NEWGATE HOUSING
Opening Opportunities

THE ROSEBAY AT MEDFIELD

Medfield, Massachusetts

A NewGate Housing Community

EXECUTIVE SUMMARY

NewGate Housing's proposed development of *The Rosebay at Medfield* builds upon our commitment to creating high quality neighborhood environments for working people and older adults in suburban Massachusetts communities. This new rental community will help alleviate the shortage of affordable rental housing for older adults in Medfield.

Description of Proposed Development

The proposed development comprises 45 apartment homes in a single residential building. Of the 45 apartments, 41 are proposed as one-bedroom/one-bath units, and 4 are proposed as two-bedroom/two-bath units. The proposed development will be age-restricted (62+) and all of the units will be eligible to be counted on Medfield's Subsidized Housing Inventory (SHI) for purposes of Chapter 40B. In addition to residential units, the building is also expected to house a community center "Club Room" for residents, a fitness center, a library and computer center, a leasing and management office, a dedicated supportive services office and consultation center, a laundry facility, mail and package facilities, and a maintenance facility. The proposed development has been designed with trash/recycling facilities; outdoor recreation amenities such as picnic areas, community gardens, and a rooftop garden deck; and related parking, utilities, infrastructure, and landscaping improvements.

Site Location and Neighborhood

The land available for the proposed development is an ideal location for a new multifamily community for older adults. The development site is roughly 2.6± acres of undeveloped vacant land located on the Medfield Housing Authority property on Pound Street in Medfield, next to the existing Tilden Village public housing community for seniors and disabled residents. The site is also immediately adjacent to the Medfield High School/Middle School complex and about a quarter of a mile from Medfield Center. The applicant has site control over the proposed site pursuant to an option to lease the proposed site from the MHA.

The surrounding neighborhood includes a mix of uses including residential, educational (the school complex), and open space/recreational (also the school complex). The larger neighborhood includes Medfield Center roughly a quarter of a mile from the site. At this

site, the proposed development will be conveniently located for access to community events, emergency services, health care providers, grocery stores, pharmacies, retail centers, banks, parks, and recreational areas, the Medfield Library, Medfield Housing Authority offices, and churches of a number of denominations.

The site is relatively level and public water, the municipal sewer system, and other utility connections are available along the Pound Street frontage. The site is not located within a mapped floodplain, wetland area or wetland buffer zone, or any zone identified as a rare or endangered species habitat. It is is not in a historic district, does not contain any historic structures, and is not known to have any archeological or historical significance. Furthermore, no oil, hazardous materials or other "Recognized Environmental Conditions" have been found to be present on the site.

Design

NewGate Housing is committed to using high quality design, durable building materials, and sound construction methods in all NewGate communities. The design for the proposed development will be based on a tested design similar to those employed by NewGate's architect in other successful Massachusetts properties that were completed using LIHTC financing, including The Parc at Medfield and Lydia Square Apartments. The design incorporates traditional New England architectural treatments into a three-story "garden style" apartment building.

For the proposed development, enhancements to the design have been added to accommodate the needs of older adult residents. For example, an elevator will serve all floors to enhance accessibility. The building also has dedicated space for the community's supportive services program. In addition, all residents will be able to access the supportive services program office, as well as the leasing and management offices, the multifunction community center "Club Room," the fitness center, the library and computer center, the laundry facility, their mailboxes, and the package center without leaving the building (a particularly welcome design feature for older adults during winter months and in inclement New England weather). Similarly, the design has been modified to provide for unit entrances from an interior center corridor instead of from exterior breezeway entrances, which allows the senior residents to visit each other without leaving heated and air-conditioned space. Finally, we have provided for the disposal of trash and recyclables on every floor of the building, alleviating the burden on residents to transport their refuse long distances or outside in the elements.

The site plan layout orients the building closest to the High School/Middle School complex and Tilden Village sides of the site to minimize the impact of the building on surrounding residential properties. The property will be tastefully landscaped, with special attention given to screens of natural vegetation and meeting the standards for neighborhood aesthetics. In addition to landscape buffers, fencing will be utilized where appropriate to help screen the property from neighboring homes. The proposed development will meet green building standards and embody the principles of sustainable development, visitability, and universal design.

Community Overview

Upon completion, the proposed development will provide a wealth of modern conveniences and amenities in a clean, well-maintained neighborhood that will help promote a sense of community among its residents. Residents will have access to a

beautifully designed community center featuring a multifunction "Club Room" with a fireplace will serve as the focal point for social functions such as holiday parties, for residents' casual gatherings, and for activities coordinated under the supportive services program. Realizing the importance of a maintaining a healthy, active, and connected lifestyle for older adults, the community center will include a fully-equipped fitness center and a library and computer center. As with previous developments, the developer expects to contract with a dedicated supportive services provider to coordinate the supportive services program for the proposed development. First Realty Management Corp., which manages Lydia Square Apartments for NewGate, is expected to serve as the property manager for this new community as well. The developer would also expect to coordinate with HESSCO, which is the local Aging Services Access Provider (ASAP) for Medfield, the Medfield Council on Aging, and other area supportive services vendors, in a multilayered approach that will ensure that the residents of this new community benefit from a full array of services and activities designed around the needs of older adults.

This new community is expected offer its residents a wide array of services and amenities, which may include the following:

- Fully-Equipped Fitness Center
- Library and Computer Center
- Wood Cabinetry
- Energy Star Appliances
- Hardwood-style or Ceramic Tile Floors
- Contemporary 2" Wood-like Blinds
- Elevator Serving All Floors
- Community Gardens
- Coordinated Senior Services Program and Dedicated Senior Services Office
- Walk-In Closet/Storage
- Energy-Efficient HVAC
- Green Building Design
- 24-hour Emergency Maintenance
- Decorator Designed Kitchens
- Rooftop Terrace Garden Deck

The proposed development is designed to foster a vibrant neighborhood-oriented community that will accommodate the busy lives of its older adult residents.

Financing

Financing for the proposed development is expected to be provided from several sources. The developer anticipates that it will apply for funding from sources including conventional construction and permanent mortgage loans, state and federal low-income housing tax credits, HOME funds, Affordable Housing Trust funds, and Housing Stabilization Funds. The developer also expects to apply for Project Based Section 8 Rental Assistance to provide rent subsidies for eight of these senior households.

Development Team

NewGate Housing LLC will serve as the Managing Developer for the proposed development. NewGate Housing is a real estate firm engaged in the acquisition and development of multifamily properties, with a specialty in financing the development of affordable housing using Low Income Housing Tax Credits (LIHTC). Prior to founding NewGate Housing, its principal, Brian J. McMillin, served as Vice President—Northeast for The Gatehouse Group LLC, and in that capacity was responsible for the development of multifamily housing communities in Massachusetts, including The Parc at Medfield. The properties developed for Gatehouse were all financed and constructed in multiple

phases, for a total of seven project-phases, which combined now provide a total of 368 homes. Before beginning his multifamily development career with Gatehouse, Mr. McMillin was an attorney at Nixon Peabody LLP, a firm with a preeminent affordable housing practice and a distinguished history in the affordable housing and tax credit industries. All of the members of the team of architectural and engineering professionals organized by NewGate Housing for the proposed development worked with Mr. McMillin on prior developments, including The Parc at Medfield.

ADC Communities of Massachusetts, LLC (a wholly-owned subsidiary of ADC Communities, LLC) will serve as the Co-Developer of the proposed development. ADC Communities is an affiliate of The Alliant Company and Alliant Capital, Ltd., and a subsidiary of Walker & Dunlop, a publicly traded company. The Alliant Company has co-developed over 30 properties in New York and Massachusetts with Omni New York, and its affiliate, Alliant Capital, Ltd. has co-developed four properties with AVS Communities, LLC in the State of Washington. Alliant Capital, Ltd. is one of the leading national providers of affordable housing equity solutions, having sponsored the construction and rehab of over 72,000 units, and raised over $6 billion in investor equity.

COMPREHENSIVE PERMIT "HYBRID" DESIGN SUBMISSION

December 30, 2019

THE ROSEBAY AT MEDFIELD

Another NewGate Housing Community

30 Pound Street, Medfield, Massachusetts



APPROXIMATE FLOOR AREAS		
GROSS FLOOR AREAS	COMP PERMIT 3-STORY	TWO/THREE STORY 'HYBRID' DESIGN
FLOOR ONE	18,155 SQ FT	20,700 SQ FT
FLOOR TWO	15,982 SQ FT	18,700 SQ FT
FLOOR THREE	14,387 SQ FT	12,180 SQ FT
TOTALS	48,524 SQ FT TOTAL GROSS AREA	51,580 SQ FT TOTAL GROSS AREA

APARTMENT COUNT--THE ROSEBAY AT MEDFIELD						
APT. TYPE	ONE BEDROOM			TWO BEDROOM		TOTALS
	1 BR Grnd Flr	1 BR HDCP	1 BR (LESS LIVING)	2 BR Grnd Flr	2 BR HDCP	2 BR (LESS LIVING)	
AREA (SF)	660 SQ FT.	660 SQ FT.	660 SQ FT.	955 SQ FT.	955 SQ FT.	955 SQ FT.	
FLOOR ONE	10	2	0	1	1	0	14
FLOOR TWO	16	0	1	1	0	1	19
FLOOR THREE	12	0	0	0	0	0	12
TOTALS	38	2	1	2	1	1	45 APTS

TOTAL GROUP TWO HP UNITS IS 3 WHICH EXCEEDS 5% (45 x .05=2.25) AS PER THE ARCHITECTURAL BARRIERS BOARD CODE
TOTAL HEARING IMPAIRED UNITS IS 2 WHICH EXCEEDS 2% (45 x .02=0.90) AS PER THE ARCHITECTURAL BARRIERS BOARD CODE

Note--"HDCP" refers to Massachusetts Group 2 units
Bathroom Counts--1BR--One Full Bath; 2BR--Two Full Baths
All Apartments are "Visitable" and are "Universal Design" units

PARKING SUMMARY

Number Of Open Air Spaces* -- 57 (Plus 12 Future)

*Includes 10 Handicap Van Accessible Spaces

LOT COVERAGE (APPROX.)

USE	AREA (S.F.)	LOT COVERAGE
Total All Buildings	20,700	19 %
Pavement (including Walks)	39,100	36 %
Total Impervious Area	59,800	55 %
Open Space	49,900	45 %

Zoning Restrictions: Zoning Approval is inclusive with the comprehensive permit, to permit the construction of the development shown on these plans.

GENERAL NOTES:

1. All areas and dimensions are approximate.
2. All apartment and building plans are preliminary.

CODE SUMMARY

Occupancy Groups: Apartments--R-2
Construction Type: Type 5A
Fire Suppression: NFPA Type 13 Fire Sprinklers
Applicable Codes: Massachusetts State Building Code 9th Edition
Massachusetts Architectural Barriers Board Code

LIST OF DRAWINGS

12-30-2019 T-1 TITLE SHEET

CIVIL DRAWINGS---

12-26-2019 C-0 SITE / CIVIL DRAWINGS TITLE SHEET
12-26-2019 C-1 CONSTRUCTION NOTES
12-26-2019 C-2 EXISTING CONDITIONS PLAN OF LAND
12-26-2019 C-3 SITE LAYOUT PLAN
12-26-2019 C-4 SITE LIGHTING & PHOTOMETRIC PLAN
12-26-2019 C-5 SITE GRADING AND UTILITIES PLAN
12-26-2019 C-6 PROSPECTIVE APPROVAL NOT REQUIRED SITE PLAN
12-26-2019 C-7 CONSTRUCTION DETAILS
12-26-2019 C-8 CONSTRUCTION DETAILS
12-26-2019 C-9 CONSTRUCTION DETAILS

ARCHITECTURAL DRAWINGS---

12-06-2019 A-1 FIRST FLOOR PLAN & ENLARGED PUBLIC SPACES PLAN
12-06-2019 A-2 1BR & 2BR GRP ONE UNIT PLANS AND APT BLDG SECOND FLOOR PLAN
12-06-2019 A-3 1BR & 2BR GRP TWO UNIT PLANS AND APT BLDG THIRD FLOOR PLAN
12-06-2019 A-4 APARTMENT BUILDING FRONT ELEVATIONS
12-06-2019 A-5 APARTMENT BUILDING REAR ELEVATIONS
12-06-2019 A-6 APARTMENT BUILDING TYPICAL WALL SECTION

DEVELOPMENT SUMMARY

Total Parcel Area ---- 109,700 +/- S.F. / 2.5 Acres
Number Of Dwelling Units ---------- 45
Number Of Dwelling Units Per Acre ---------- 18

APPLICANT

Rosebay at Medfield Limited Partnership
c/o NewGate Housing LLC, 61 Blueberry Lane, Westwood, MA 02090 (617) 571-6404

ENGINEERING/CONSTRUCTION CONSULTANT

WaypointKLA
24 Lakeview Road Framingham, MA 01701 (508) 877-2344

ARCHITECT

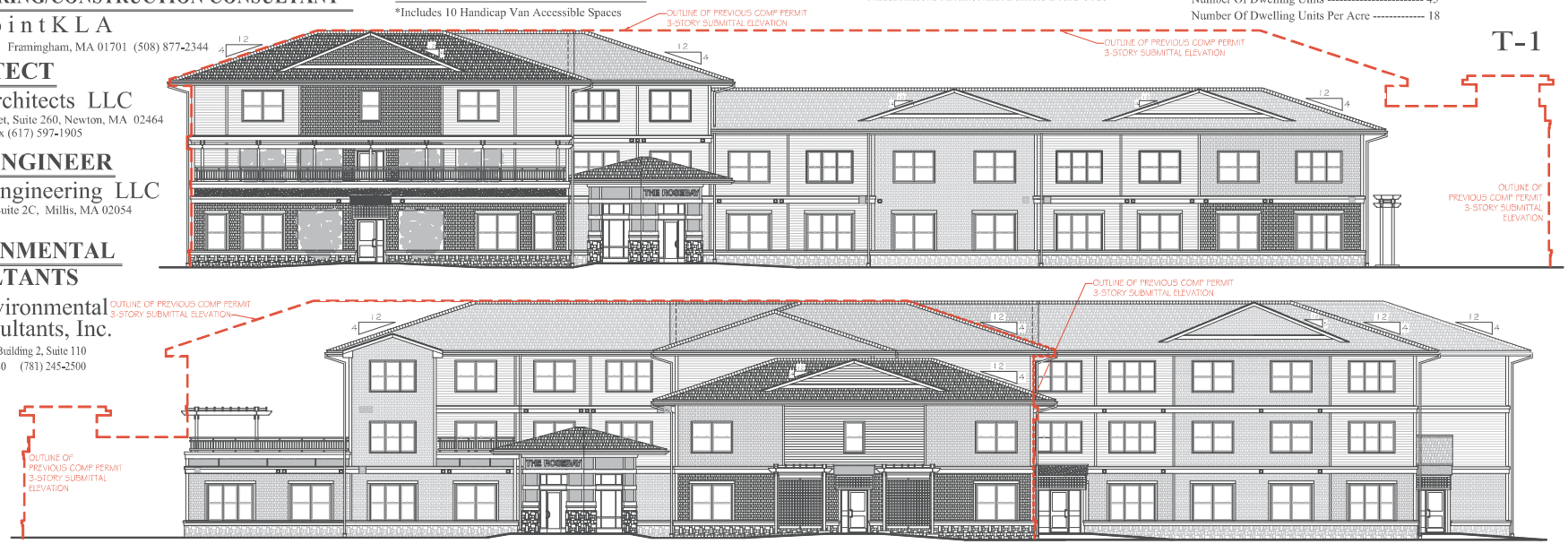
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(617) 597-1900 Fax (617) 597-1905

CIVIL ENGINEER

Legacy Engineering LLC
730 Main Street, Suite 2C, Millis, MA 02054
(508) 376-8883

ENVIRONMENTAL CONSULTANTS

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107 Audubon Road, Building 2, Suite 110
Wakefield, MA 01880 (781) 245-2500



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