

Cote Village LLC  
84 State Street, Suite 600  
Boston, MA 02109

October 15, 2015

Brian Golden, Director  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

Re: Letter of Intent to File Expanded Project Notification Form  
820 Cummins Highway, 30-32 Regis Road, Cummins Highway & Regis Road, Mattapan

2015 OCT 19 P 2:52  
BRA

Dear Director Golden:

Cote Village LLC (the "Applicant") is pleased to submit this Letter of Intent to file an Expanded Project Notification Form ("PNF") under the Boston Redevelopment Authority's (the "BRA") Article 80 Large Project Review requirements with respect to the redevelopment of the property located at 820 Cummins Highway, 30-32 Regis Road, Cummins Highway & Regis Road in Mattapan (the "Property"). The Property is currently owned by the City of Boston, and in May 2015, the Department of Neighborhood Development of the City of Boston designated the Applicant as the developer of the Property following a request for proposals process.

The Applicant is comprised of Caribbean Integration Community Development, a community-based non-profit organization, and the Planning Office for Urban Affairs, Inc., an experienced non-profit housing developer. Together with the AFL-CIO Housing Investment Trust as its financing partner, the Applicant proposes to convert the existing, vacant, underutilized Property into 71 units of affordable and workforce housing for families, approximately 4,000 s.f. of commercial space, and significant passive, outdoor recreational area (the "Proposed Development"). The Proposed Development includes 24 units in townhouses along Regis Street and 47 units in a 4-story building on Cummins Highway. The Proposed Development will turn the now abandoned Property, which has been vacant for decades and a blighted influence on the neighborhood and surrounding area, into a thriving part of the Mattapan neighborhood fabric.

The Proposed Development is located in the Greater Mattapan Neighborhood District and within the 2F-6000 Two-Family Residential Subdistrict and the Gateway Development Area Overlay District. Since the Proposed Development proposes to erect a building or structure having a gross floor area of fifty thousand (50,000) or more square feet, it is subject to Large Project Review pursuant to Article 80 of the Boston Zoning Code. The Proposed Development will require zoning relief for the proposed commercial uses, and the Applicant will be separately submitting an application to the BRA for "Authorization and Approval of a Project Under Chapter 121A".

The Applicant's plan for redevelopment of the Property is responsive to the goals of the City and the needs of the neighborhood. The Applicant has been working collaboratively with the neighborhood's community and has already commenced engaging community stakeholders in the Proposed Development. Additionally, through the financing partnership with the AFL-CIO, the Proposed Development expects to implement the Building Pathways program to provide apprenticeships for members of the local community and the City.

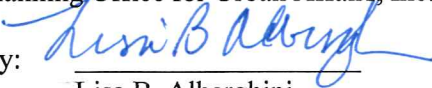
Pending permitting and financing approvals from the City of Boston and the Commonwealth of Massachusetts, the Applicant hopes to begin construction on the Proposed Development within the next year. The Applicant also intends to file the PNF in early November and have been working with members of your staff to schedule coordination meetings.

We look forward to discussing this exciting new development with the Boston Redevelopment Authority Board.

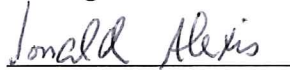
Sincerely,

Cote Village LLC

By: Planning Office for Urban Affairs, Inc.

By:   
\_\_\_\_\_  
Lisa B. Alberghini  
President

By: Caribbean Integration Community Development

By:   
\_\_\_\_\_  
Donald Alexis  
President

cc: Lance Campbell