

**APPLICANT QUALIFICATIONS**

Contacts

Site Approval Application/Homeownership

Neponset Village LLC

Applicant Qualifications, Entity Information, and Certification

Submit Print

Affiliated Entity Certification & Acknowledgement Previous Applications Attachments

Upload

Attachment:

6.1 Development Team Qualifications



Choose File

No file chosen

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Uploaded Attachments

6.1 Development Team Qualifications McSharry Bros Resume Projects.pdf	Delete
6.2 Applicant Entity 40B Experience Development Team Experience.xls	Delete
6.3 Request for Fair Housing Experience SEB HOUSING CLIENT LIST_2021.pdf	Delete
6.5 Signed Certifications & Acknowledgement Developer Certification Signed.pdf	Delete

6.1 Development Team Qualifications (required):

Please attach resumes for principal team members and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the Project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.

6.2 Applicant Entity 40B Experience:

Please identify every Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted.

6.3 Request for Fair Housing Experience (required):

Please attach a description of your experience in marketing and renting housing units in accordance with state and federal fair housing standards. Please note your experience in preparing Affirmative Fair Housing Marketing and Resident Selection Plans (AFHMP) and in conducting outreach and performing resident selection procedures in accordance with these standards. Please consult the Guidelines for specific requirements of the development team regarding the capacity to handle fair housing compliance.

**6.4 Applicant's Certification:**

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

**6.5 Signed Certification & Acknowledgement:**

Please print the application using the "Print" button above, and submit the signed and dated Certification & Acknowledgement page.

**Certification and Acknowledgement**

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

*(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)*

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: 

Name: Robert R. Lincoln  
Title: General Manager and Member  
Date: 07/30/2021

## PERSONAL PROFILE

Mr. Lincoln has over forty years of finance, accounting and management experience and over twenty five years of real estate development and construction experience. His development experience includes all facets of land acquisition, entitlement, site design/layout, engineering, environmental (brownfields), surveying and construction. Mr. Lincoln's construction experience includes many single family remodels, over thirty custom homes (\$610,000 to \$2,100,000), over 100 production homes (\$350,000 to \$700,000) and three multi-family apartment projects – one currently under construction that contains 193 units with commercial. His construction experience includes house design (working with various architects and designers), site engineering design, construction management, land entitlement, financing and marketing. Mr. Lincoln maintains Massachusetts Construction Supervisor (Unlimited) and Remodeler licenses in Massachusetts and Rhode Island.

Mr. Lincoln obtained his Bachelors of Science in Accounting from Bentley College in 1980, a Certificate of Public Accountancy (Texas and Massachusetts) and a Masters of Business Administration from Houston Baptist University in 1985. The CPA licenses are inactive at this time.

## WORK EXPERIENCE

**1999 – Present, Managing Member, Coneco Building LLC, Bridgewater, MA.** Co-owner of this residential development and construction firm. Projects include several single family production style home developments, many large custom homes, several multi-family rental projects. See Project Experience section below.

**1996 – 2018, President, F. L. Beard, Mt. Carmel, IL.** President and majority owner of a crude oil exploration and production firm. Effected leveraged buyout and 3 subsequent acquisitions totaling \$4.0MM. Production included a major secondary recovery project that yielded approximately 411,000 barrels over 8 years (67% owned by FLB) and 1,100 acres of contiguous operating leases. Operations included approximately 140 barrels of net daily production and 5 work-over rigs, all operated and managed by 21 FLB employees. Business was sold to a competitor in 2018.

**1992 – Present, President, Coneco Engineers & Scientists, Bridgewater, MA.** Owner and operator of this 58 person civil engineering, surveying, and environmental consulting firm with offices in Bridgewater, MA, Westford, MA and Glastonbury, CT. Annual sales are \$9MM plus.

**1993 – 1999, Partner, R. D. Matthews Construction Co., Inc., Hanover, MA.** Partner with Richard D. Matthews, a frame to finish developer/builder that was established in the 1950's. Projects included construction of custom colonial homes in Hingham, Norwell and Hanover, MA.

**1988 – 1992, Senior Vice President & Partner, Venture Founders Partners, Lexington, MA.** Officer of this venture capital firm founded in the early 1970's. Successfully raised \$25MM to form a investment fund that eventually included investments in high technology, environmental services, magazine publications, and energy demand management (ESCO). Venture Founders' investment philosophy included active involvement in operational, finance, and strategic management decisions.

**1985 – 1988, Vice President, The Maddox Interests, Houston, TX.** Responsible for investment due diligence, investor relations, financial analyses, operations and re-financing/workouts for this private real estate and investment advisory firm. Development projects included high-rise commercial and industrial properties in Houston, Dallas and San Antonio. Representative projects included parking garages, data storage facilities, a hotel, and inner city historic rehabilitations. Other investment offerings managed included equipment leasing, oil & gas exploration and land development.

**1983 – 1985, Chief Financial Officer, LAMCO, Houston, TX.** Responsible for all financial operations for a \$8MM annual sales railroad tank and hopper car leasing and management firm. Active member in merger/sale of company.

**1980 – 1983 Senior Auditor, Fox & Company CPA's, Houston, TX.** Responsibilities included financial audits and tax services for a wide variety of private and public companies based in Texas and Louisiana.

## PROJECT EXPERIENCE

**1985 – 1988, Suite Hotel, Dallas, TX.** Working for owner/developer, provided financial and management oversight for the construction of a new 114 room suite hotel in Dallas, TX. Responsibilities included establishment and management of construction budgets, cost overrun management and post-construction operational oversight. *Construction Cost - \$17MM.*

**1994 – Present, Custom Built Homes, Various, MA.** General manager and partner responsible for site development and construction of over 30 single family homes in the South Shore area. Homes range in size from 3,100 to 5,300 square feet. Duties include all facets of building process from site design, utilities, material management, subcontractor solicitation and management, budget control, time management and sales/marketing. Projects included permitting and infrastructure such as wetlands, Zoning Boards of Appeals, Planning Boards, Boards of Health, gas line extensions, road construction, drainage, hydrant extensions, etc.

**Easton, MA – Comprehensive Permit, 26-Unit Duplex development (7 affordable).** Development includes 13 duplexes, 7 of which are affordable under a Comprehensive Permit approved by MassHousing and the Town of Easton Zoning Board of Appeals. The homes are 2,200 square foot, 3-bedroom, 2 ½ bath duplex homes served by a common septic system and a 1,500 cul-de-sac. Completed 2017. *Construction cost - \$7.2MM.*

**East Bridgewater, MA – Comprehensive Permit, 66-Unit Single Family and Duplex development.** Project included 66 units on 29 acres serviced by 3,700 lineal feet of road. Sewage is handled by a 22,000 gallon per day pretreatment system filed with DEP under a Groundwater Discharge Permit. Site development was started July, 2005. The development is 100% Energy Star™ rated and all heating and air conditioning is by geothermal. Project completed in 2015. *Construction Cost \$17.2MM.*

**Hanover, MA – Comprehensive Permit, 74-Unit Apartment development.** Comprehensive permit project included two 3-story buildings serviced by elevators encompassing approximately 82,000 square feet. Rental units included upscale 1/1 and 2/2 units, administrative offices, library/reading room, function room and kitchen. Project had direct frontage on Route 53 within close proximity to Route 3 interchange. Construction completed June, 2009. *Construction Cost \$14.4MM.*

**Hanover, MA – Comprehensive Permit, 76-Unit Apartment development.** Comprehensive permit project includes two 3-story buildings serviced by elevators encompassing approximately 110,000 square feet located on 10 acres abutting Route 3. Rental units include upscale 1/1 and 2/2 units. Completed 2018. *Construction Cost \$17.8MM.*

**Easton, MA – Comprehensive Permit, 28-Unit Single Family development.** Comprehensive permit project includes 28 cottage style single family homes in a condominium regime. Construction began 2018 with anticipated completion 2021. *Construction Cost \$8.7MM.*

**N. Attleboro, MA – 193-Unit plus commercial rental development.** Project encompassed razing the historic and contaminated Balfour mill building, extensive environmental remediation and construction of residential rental units in 3-six story buildings. First floor steel podiums contain a parking garage, amenity spaces, and commercial rental units. Anticipated completion March, 2021. *Estimated Construction Cost \$41MM.*

*Easton, MA – 44-Single Family development.* Project is nearly complete permitting. Development was rezoned by the Town. The project contains sensitive wetland areas including a bridge, flood plain engineering, vernal pool identification, extensive environmental investigation and minor remediation. Development will include a clubhouse and modestly upscale homes. Completion is expected 2025.  
*Estimated Construction Cost \$24MM.*

**McSharry Bros., Inc - Current Projects**

		Units
2021	Schooner Estates	9

9 lot subdivisions in Norwell , MA

**McSharry Bros., Inc - Completed Projects**

2018	Deer Common	12
2018	Autumn Avenue	4
2011	Robbins Pond Subdivision	25
2007	Robbins Wharf Condominium	26
2005	Meadowview Farm Estates	13
2005	Arbor Hills Estates	54
2003	Stevens Farm Estates II	21
1995	Willow Pond Condominium	95
1990	Summer Street	2
1995	Atlantic Country Club	1
1992	Pineview Condominium	57
1995	Blueberry Hill Estates	42
1989	Stevens Farm Estates 1	44
1988	Lauren Drive	5
1988	Summer Street	5
1987	Leah Drive	5
1986	Satucket Path Condominium	16
1986	Shrewsbury	15
1985	Maplewood Condominium	52
1982	Lincoln Village Condominium	58
1976	Marlboro	10
1976	Natick	3
1973	Bayberry Road	20

12 lot subdivision in Scituate, MA

4 lot subdivision in Duxbury , MA

25 lot subdivision in East Bridgewater, MA

26 ocean front townhomes in Plymouth, MA

13 lot subdivision in Pembroke , MA

54 townhomes in Kingston, MA

21 lot subdivision in Abington , MA

95 townhomes in Rockland , MA

2 custom homes in Norwell, MA

10,000 SF clubhouse in Plymouth, MA

57 townhomes in Rockland , MA

42 lot subdivision in Abington , MA

44 lot subdivision in Abington , MA

5 duplex condominiums in Rockland , MA

5 duplex condominiums in Rockland , MA

5 single family homes in Rockland , MA

16 townhomes in Abington , MA

15 single family homes in Shrewsbury, MA

52 townhomes in Shrewsbury, MA

58 townhomes in Abington , MA

10 single family homes

3 single family homes in

20 lot subdivision in Abington , MA



## Development Team Prior Experience Neponset Village

Development	Address	Housing type	Development Type	40(b)	Units	Completion	Role	Construction Lender	Permanent Lender	Comments
<b>Blackledge</b>	91 Union St, N. Easton	For Rent	New Construction	Yes	108	2024	Developer & Builder	Rockland Trust	Rockland Trust	Permitting - Construction Start Fall 2021
<b>Sawmill Village</b>	Foundry St, Easton	For Sale	New Construction		49	2024	Developer & Builder	Norwood Bank	N/A	Permitting - Construction Start Fall 2021
<b>Eastondale</b>	121 Pine St, S. Easton	For Sale	New Construction	Yes	28	2021	Developer & Builder	Norwood Bank	N/A	Estimated Completion 8/21
<b>21East</b>	21 East Street N. Attleboro, MA	Rental	New Construction		193	2020	Developer & Builder	Cambridge Savings	FNMA	Estimated Completion 4/21
<b>Webster Village</b>	295 Webster Street Hanover, MA	Rental	New Construction	Yes	76	2018	Developer & Builder	East Boston Savings	East Boston Savings	Cost Cert. Approved
<b>Welsch Woods</b>	343 Bay Road N. Easton, MA	For Sale	New Construction	Yes	26	2017	Developer & Builder	Norwood Bank	N/A	Cost Cert. Approved
<b>Wayside Farm</b>	951 N Bedford Street E. Bridgewater, MA	For Sale	New Construction	Yes	66	2015	Developer & Builder	Norwood Bank	N/A	Cost Cert. Approved
<b>Cranberry/Rosewood</b>	Cranberry & Rosewood Lanes, Hingham, MA	For Sale	New Construction		11	2010	Developer & Builder	Rockland Trust	N/A	Complete
<b>Northpointe</b>	511 Washington Street Hanover, MA	Rental	New Construction	Yes	74	2009	Developer & Builder	Rockland Trust	Salem Five	Cost Cert. Approved

# SEB HOUSING CLIENT LIST

SEB LLC and SEB Housing LLC have together been involved in the permitting, marketing and affordable housing applicant certifications for more affordable units in Massachusetts than any other lottery agent in the State. SEB Housing's experience and expertise are well-recognized by municipality, state and monitoring agencies, and SEB Housing's participation ensures that affordable units are offered to qualified tenants and buyers through a fair and impartial selection process so that developers and management companies avoid many of the perils and challenges associated with the affordable unit lease-up, stabilization or sell-out that is part of the final phase of the development process.

As a part of the buyer and tenant selection process, SEB Housing coordinates with development teams, management companies, monitoring agents, and Program Administrators to create a marketing and lottery program that complies with applicable state, federal and local regulations, permits and conditions.

Throughout the buyer and tenant selection and recertification processes, SEB Housing works closely with prospective homebuyers and tenants to answer questions and manage the application intake and review process, including working with lenders, monitoring agents, and applicants to ensure that affordable housing units are rented or purchased by program eligible applicants.

SEB Housing is also retained to make sure that properties are annually maximizing their affordable rents as median incomes, interest rates, tax rates and/or utility allowance schedules frequently change and thereby impact affordable sales prices and/or rents.

Retaining SEB Housing helps ownership groups and management teams focus on their core processes by shifting the majority of the compliance obligations to a team of affordable housing experts to ensure that the affordable housing program conditions and obligations are satisfied with maximum efficiency and minimal oversight.

## SAMPLE RENTAL DEVELOPMENTS

Project Location	Project Name	Developer/Manager	Units	Affordable Units	Permit
Amesbury	Heights at Amesbury	Corcoran Jennison	240	60	40R
Andover	Hanover	Hanover Company	248	62	40B
Arlington	Arlington 360	Arlington 360 LLC / Jefferson Apartment Group	164	35	Special Permit (Affordable and Middle Income)
Arlington	Brigham Square	Intercontinental	116	17	Special Permit
Ashland	Cirrus	Campanelli Acquisition Partners	398	40	Special Permit
Barnstable	Everleigh Cape Cod	Greystar	225	23	Special Permit (Age Restricted)
Belmont	The Bradford	Toll Brothers	112	12	Special Permit
Berlin	The Rockwell	Riverbridge Apartments, LLC	84	21	Special Permit

### Rental Developments (Continued)

<b>Project Location</b>	<b>Project Name</b>	<b>Developer/Manager</b>	<b># of Units</b>	<b>Affordable Units</b>	<b>Permit</b>
Beverly	110 Rantoul Street	Barnat Beverly LLC	67	16	MassHousing Workforce
Billerica	Aspen Apartments	Garden Homes	384	96	40B
Billerica	Broadstone Middlesex	Alliance Residential Company	211	53	40B
Boston	WPB1 Apartments	HYM Investment Group	368	63	BPDA Special Permit
Boston	The Cosmopolitan	Bodwell Pines Corp.	63	6	BPDA Special Permit
Boston	Velo	Residences at Forest Hills Station, LLP	250	50	BPDA Special Permit
Boston	West Square Apartments	Lincoln Property	255	33	BPDA Special Permit
Boston	The Brynx	ES Jway LLC	149	19	BPDA Special Permit
Boston	Flats on D	Bozzuto	197	26	BPDA Special Permit
Boston	Ink Block	National Development	315	41	BPDA Special Permit
Boston	Pier 4	UDR	369	32	BPDA Special Permit
Boston	The Andi	PRG SB Investors, LLC	475	62	BPDA Special Permit
Boston	Bell Olmsted	Bell Partners	196	37	BPDA Special Permit
Boston	8 Harrison	Cresset Harrison LLC	46	7	BPDA Special Permit
Boston	345 Harrison	UDR	585	58	BPDA Special Permit
Boston	Hub25	Gables Residential	278	36	BPDA Special Permit
Boston	Pierce Boston	Fenway Ventures Point Properties LLC	240	41	BPDA Special Permit
Boston	The Graphic	Princeton Properties	171	23	BPDA Special Permit
Boston	Lantera	Railyard Residential LLC	149	38	BPDA Special Permit
Boston	30 Dalton	Bozzuto	218	14	BPDA Special Permit
Boston	501 Congress St	CG Waterside/Gables	307	15	BPDA Special Permit
Boston	Via and Benjamin	Berkshire Group	832	96	BPDA Special Permit

**Rental Developments (Continued)**

<b>Project Location</b>	<b>Project Name</b>	<b>Developer/Manager</b>	<b># of Units</b>	<b>Affordable Units</b>	<b>Permit</b>
Boxborough	Paddock Estates	JPI	244	61	40B
Bellingham	Jefferson @ Bellingham	Lincoln Property Company	285	72	40B
Belmont	The Royal	AP Cambridge Partners	298	60	40B
Braintree	The Ridge @ Blue Hills	The Hanover Company/UDR	188	47	40B
Bridgewater	Axis @ Lakeshore	Claremont Companies	192	73	40B
Brookline	455 Harvard Street	Allied Properties	17	4	40B
Brookline	JFK Crossing	420 Harvard Associates LLC	25	4	40B
Bridgewater	Axis at Lakeshore	Claremont Companies	289	73	40B
Canton/Randolph	Prynne Hills	Greystar	472	120	40B
Concord	Concord Mews	Mill Creek Residential	350	88	40B
Easton	The Village at 244 Washington Place	Turner Brothers	38	10	40B
Foxboro	The Lodge @ Foxboro	The Hanover Company/UDR	250	63	40B
Framingham	55 Concord Street	Wood Partners	196	20	Special Permit
Franklin	The Westerly	Wood Partners	280	70	Special Permit
Hingham	Broadstone Bare Cove	Alliance Residential	220	55	40B
Holden	Reserve at Salisbury	Reserve at Salisbury, LLC	192	48	40B
Hopkinton	Alta Legacy Farms	Wood Partners	240	60	Special Permit
Hudson	Point at Hudson	Panco Management	44	176	40B
Lincoln	Oriole Farm	Civico Lincoln LLC	60	15	Special Permit
Littleton	Village Green	Omni Properties/Lincoln Property Company	144	36	40B
Marshfield	Marshfield Modera	Mill Creek	248	62	40B
Maynard	Vue at Maynard Crossings	Vue at Maynard Crossing Acquisitions LLC	180	22	Special Permit

**Rental Developments (Continued)**

<b>Project Location</b>	<b>Project Name</b>	<b>Developer/Manager</b>	<b># of Units</b>	<b>Affordable Units</b>	<b>Permit</b>
Medford	Lumiere	Criterion Development Partners	163	16	Special Permit
Medford	Wellington Place	Lincoln Property	137	5	Special Permit
Medford	Hanover R.S. Limited Partnership	61 Locust Street	350	35	Special Permit
Melrose	Jack Flats	Bozzuto	212	19	Special Permit
Natick	Modera Natick Center	Mill Creek Residential	128	38	40R
Natick	Cloverleaf	Forest Properties	183	46	40B
Natick	Avenu at Natick	National Development	164	17	Special Permit Age Restricted
Needham	Charles River Landing	The Hanover Company/UDR	350	88	40B
Needham	Modera	Mill Creek	136	34	40B
Newton	28 Austin Street	Dinosaur Capital	68	23	Special Permit with MassHousing Workforce Component
Newton	Hancock Estates	Chestnut Hill Realty	88	9	Special Permit
Newton	TRIO	Mark Development	140	35	Special Permit
North Reading	Edgewood	Lincoln Property Company	406	102	40R
Norton	274 East Main Street	Campanelli Thorndike	188	47	40B
Norwood	Cottonwood One Upland	Cottonwood Residential	264	66	40B
Peabody	Newbury Point	Jam LLC	60	15	40B
Randolph	Rosemont Square	Waterton	30	120	40B
Reading	Metropolitan Reading Station	MKM Reading LLC	68	17	40B
Shrewsbury	Quinn 35	Bell Partners	250	25	Special Permit
Somerville	Block 8	Federal Realty	500	31	Special Permit
Somerville	Montaje	Federal Realty	447	56	Special Permit
Stoughton	Bell Stoughton	UDR/Bell Partners	240	60	40B

**Rental Developments (Continued)**

<b>Project Location</b>	<b>Project Name</b>	<b>Developer/Manager</b>	<b># of Units</b>	<b>Affordable Units</b>	<b>Permit</b>
Stoughton	Taj Estates	Taj Estates LLC	179	45	40B
Stamford, CT.	The Glenview House	Lincoln Property Company	146	14	Special Permit
Tewksbury	The Lodge @ Ames Pond	The Hanover Company/UDR	364	91	40B
Walpole	Alta Easterly	Wood Partners	157	40	40B
Waltham	Currents on the Charles	Hines	200	20	Special Permit
Waltham	Merc on Moody & Main	Northland Investments	269	29	Special Permit
Waltham	Watch Factory Lofts	Berkeley Investments	240	24	Special Permit
Watertown	Arsenal Yards	Boylston Properties	302	46	Special Permit
Watertown	Watertown Mews	Mill Creek Residential	206	32	Special Permit
Watertown	Bell Watertown	Wood Partners/Bell Partners	155	16	Special Permit
Watertown	Gables Arsenal	The Hanover Company	296	30	Special Permit
Watertown	Elan Union Market	Greystar	282	35	Special Permit
Watertown	385 Pleasant Street	Glenshane Properties	53	8	Special Permit
Watertown	Watermills	Mark Coppola World Realty	99	15	Special Permit
Westborough	Flanders Hill	Lincoln Property Company	280	70	40B
Westborough	Parc	Cottonwood Residential	250	63	40B
Westford	Princeton Westford	Princeton Property	200	40	40B
Westford	Westford Hills	Hanover Company	180	36	40B
Westford	Westford Valley	Hanover Company	240	60	40B
Westwood	Gables and Gables II University Station	The Hanover Company	350	39	Special Permit
Woburn	Emery Flats	National Development	200	50	40B
Wrentham	The Point at Wrentham	Panco Management	240	60	40B

**SAMPLE HOMEOWNERSHIP DEVELOPMENTS**

<b>Project Location</b>	<b>Project Name</b>	<b>Developer/Manager</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Permit</b>
Boston	Vita	JP Property One, LLC	82	12	BPDA Special Permit
Boston	Sepia Ink Block	National Development	77	8	BPDA Special Permit
Boston	88 Wareham	Allied Residential	27	4	BPDA Special Permit
Bridgewater	Elm Street Estates	Elm Residences at Bridgewater, LLC	20	5	40B
Burlington	Reserve at Seven Springs	Northland Residential	50	2	Special Permit
Canton	Copperworks	Thorndike Development	108	7	Special Permit
Douglas	North Village	NorthBrown LLC	124	31	40B
Duxbury	Duxbury Woods	Northland Residential	44	11	40B
Easton	Welsch Woods	Welsch Woods, LLC	28	7	40B
Easton	Meadowview Commons	T&M Realty Development	36	9	40B
Easton	Eastondale Cottages	Eastondale LLC	28	7	40B
Grafton	Providence Road Commons	Providence Road Commons, LLC	28	7	40B
Hingham	Derby Brook	Realty Assets, Inc	24	6	40B
Kingston	Barrows Brook Village	Delwin, LLC	56	14	40B
Medfield	Medfield Green	RQC	12	3	40B
Milford	Beaver Pond Commons	AFCO Land & Development	88	22	40B
Nantucket	Sandpiper	Richmond Company	105	27	Special Permit (80%AMI and Workforce Housing)
Natick	The Natick Collection	GGP Natick Residence LLC	250	48	Special Permit
Natick	20 South Street	RFR Enterprises	28	5	Special Permit
Newton	Parkview Homes	Parkview Homes, LLC	10	10	40B
North Andover	Campion Estates	Campion Estates	26	7	40B
Plymouth	Sawmill	Sawmill Development Corp	200	60	40B
Rehoboth	Horton Estates	Horton Estates, LLC	66	17	40B

**Homeownership Developments (Continued)**

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Rehoboth	Autumn Heights	Starlight Development	37	10	40B
Salem	65 Washington Street	65 Washington Street LLC	61	6	Special Permit
Scituate	Walden Woods	Morrocco Partners	28	7	40B
Somerville	Alloy	Federal Realty	122	15	Special Permit
Stoughton	Village at Goddard Highlands	AGS Development	104	26	40B
Taunton	The Settlement	Bruce LLC II	99	25	40B
Uxbridge	Forest Glen Estates	O'Hearne Forest Glen	44	5	Special Permit Age Restricted
Wakefield	Wakefield Landing	HB Development Corp	32	4	Special Permit
Woburn	Shannon Farms	The Maggiore Companies	106	11	Special Permit
Wrentham	Eagle Brook Village	Eaglebrook Development, LLC	101	28	40B



General Site Project Site Control Financial Qualifications & Certification

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Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements?  Yes  No

Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof?  Yes  No

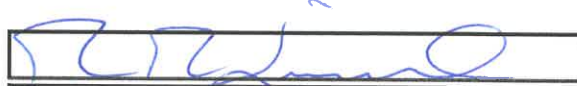
I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) (<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project and acknowledge that MassHousing retains the right to rescind a Site Approval Letter if evidence to the contrary is submitted.

Signature:



Name: Robert R. Lincoln

Title: General Manager and Member

Date: 7/30/2021



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