

DEVELOPMENT ANALYSIS

3-5 RHOADES STREET, DORCHESTER MA

PROPERTY ATTRIBUTE	ZONING & SITE PROFILE
Lot Size	7,000 Square Feet (Combined Lot)
Zoning Profile	Residential By-Right up to six (6) stories
Ground Floor	Mandatory Commercial Use Requirement

Upper Floors (2-6): Residential Condominium Exit Strategy

Building out high-end, transit-accessible condominiums leverages the full vertical allowance of the lot while optimizing return on investment upon sell-out. Given a 7,000 sq. ft. footprint, a 6-story building (minus the ground floor) allows for approximately 25,000 to 28,000 gross residential square feet.

UNIT MIX BREAKDOWN

- 1-Bedroom / 1-Bath Units:** Estimated Count: 15-18 units | Approx. 700-750 sq. ft.
Projected Sale Price: \$625,000-\$715,000 per unit (approx. \$900-\$950/sq. ft.)
Target Market: Urban professionals, first-time homebuyers, and investors looking for premium transit-adjacent options.
- 2-Bedroom / 2-Bath Units:** Estimated Count: 10-12 units | Approx. 1,000-1,100 sq. ft.
Projected Sale Price: \$900,000-\$1,050,000 per unit (approx. \$900-\$950/sq. ft.)
Target Market: Down-sizers, young families, and premium buyers looking for long-term equity near urban cores.

Estimated Gross Residential Sell-Out: \$19,500,000-\$24,000,000
(Subject to final architectural efficiency, net-sellable square footage calculations, and selected finish levels.)

Ground Floor: Commercial & Retail Usage Options

To maximize the value and convenience of the residential units above, the ground floor is optimized for premium services supporting both the occupants and the immediate neighborhood community:

- Neighborhood Retail / Convenience:** Specialty artisan coffee shop, boutique grocery/convenience provider, or an upscale dry-cleaning drop-off portal.

- **Professional Services:** Flexible high-end co-working spaces, real estate brokerage office, or a boutique private medical/dental practice.
- **Fitness & Wellness:** Boutique yoga or Pilates studio, physical therapy clinic, or a high-end personal training facility.

Core Site Advantages for Co-Broke Clients

- **By-Right Efficiency:** Bypassing the lengthy and uncertain municipal variance process for a 6-story residential footprint slashes holding costs and drastically accelerates the pre-development timeline.
- **Transit-Oriented Development (TOD):** The scale of this lot and its vertical allowance make it a prime candidate for reduced parking minimums and transit-adjacent municipal development incentives.
- **Strategic Capital Stack Flexibility:** Because the project features a commercial ground floor and multiple residential stories, it can seamlessly support a mixed-income strategy utilizing state MHP or MassHousing workforce housing program funds if a developer prefers a long-term rental hold over an immediate condo sell-out.

FUNDING ANALYSIS

RESIDENTIAL DEVELOPMENT PROGRAMS & CAPITAL SUBSIDIES | BOSTON, MA

An overview of potential grants, soft loans, and capital programs available for a 36-to-40-unit residential development in Boston, Massachusetts. Blending local city funding, state programs, and federal tools is highly effective for building out successful mixed-income or workforce housing portfolios.

| City of Boston Programs

- **Mayor's Office of Housing (MOH) & Neighborhood Housing Trust:** Boston frequently issues joint Requests for Proposals (RFPs) providing direct capital subsidies for affordable, mixed-income, and transit-oriented rental developments.
- **Boston Housing Accelerator Fund:** A \$110 million initiative specifically structured to jumpstart stalled mixed-income rental projects. This vehicle provides critical public equity co-investments matching state programs.
- **Community Preservation Act (CPA) Funds:** Boston allocates local CPA grants directly toward affordable housing creation, acquisition, and historic preservation components of qualifying multi-family projects.

| State & Quasi-Public Programs (Massachusetts)

- **Executive Office of Housing and Livable Communities (EOHLC):** Administers competitive funding rounds for the Affordable Housing Development (AHD) grant program and HOME Investment Partnerships Program capital subsidies.
- **MassHousing / MHP: Affordable Housing Trust Fund (AHTF):** Provides flexible gap financing, structured as soft loans or grants, for projects supporting households earning up to 110% of the Area Median Income (AMI).
- **MHP Workforce Housing Program:** Offers advantageous subordinate loans up to \$100,000 per unit (capped at \$3 million per project) for mixed-income developments targeting the 70%-120% AMI tier.
- **Climate Ready Housing Grants:** Excellent specialized funding source if the 36-to-40-unit architectural design incorporates high-performance, net-zero, or deep energy retrofit building standards.

| Tax Credits & Federal Capital Tools

- **Low-Income Housing Tax Credits (LIHTC):** Both federal and Massachusetts state 4% and 9% tax credits serve as the foundational drivers for raising private equity in multi-family builds of this scale.
- **Federal Home Loan Bank (FHLBank) Boston:** The Affordable Housing Program (AHP) offers highly competitive capital grants and subsidized advances through member financial institutions during annual application rounds.

Broker Note & Next Steps:

The applicability of these programs heavily depends on the final mix of market-rate, workforce, and affordable units. If you have a specific property in mind, we can look at a preliminary underwriting model to optimize the stack. Let's schedule a time to align on your client's design strategy and unit mix.