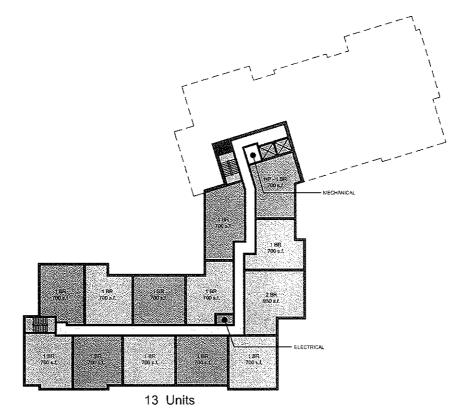
DATA SHEET

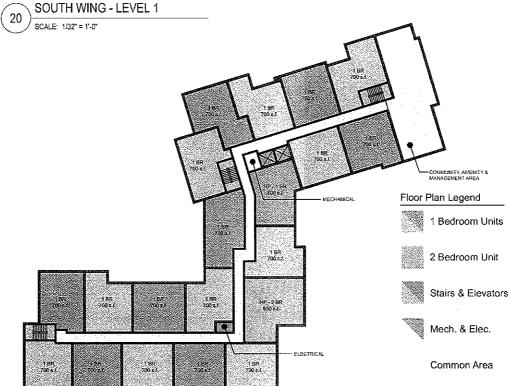
THE COOLIDGE AT SUDBURY

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THE COOLIDGE AT SUDBURY
SUDBURY, MA

August 2010 DEVELOPER: B'NAI B'RITH HOUSING NEW ENGLAND

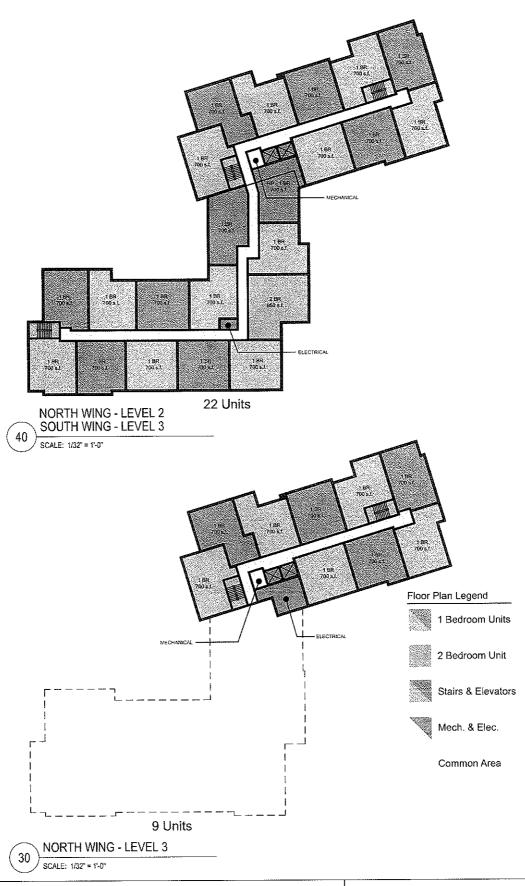
Floor Plans
SCALE: AS NOTED

tat | the architectural team

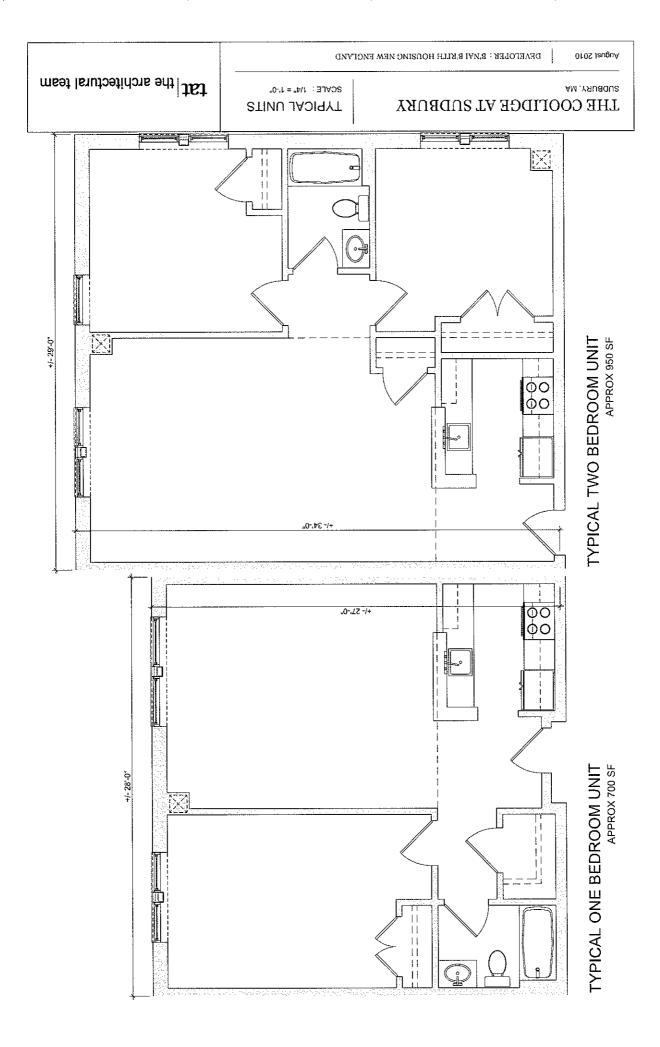
20 Units

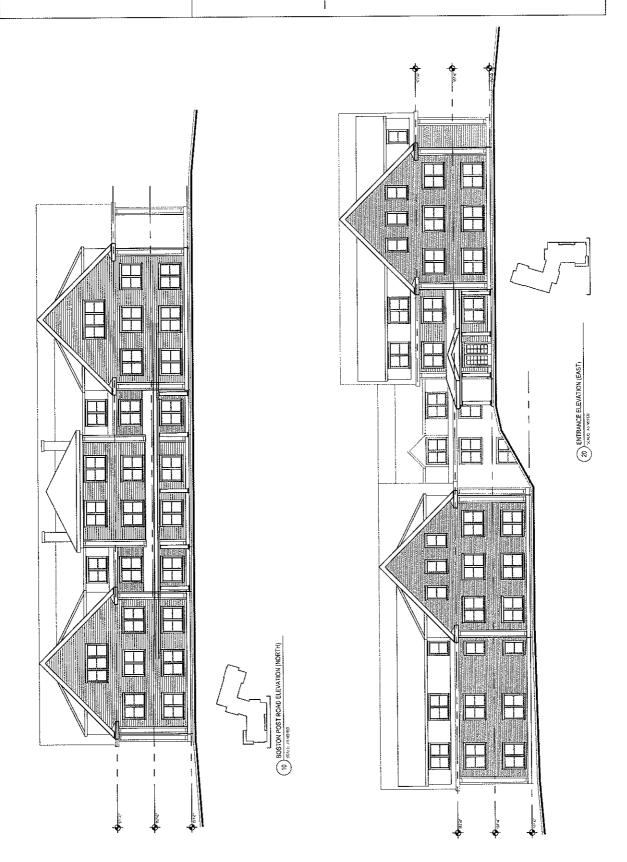
NORTH WING - LEVEL 1 SOUTH WING - LEVEL 2

SCALE: 1/32" = 1'-0"



THE COOLIDGE AT SUDBURY | Floor Plans | scale: AS NOTED | tat | the architectural team | August 2010 | DEVELOPER: B'NAI B'RITH HOUSING NEW ENGLAND |





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ELEVATIONS SCALE: AS NOTED

THE COOLIDGE AT SUDBURY

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B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousing.org

MEMORANDUM

To:

Interested Parties

Date:

August 5, 2010

RE:

State Approvals or Determinations – 189 Boston Post Road, Sudbury

To whom it may concern:

Based on our analysis, to date, of our proposal contained in this Project Eligibility Filing, we believe that the following approvals or determinations from state agencies will be required in connection the proposed redevelopment of 189 Boston Post Road:

- Massachusetts Historical Commission review
 - o NOTE: The Applicant filed a Project Notification Form with regard to the proposed development with MHC on July 26, 2010.
- Massachusetts Department of Transportation for a Vehicular Access Permit, with regard to the driveway serving the proposed development, and a Non-Vehicular Access Permit, with regard to the installation of utilities within the layout of Boston Post Road (Route 20)

Regards.

Senior Project Manager

617-731-5293

¹ The Applicant also notes that the Town of Sudbury Conservation Commission issued an Order of Resource Area Delineation (DEP File Number 301-1038) for the property on July 30, 2010, pursuant to the Wetlands Protection Act.

Wainwright Bank

63 Franklin Street, Boston, Massachusetts 02110-1301 • Telephone 617-478-4000 • Toll Free 800-444-BANK

Patricia A. Capalbo Vice President

August 3, 2010

Ms. Susan Gittelman
Executive Director
B'nai B'rith Housing New England
34 Washington Street
Brighton, MA 02135

RE: 189 Boston Post Road, Sudbury, MA

Dear Susan:

Thank you for sharing information regarding B'nai B'rith Housing New England's ("BBHNE") proposal to construct 64 units of affordable housing at 189 Boston Post Road in Sudbury, MA. I am writing to confirm Wainwright's interest in working with B'nai B'rith Housing to finance the construction of this 100% affordable housing development for seniors and others aged 55 or more. BBHNE maintains a strong reputation for developing and managing high quality affordable and mixed-income housing. As the primary construction lender on 33Comm, a 57-unit, mixed income condominium project located on Commonwealth Avenue in Chestnut Hill, we would be pleased to continue our strong relationship by becoming part of your development team on this new opportunity.

Your strong history with Wainwright gives us confidence that you have the means and ability to move forward quickly and successfully to complete this project on time and on budget as you have in the past. It would be a pleasure to work with you on this very worthwhile project. Its high level of affordability promises to serve those most in need. We applaud your efforts in creating a significant number of high quality affordable housing units for seniors in an area where they might otherwise not be able to reside.

We wish you success in your proposal to the selection committee. We look forward to the opportunity of working with your team on this important affordable housing development.

Sincerely,

Patricia Capalbo

Developer and Team Qualifications

- a. Developer / Applicant Certification
- b. Development Experience and Qualifications
 - 1. Narrative Description about B'nai B'rith Housing New England, Inc.
 - 2. Organization Brochure
 - 3. "Community of Quality" Certificate from National Affordable Housing Management Association
- c. Board of Directors Information and Staff Resumes
 - 1. Board of Directors List and Resumes
 - 2. Staff Resumes
- d. List of Key Members of the Development Team
- e. Resumes of Team Members
 - 1. The Architectural Team
 - 2. Hancock Associates
 - 3. GZA GeoEnvironmental, Inc.
 - 4. LEC Environmental
 - 5. Rollins, Rollins & Fox
 - 6. MHJ Associates
 - 7. James E. Koningisor



M.G.L. Ch. 40B DEVELOPER/APPLICANT CERTIFICATION

The und	lersigned hereby certifies that he/she isSi	isan Gittelman, Executive Director	of
	B'nai B'rith Housing New England	, Inc. the Applicant, an	ıd
(a)	all of the information provided in this appl	ication for the development kr	iown as
	The Coolidge at Sudbury, 189 Boston P	ost Road is complete	
	and is true and correct to the best of his/he	r knowledge, and	
(b)	that a copy of this application has been sul	omitted to the City/Town of	
	Sudbury, MA		
	Signature of Developer/Applicant Represe	entative:	
	By: B'nai B'rth H	lousing New England, Inc.	
	Ву:	M	
	By: Susan Gittelm	nan, its Executive Director , duly	y authorized
	Date: 8/5	/18	
	1 1		



B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135 Phone 617/731-5293 Fax 617/739-0124 www.bbhousing.org

Project Eligibility Application for 189 Boston Post Road, Sudbury, MA

B'NAI B'RITH HOUSING NEW ENGLAND, INC. BACKGROUND INFORMATION

B'nai B'rith Housing New England, Inc. (BBH NE) is a mission-based non-profit corporation. The organization's mission is to ease the housing crisis in Greater Boston by producing a steady stream of affordable housing throughout the area. The organization's goal is to create housing of the highest quality to improve the well-being of residents and to contribute to and enhance the built environment of the neighborhoods in which the housing is located. BBHNE believes that the program proposed for Sudbury is compelling due to the need for housing choices for local seniors and older adults, particularly those who are challenged to remain in the Town of Sudbury and faced with limited options other than single family homes.

BBH NE has a demonstrated track record of working in partnership with communities to craft local solutions in its efforts to create new housing. BBH NE's most recent development, "33Comm", is an example of achieving these results. This development, a 57-unit mixedincome condominium, is located on Commonwealth Avenue in Chestnut Hill (Newton). The development, the sell-out of which concluded in 2009, created homeownership opportunities for affordable and market rate buyers to purchase first homes or downsize, as in the case of "empty nesters" who did not want to leave Newton, their long time community.

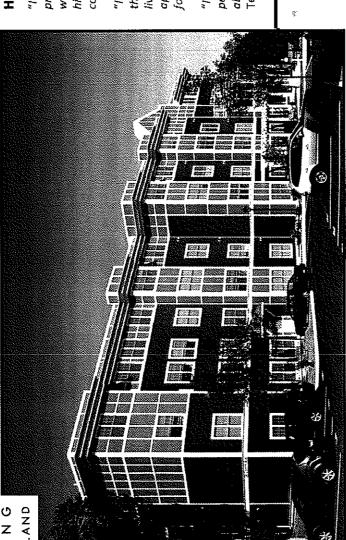
BBH NE has experience delivering varied types of housing opportunities whose common traits are high quality product and designs that are responsive to community housing needs. As development sponsor, BBH NE created three (3) developments in Brighton, which collectively are known as the Covenant House communities and which contain 242 total housing units. These properties, which provide rental housing to seniors of very low incomes, have received significant national recognition. Among other honors, they have been recognized with distinction as a Community of Quality by the National Affordable Housing Management Association (NAHMA) as housing that is more than just safe, attractive, modern and well-maintained, "...as [its] residents are often aided in ways rarely addressed in conventional rental housing settings."

BBH NE works closely with cities and towns throughout Greater Boston to meet their affordable housing goals in a manner consistent with the community's vision. BBH NE brings a rare capacity to tackle the challenges of affordable housing development in high-cost housing markets. Its full-time professional staff, Board of Directors and development team consist of some of the most experienced professionals in the industry.



THE FAIRWAYS & CARRIAGE HOUSE AT 33COMM **MOST RECENT PROJECT**

B'NA! B'RITH HOUSING NEW ENGLAND

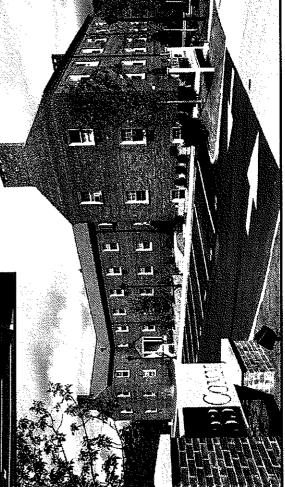


Hear From the Owners

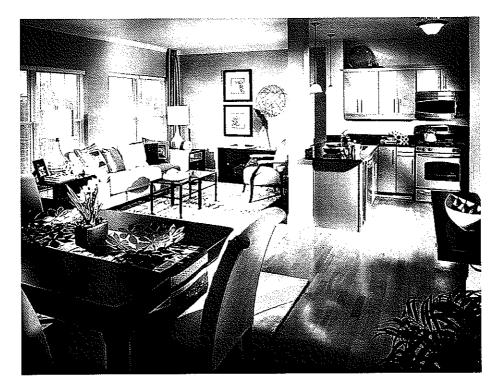
"I am hopeful that BBHNE can do more of these type projects because it makes a tremendous difference to working professionals like me who want to purchase a high quality condominium home in their long time community." -Newton Librarian

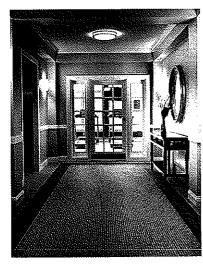
"I feel extremely fortunate to have been a recipient of this affordable housing. For the past nine years, I have lived on the other side of Newton in a basement apartment. This place is quite an upgrade from my former damp and dark dwelling." -Teacher/Coach

"I absolutely love my new home... the location is perfect! I enjoy the two minute walk to the T. I am about 4 miles away from my job." -Kindergarten Teacher

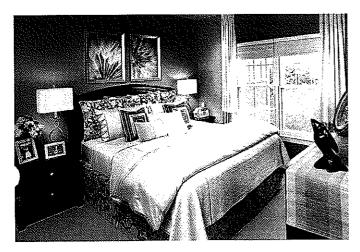


33 Comm Project Photos Interior











B'nai B'rith Housing New England 2010 Board of Directors

First Name	First Name Last Name	Сотрапу	Professional Work
Philip	Abrams	Hinckley, Allen & Snyder	Construction & Real Estate Entreprenueur, Former HUD Official
David	Abromowitz	Goulston & Storrs	Partner
Richard	Bluestein	Krokidas & Bluestein	Founding Partner
Andrew	Chaban	Princeton Properties	CEO
Larry	Curtis		Managing Partner
Peter	Davis	St. Joseph Healthcare	President and CEO
Burton	Gesserman	Walter & Shuffain, PC	Partner
Donna	Golden		Community Volunteer
Robert	Golden	United Benefit Services	Owner
Pamela	Goodman	The Beacon Companies	Senior Vice President
Aaron	Gornstein	Citizens Housing and Planning Association	Executive Director
Hindeil	Grossman	Grossman & Associates	Founding Partner
Ellen	Kantrowitz	CWCapital LLC	Senior Vice President
Steven	Kaye	CB Richard Ellis / Whittier Partners	Partner
Zezette	Larsen		Retired CEO, Property Management Company
Sonia	Michelson		Social Worker
Mark	Olshan	B'nai B'rith International	BBI
Ric	Phillips	Capital Group	Senior Vice President
Harold	Shulman	B'nai B'rith International	BBI
Marvin	Siflinger	Housing Partners, Inc.	Founding Chairman, Former HUD and MassHousing Official
Alan	Suvalle	Friedman, Suvalle and Salomon PC	Founding Partner
Edward	Zuker	Chestnut Hill Realty	Founder

All Board members live and work in the Greater Boston area with the exception of two. Mark Olshan and Harold Shulman are members of B'nai B'rith International, with which we are affliated, and reside in the Washington D.C. area.



SUDBURY SENIOR CENTER COUNCIL ON AGING

Town of Sudbury, Massachusetts

40 Fairbank Road

Sudbury, Massachusetts

01776-1681

Phone: 978-443-3055

Fax: 978-443-6009

E-mail: senior@sudbury.ma.us

June 17, 2010

Holly M. Grace, Senior Project Manager B'nai B'rith Housing New England 34 Washington Street Brighton, MA 02135

Dear Ms. Grace,

The Sudbury Council on Aging voted unanimously at their meeting June 14, 2010 to endorse the B'nai B'rith proposal to construct approximately 60 units of low and moderate income housing for people 55 and older at the corner of Landham Road and Route 20 in Sudbury.

It is the opinion of the Council on Aging that seniors represent a unique resource for the community in that they add to the diversity of the community, retain the "institutional memory" of the town, and devote countless (and valuable) hours of volunteer service to town and community organizations.

The Council has long been aware that as they live on fixed incomes, many senior homeowners find that Sudbury property taxes are no longer affordable. These seniors often choose to sell their homes and move to neighboring communities where taxes are lower. They continue, however, to view themselves as Sudbury residents, and often continue to avail themselves of Sudbury services such as those provided by the Sudbury Senior Center.

Having affordable apartments available to them might well allow such seniors the ability to remain in our community. The Council views your proposal as one that has significant merits for the Town, and supports it wholeheartedly. The Council wishes B'nai B'rith a speedy passage through the permitting process. The Council would also welcome assistance from B'nai B'rith in resolving any additional traffic flow issues that may result from your project.

Yours truly,

Kristin Kiesel

Director, Sudbury Senior Center/Council on Aging

for the Sudbury Council on Aging

1111 1

METROWEST REGIONAL TRANSIT AUTHORITY

37 Waverley Street, Framingham, MA 01702 508-935-2222 toll free 888-996-9782

June 22, 2010

Chairman John Drobinski Board of Selectmen Flynn Building 278 Old Sudbury Road Sudbury, MA 01776

RE:

189 Boston Post Road, Sudbury

Support for B'nai B'rith Housing New England Proposal

Dear Mr. Drobinski:

As Administrator of the MetroWest Regional Transit Authority (MWRTA), I am writing to express our support for B'nai B'rith Housing New England's proposed development at 189 Boston Post Road for approximately 60 units of senior rental housing.

The MWRTA was formed in 2006 by the state legislature to help serve the public transportation needs of the towns in the MetroWest region. Providing transportation for seniors and disabled is one of the segments of the overall charge of the Authority. Therefore, the MWRTA works with several Councils on Aging, including Sudbury. The services vary from town to town, but the common goal is to assist in the transportation needs of the senior and disabled populations.

The MWRTA is very interested in serving the residents of 189 Boston Post Road through an expansion of the programs that already exist for Sudbury residents. We are also interested in exploring additional fixed route options along the Route 20 corridor, including in the immediate vicinity of the development site.

I am pleased to support the proposal of B'nai B'rith Housing New England and the opportunities that this housing potentially provides for local seniors.

Sincerely.

➢ Ed Carr Administrator

CC: Holly Grace, B'nai B'rith

Elizabeth T. Quirk



33 Boston Post Road West Marlborough, MA 01752-1853 508-573-7200 • Fax 508-573-7222 • TTY 508-573-7282

July 29, 2010

John Drobinski, Chair of the Sudbury Board of Selectmen Elizabeth T. Quirk, Chair of the Sudbury Zoning Board of Appeals Sudbury Town Hall - Flynn Building 278 Old Sudbury Road Sudbury, MA 01776

RE: B'nai B'rith Housing New England Sudbury Proposal

Dear Mr. Drobinski and Ms. Quirk.

On behalf of BayPath Elder Services, Inc. I am writing to express support for B'nai B'rith Housing New England's plan for the redevelopment of the property located at 189 Boston Post Road in Sudbury.

As the Area Agency on Aging (AAA) and Aging Services Access Point (ASAP) for 14 communities in Metrowest, we have a vested interest in community programs and services for older adults. Housing that is affordable and meets the physical, social and emotional needs of elders will be needed in the near future, due to the aging of the population. Metrowest will be seeing a tremendous growth in individuals over the age of 65, and these individuals will want to remain living in the community with supports. B'nai B'rith is taking the time and care to include older adults and professionals in the planning process of the building to ensure that needs will be met.

BayPath Elder Services' works with many older adults, their family members and professionals in the Sudbury area. We have a designated meal site at the Fairbanks Senior Center; we have over 20 home care clients and 15 home delivered meal recipients in Sudbury as well.

Thank you for the opportunity to support this project.

Yours truly,

Christine Alessandro Executive Director

Area Agency on Aging Serving the Communities of

Ashland - Dover - Framingham - Holliston - Hopkinton - Hudson - Marlborough Natick - Northborough - Sherborn - Southborough - Sudbury - Wayland - Westborough



209 West Central Street State 313

Natick, MA 01760

phase 508 653,3081 tall-free 800.834.3997 fee 508.653.8276

www.natickvna.org

July 29, 2010

John Drobinski, Chair of Sudbury Board of Selectmen Elizabeth T. Quirk, Chair of Sudbury Zoning Board of Appeals Town of Sudbury Flynn Building 278 Old Sudbury Road Sudbury, MA 01776

RE: B'nai B'rith Housing New England Sudbury Proposal

Dear Mr. Drobinski and Ms. Quirk.

I write on behalf of the Natick Visiting Nurse Association to support the B'nai B'rith Housing New England development plan for 189 Boston Post Road in Sudbury as affordable housing for seniors.

The Natick Visiting Nurse Association is the MetroWest area's premier free-standing, not-for-profit home health care provider. Our service area includes twenty-five towns in MetroWest, including Sudbury. Since 1899, the Natick VNA, has been a vital resource, often the "safety net," for thousands of people. As part of our work, we give support to many frail, at-risk elderly individuals, helping them to live with maximum independence in their own homes. We served twenty-four patients in Sudbury in 2009 and continue to increase these numbers as we move forward.

Our staff sees first hand the housing challenges that seniors face, and they recognize the need for greater housing choice in MetroWest. The B'nai B'rith development would provide an option for senior residents to live independently in a community setting with supportive services available.

The Natick Visiting Nurse Association urges the Town of Sudbury to approve B'nai B'rith Housing New England's proposed development for Boston Post Road in Sudbury. We look forward to working with them in the future.

Sincerely.

Judith Boyko, MŚ, MBA, RN

Chief Executive Officer



July 28, 2010

John Drobinski, Chair of Sudbury Board of Selectmen Elizabeth T. Quirk, Chair of Sudbury Zoning Board of Appeals Sudbury Town Hall Flynn Building 278 Old Sudbury Road Sudbury, MA 01776

RE: B'nai B'rith Housing New England Sudbury Proposal

Dear Mr. Drobinski and Ms. Quirk,

On behalf of Parmenter Community Health Care, I am writing to express support for B'nai B'rith Housing New England's plan for the redevelopment of the property located at 189 Boston Post Road in Sudbury as affordable housing for seniors and older adults.

Founded in 1954 and based in Wayland, Parmenter Community Health and Hospice is an independent, non-profit health care agency providing services to the Boston MetroWest communities. Parmenter Community Health provides home care, hospice and supportive services enabling clients to maintain or improve their current levels of function. Additionally, Parmenter maintains a contract with the Sudbury Board of Health and continues to work closely with the community since merging with the Sudbury Visiting Nurses Association in 1994.

Alternative housing options for seniors and older adults in Sudbury are very limited. The B'nai B'rith development would create a housing type for local seniors to remain in Sudbury and serve as a place for family members to relocate closer to adult children and grandchildren.

As an organization with close ties to Sudbury and its senior citizens, Parmenter Community Health Care urges the Town of Sudbury to approve B'nai B'rith Housing New England's proposed development for Boston Post Road in Sudbury.

Sincerely,

Cindy Mayher

Chief Executive Officer

Mr. John Drobinski
Chair of the Sudbury Board of Selectmen
Ms. Elizabeth T. Quirk
Chair of the Sudbury Zoning Board of appeals
Town of Sudbury
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

Dear Mr. Drobinski

I am writing, as a long time town resident, and as the developer of the Wingate at Sudbury nursing home, to recommend approval of the proposed B'nai Brith Housing of New England Project located on Route 20 and Landham Road.

As a former member of B'nai Brith, I know it to be a very professional and dedicated organization, who works very diligently to produce high quality housing for seniors.

I my professional real estate development life I am aware of the difficult economics of housing today, and the general lack of housing production, particularly for seniors with limited incomes. This proposed project will prove to be a great benefit to seniors, particularly to Sudbury seniors, who will be able to live in comfort and dignity at a Sudbury location. I expect that, as all B'nai B'rith projects, this will be high quality new construction and will prove to be a significant improvement to a high visibility site, which today, as existing, could not be considered a visual asset.

I therefore urge the Sudbury Board of Selectmen to support this unique opportunity to provide needed housing for seniors at no cost to the Town, and to improve the context of the Route 20 corridor.

Yours truly

Willy Sclarsic 345 Peakham Road

Sudbury, MA