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CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF HOUSING & COMMUNITY DEVELOPMENT
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MAYOR

STEPHEN M. POST
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DIRECTORS
Dharmena Downey
Sherri N. Geldersma
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Meredith Smith
December 31, 2003

Eamon McGillian, Executive Director
Planning Department
93 Highland Avenue
Somerville, Ma 02143

RE: 343-349 Summer Street
Somerville Zoning Board of Appeal
Case No. 2002-23: Inclusionary Housing

Dear Eamon:

This is to confirm that the City of Somerville's Office of Housing and Community Development (OHCD) has agreed to an affordable housing implementation plan, signed on December 16, 2003, with Dakota Partners, LLC, developers of 343-349 Summer Street, which complies with all requirements under Article 13 of the Somerville Housing Zoning Ordinance and cited as Condition #4 in their in Zoning Board of Appeal Case #2002-23.

I have attached a copy for your records. If you have further questions please don't hesitate to contact me.

Very truly yours,

Dharmena Downey
Director of Housing, OHCD

Cc. Steven Post, Executive Director, OHCD
Inspectional Services Department

Affordable Housing Implementation Plan

Agreement made this 16th day of December 2003, by the owner, Dakota Partners, LLC ("Owner") described below, with a usual address 103 Morse Street Watertown, MA, and the Executive Director of the City of Somerville Office of Housing and Community Development ("Housing Director") with a usual address c/o the OHCD Housing Division, 50 Evergreen Avenue, Somerville, MA 02145. The Owner has been granted a special permit with site plan review under Article 13 of the Somerville Zoning Ordinance for the Development described below. This Agreement is intended to serve as the "Implementation Plan" referred to Article 13, §13.3.1. Any change in the special permit with site plan review that would affect the number of affordable housing units required to be provided in connection with the Development shall require an amendment to this Agreement.

Development:

The Development consists of one building located at 343-349 Summer Street, Somerville, MA. There are a total of fourteen (14) residential units in the development.

The building at 343-349 Summer Street Somerville, MA comprise The Dakota Condominium (the "Condominium"), a Massachusetts condominium subject to G.L. c. 183A, to be created by Master Deed and recorded with the Middlesex South District Registry of Deeds prior to the issuance of certificate of occupancy. The Condominium is being constructed in one phase.

Name and Address of Owner: The Owner of 343-349 Summer Street is Marc Daigle, as Manager of The Dakota LLC, under Certificate of Organization filed with the Secretary of State dated November 5, 2002. The mailing address of the Owner is 103 Morse Street, Watertown, MA 02472-2551.

Affordable Units:

The Owner is required to provide either two or three affordable units ("Affordable Units") under the Somerville Zoning Ordinance, more particularly described as follows:

If located in Wards Five or Six

Two (2) Affordable Units at a location to be determined , consisting of:

(1) 2-bedroom family style unit(s) to be sold to a family at or below 80% of Boston Area Median Income ("AMI")

(1) 2-bedroom family style unit(s) to be sold to a family at or below 110% of AMI

If a suitable property can not be obtained in Wards five or six the owner and the City agree to an alternate means of compliance which may be a three unit property located elsewhere in Somerville as follows:

