

## QUESTIONS FOR MARATHON CONSTRUCTION FROM THE ROGERS SCHOOL REUSE COMMITTEE

1. Please clarify the number of units in the main building.
  - a. 12 apartments in the main (1880s) structure.
2. Will the six houses be for rent or for first time home buyers?
  - a. The six townhomes would be for rent, in order to achieve 18 total rentals under management and simplify the financing.
3. In your proposal you are asking for a T.I.F. as well as CPC money from the town. If the town does not agree to this, would it be a deal breaker and you would no longer be interested in pursuing the project? Do you have any alternatives?
  - a. We are open to working with the Town to find the optimal financing solution. Alternatives would include additional sources from the State of Massachusetts, modified lease terms on the commercial space and/or enhancing the operations and generation of tax credits through the use of solar energy panels, if allowed per federal and state historic standards, and increasing the income restrictions as needed and if supported by the market research (see also question #6)
4. Have you contacted potential educational programs for use of the additional space?
  - a. Our outreach was limited to the Southern Massachusetts Educational Collaborative as we considered SMEC to be a likely user of the space. We would consider expanding our outreach as necessary to move the development forward.
5. What is the nature of the construction project related to the lawsuit on the AIA document?
  - a. Marathon Construction Inc was the plaintiff in the lawsuit. The lawsuit pertained to non-payment of contractually owed sums. The suit was settled out of court in 2021.
6. Is the range for units up to 100% AMI or 120% AMI?
  - a. The terms of the state's workforce financing program and our initial market research suggest 100% is the optimal restriction for our initial underwriting. Further research would be needed to determine if the restriction could be increased up to 120% AMI.
7. What is the rough time frame to receive all grants?
  - a. 12 months from the date of the RFP award.

8. How long before you feel you can begin construction?
  - a. Same answer as question #7. Construction will begin once all approvals from zoning and commitments for financing have been finalized. Construction is estimated at 12 months from the date of these approvals.
9. Will the units in the main building be for 55+ residents?
  - a. Our proposal assumed the units will be available to all ages. If the Town requires a 55+ age restriction, we would consider this restriction.
10. Where will residents of the main building and staff of the educational program park?
  - a. There will be sufficient parking for residents and staff on-site.
11. How many parking spaces must be reserved for handicap parking?
  - a. We have not reached this level of design but will accommodate as many handicap spaces as required by law. Based on the MA regulations, at least 2 spaces, one being van accessible, are required. Depending on the needs of the educational user and requests by the Town, we will increase the number of spaces if possible.
12. How would the parking be handled for the building, lease of new wing and the 6 houses?
  - a. There will be spaces designated for residential and commercial use. Each new house would have its own parking area adjacent or in front of the house.
13. Do you keep your buildings or sell them off? How many of your projects have you kept?
  - a. We maintain 100% ownership of our buildings with no intention to sell them.
14. Is there a limit imposed on how many cars are allowed per unit in the main building?  
Where do additional cars park?
  - a. The site is large enough to accommodate all the parking needs for the residences and commercial space. We will work with the Town to ensure parking will not congest the surrounding streets.
15. Where would the trash and dumpster receptacles be located?
  - a. Trash and dumpster receptacles will be located in enclosed areas to minimize their visibility.
16. Is the heat and electric part of the rent?
  - a. Residential tenants will only pay for rent, electricity, hot water and heat which are likely electric.

17. Would the front green space be public or private space for residents only?
  - a. We have not determined how the front space, adjacent to Center Street, would or could be restricted.
18. What is the average length of time people stay in your properties?
  - a. Leases are structured in annual terms. The average length varies by the tenant. The intent is to have our tenancy make this their long term housing solution.
19. Will any type of infrastructure updates need to be made? Who will pay for them?
  - a. The proposed capital stack would provide sufficient sources to pay for the estimated development cost which includes the required infrastructure.
20. What kind of tax revenue will be provided to the town on an annual basis from the property owners?
  - a. The potential tax revenue would be subject to the Town of Fairhaven's assessment and potential financing. We are unable to provide a tax projection until we conclude the potential development agreement.
21. Will the look of the main building regarding windows and doors be changed in any way?
  - a. The main building (1880s) will be completely restored per the National Park Service historic standards which are similar to the existing conditions. Any changes to meet the historic standards would enhance the aesthetic.
22. Are you willing to agree to a deed restriction regarding the main building?
  - a. Yes - our proposed sources would require a deed restriction.
23. What would the construction process be/ Houses and main building at same time?  
Educational space first?
  - a. Construction is expected to occur concurrently pending specific approvals/permits.
24. Will priority be given to Fairhaven residents upon rent-up?
  - a. Priority may be given so long as we do not violate fair housing laws.
25. Will any modifications be made to the grounds?
  - a. Our proposal includes the reconnection of Union and Friendly Streets, which would modify the landscape in the rear of the main building. The park portion will remain as is and eventually deeded to the Town.

26. What other current proposals are you currently working on and where in the process are you?
- a. We are currently developing an historic building and two new developments located in Providence, RI.
27. Have you had any projects you were not able to complete and had to walk away?
- a. No.
28. What are the precise measurements of house lots and how far into the park does it go?
- a. We have not reached this level of design yet to provide a specific number. However, our intention is to minimize encroachment into the park.
29. Are these workforce apartments or 55+?
- a. Our proposal suggests apartments restricted to 100% AMI (which is considered “workforce”) without an age restriction.
30. Will you be seeking a zoning change for the property?
- a. Yes.
31. Is there a component to affordable housing rental what percentage is affordable housing?
- a. There is no component for “affordable” housing, as defined as housing restricted to 80% AMI or less. The proposed rents range from 80% to 120% AMI and are considered “workforce”.
32. Will the project have a full-time maintenance/ manager each day?
- a. The project will have a part-time maintenance/manager.
33. What are the average length tenants stay in your properties and what is the turnover percentage?
- a. Leases are structured in annual terms. The average length varies by the tenant. Turnover is less than 10% each year.
34. The Lis Pendens is still on the building. How does this factor into your project?
- a. The Lis Pendens will prevent site control, which is required to initiate applications for financing and historic tax credits. Therefore, the Lis Pendens will need to be resolved prior to moving forward.