

November 17, 2023

Timothy J. Thompson, AICP
Assistant Direct of Community Development
City Hall
41 Green Street
Concord, NH 03301

Subject: Dakota Partners CDBG Proposal for Leavitt Farms affordable housing development

Dear Mr. Thompson,

Dakota Partners (Dakota) is pleased to submit this proposal for Community Development Block Grant (CDBG) funds from the City of Concord (City) for its Leavitt Farm affordable housing development (Project) located at 103 Old Loudon Road in Concord New Hampshire. Dakota requests \$500,000 in CDBG funds to acquire the site that will be used to build the Project. Leavitt Farm will be Dakota Partners' second affordable housing development undertaken in Concord, the first being the 199-unit "Rail Yard" development located on Langdon Avenue which is presently under construction and progressing well.

The Project

On August 16, 2023 the City of Concord Planning Board issued site plan approval for Dakota Partner's proposal for a 98 unit new construction development at 103 Old Loudon Road, a currently vacant site. Dakota will build the 98-unit development in two phases. Phase I, will consist of 38 units and a clubhouse, and Phase II will consist of 60 units. *The requested CDBG funding is for Phase I.* Phase I will consist of 8 units serving households earning up to 30% AMI, 15 units serving households earning up to 50% AMI, 5 units serving households earning up to 60% AMI, and 10 units will serve households earning above 60% AMI. Phase II will be comprised of 60 units all serving households earning 60% AMI or below.

Of the 38 units in Phase I, 28, 1BR units and 10, 2BR units. Phase I construction will also consist of an approximately 2,500 square foot clubhouse. Please refer to *Attachment 1* below for a site plan detailing each phase of the development.

Currently the Project is targeting construction start in July 2024 and construction completion in October 2025.

Funding Request

Dakota Partners requests \$500,000 in CDBG funds for Phase I of Leavitt Farm. The funds will be used to acquire the portion of 103 Old Loudon Road where Phase I of the Leavitt Farm affordable housing development will be built. Please refer to the exhibits to this request which shows how the site is split between the Phase I and Phase II.

Project Budget & Financing

Table 2 below includes the project development budget for the 38 units in Phase I and associated site work. The project financing for Phase I includes several sources of public and private funding, including CDBG, all of which are critical for project feasibility. *Table 3* below provides an overview of the Project's sources of funding for development, and the commitment status of each source.

Table 2: Project Budget Leavitt Farm Phase I

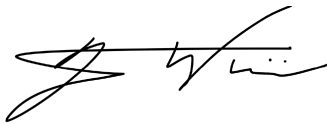
Budget Item	Amount
Direct Construction Cost	\$5,674,830
Site Work	\$1,860,600
Contractor Overhead and Profit	\$1,054,960
Contingency	\$416,333
Land Cost (CDBG)	\$500,000
Design & Engineering Fees	\$826,450
Financing & Permitting Costs	\$1,656,032
Other Soft Costs (Reserves, Legal, Reports)	\$790,755
Developer Overhead and Profit	\$724,000
Total Development Cost	\$13,503,960

Table 3: Project Financing

Funding Source	Amount	Status
Low Income Housing Tax Credits	\$8,095,190	Application submitted September 2023
New Hampshire Capital Subsidy Funds	\$1,900,000	Application submitted September 2023
FHLB Affordable Housing Program	\$850,000	Application submitted July 2023
BEA InvestNH Funds	\$133,770	Application anticipated for Fall 2023
CDBG	\$500,000	Current Application
Permanent Loan	\$2,025,000	Funding LOI Received
Total Development Cost	\$13,503,960	

Thank you for your time and consideration of this Project. If you have any questions please contact Jeremy Vieira, Development Director at jvieira@dakotapartners.net or 617-281-8934.

Regards,



Jeremy Vieira
Development Director

Attachment 1: Site Plan
Attachment 2: Site Photographs

