

June 21, 2013

By Hand Delivery

Mr. Peter Meade, *Director*
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

2013 JUL 31 P 12: 29

B.R.A.

Re: Coppersmith Village Development, 75 Border Street & 80 Liverpool Street, East Boston

Dear Director Meade:

On behalf of my client, the Neighborhood of Affordable Housing (“NOAH”), I am pleased to submit this Letter of Intent in connection with the proposed Coppersmith Village Development Project (the “Proposed Project”) in the East Boston neighborhood of Boston. The submission is being made in accordance with the Mayor’s Executive Order dated October 10, 2000, Relative to the Provision of Mitigation by Development Projects in Boston, as amended.

NOAH is an East Boston based non-profit community development corporation and is structured to collaborate with and support residents and communities in their pursuit of affordable housing and economic development opportunities. NOAH has developed affordable housing projects in and around Boston, with particular emphasis in the East Boston neighborhood; where its home office is located and where NOAH was founded.

The Proposed Project is approximately 57,000 square feet of land that includes two abandoned commercial buildings of approximately 23,000 square feet. As part of the development of the site, the commercial buildings will be torn down, and all new residential buildings with retail space will be constructed on the site.

The Proposed Project will be constructed along an old industrial iron works site located at 75 Border Street and 80 Liverpool Street. The Project will be considered part of the City of Boston’s waterfront development for East Boston, and will revitalize an otherwise abandoned and desolate location. NOAH is proposing a mixed use project that will include both a rental and homeownership component to the Project. The rental piece of the Proposed Project will include fifty-six rental units in two buildings. The units will have a mixture of both affordable and market rate housing, which will accommodate East Boston’s diverse and growing population. The rental units will be comprised of twenty one bedroom units, twenty-eight two bedroom units, and eight three bedroom units. There will be thirty-seven parking spaces to accommodate the tenants.

The second component of the project will include fifteen fee simple homeownership town houses. The town house design is something that would be attractive to new residents to the neighborhood, and also retain the character of the community. Each townhouse will have three bedrooms and a private parking space.

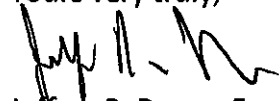
Finally, the Proposed Project has a designated retail space in the main rental building that will allow for restaurant/retail space that would bring the East Boston community at large into the Coppersmith Village Development and also add a unique and mixed use component to the Project.

The Proposed Project is subject to Large Project Review under Article 80B of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on them.

The Proposed Project will completely revitalize this section of Border and Liverpool Streets, and will bring necessary residential housing to an underutilized corridor. The site is attractive due to its close proximity to the waterfront, train station, and all of the many shops and restaurants in Maverick Square. This Project will allow NOAH to continue its mission of serving the people of East Boston by creating needed residential housing in the neighborhood.

On behalf of the entire development team, we look forward to working with you, BRA staff, the City of Boston, and the East Boston community in furtherance of this investment in the City of Boston.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Jeffrey R. Drago', written over a horizontal line.

Jeffrey R, Drago, *Esq.*
Legal Counsel, NOAH