



# Madison Park Development Corporation

May11, 2015

Brian P. Golden  
Director  
Boston Redevelopment Authority  
City Hall, 9th Floor  
Boston, MA 02201

Re: 2101 Washington Street, Roxbury  
Parcel 10 Project, 2101 Phase  
Project Change

Dear Mr. Golden:

We are writing on behalf of Madison Williams LLC to advise you of a change to our proposed redevelopment of 2101 Washington Street, Roxbury (“2101 Project”).

2101 Washington Street is one of three phases of the Parcel 10 Project for which our affiliate Madison Tropical LLC filed a Project Notification Form (“PNF”) for Large Project Review on April 17, 2013. A Scoping Determination waiving further review was approved by vote of the Authority on June 13, 2013 and was issued by the Director of the Authority on July 29, 2013.

As described in the PNF, the 2101 Project consists of the historic rehabilitation and redevelopment of the former Tropical Foods building in Dudley Square for ground floor retail use and 30 residential units on the three upper floors, with 40 percent of the units designated for households at or below 60 % of the Area Median Income (AMI) and the remaining units priced at market rate rents or “inclusionary units” as defined by the City of Boston. The most recent documentation of the affordable housing mix is in the Cooperation Agreement dated December 30, 2013, which describes the project more simply as including 18 market rate units and up to 12 units affordable to households earning 60% of AMI.

Since the issuance of the Scoping Determination, we have reached agreement with the developer of the One Dalton Project, under which the One Dalton developer will provide funding to make the 2101 Project possible, and in return we will include 21 affordable units (“Affordable Units”) in the 2101 Project in partial satisfaction of the obligation of One Dalton Owner LLC to create 29 units of affordable housing pursuant to an Affordable Housing Agreement Eastern Portion of

Belvidere/Dalton Site dated April 24, 2014 between the Authority and One Dalton Owner LLC. The nine market rate units in the 2101 Project are below the ten-unit threshold that would require more Affordable Units than the 21 Affordable Units attributed to the One Dalton Project.

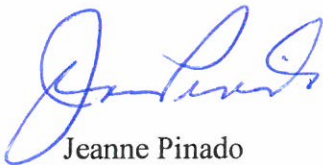
As a result the 2101 Project will have 21 Affordable Units and 9 market rate units. The Affordable Units will be restricted for up to 50 years for occupancy by households earning up to 70% of AMI at the time of initial occupancy pursuant to an Affordable Rental Housing Agreement and Restriction between Madison Williams LLC and the Authority. Up to 16 of the Affordable Units will be further restricted for occupancy by households earning up to 60% of AMI at the time of initial occupancy in accordance with low income housing tax credit requirements.

Except for the change in affordability designations, the 2101 Project has is unchanged in material respects from the project approved by the Authority in 2013.

We will be pleased to provide any further information on this project change as you may request.

Sincerely,

MADISON WILLIAMS LLC



Jeanne Pinado