

MORE THAN \$26 MILLION IN AFFORDABLE HOUSING IN BOSTON ANNOUNCED

February 20, 2019



PUBLISHED BY:

[NEIGHBORHOOD DEVELOPMENT \(/DEPARTMENTS/NEIGHBORHOOD-DEVELOPMENT/\)](/DEPARTMENTS/NEIGHBORHOOD-DEVELOPMENT/)

This new funding will create and preserve 515 units of housing in 10 developments across seven neighborhoods and contribute to affordable housing programming

Building on his commitment to create and preserve affordable housing in Boston, Mayor Martin J. Walsh today announced more than \$26 million in new and recommended funding from the Department of Neighborhood Development, the Neighborhood Housing Trust, and the Community Preservation Fund, to create and preserve 515 units of housing in Brighton, East Boston, Dorchester, Mattapan, Mission Hill, North End, and Roxbury. The new funding will also contribute to affordable housing programming like the Acquisition Opportunity Program and the Boston Home Center.



"As Boston continues to grow, we want to make sure everyone has a place to call home, no matter their income," said Mayor Walsh. "It's important now more than ever that we use every tool in our toolbox to build more housing for working families in our City. This announcement is a great example of how we're building strong partnerships in the housing community to create more affordable housing options across all of our neighborhoods."

The new funding will create 459 new units and preserve 56 units of housing. As a result of requesting proposals with a focus on creating affordable units, 290 units that will be created or preserved will be restricted to households with low, moderate, and middle income. The majority of these units will be accessible to households

formerly homeless households, seniors, and artists.

"Many thanks to Mayor Walsh and to the City of Boston for their ongoing commitment to affordable housing and the needs our seniors," said Albert Caldarelli, president of the East Boston Community Development Corporation. "As a result of these new funds, the East Boston CDC will be able to create new affordable senior housing at the Grace Apartments in East Boston and in the North End. We look forward to working with the city as these developments get underway."

To ensure that all units receiving City funding will remain affordable, they will all be deed restricted permanently or for 50 years. In all cases, the projects have been carefully underwritten to leverage alternative sources to minimize City funding. For the homeownership opportunities, first-time homebuyers earning between 70-100 percent of AMI will receive down payment assistance, the opportunity to take a home buying class, and financial and real estate counseling.

"DND is excited that we were able to fund projects with such deep affordability, ranging from 50 percent of the Area Median Income to homeless individuals and the elderly," said Chief of Housing Sheila Dillon. "I can't wait to see these projects completed, and I want to thank the Neighborhood Housing Trust, the Community Preservation Committee, and our partners in the housing community for helping us create more affordable housing in Boston."

Funds to create and preserve these units will be awarded from three sources: the first, of approximately \$4.4 million, consists of funds administered by the Department of Neighborhood Development. The second source, of approximately \$3.6 million, utilizes funds from the Neighborhood Housing Trust (NHT), which are collected through the City's Linkage policy, extracting affordable housing funds from developers of large commercial projects.

The third source utilizes funds from the Community Preservation Fund, of approximately \$18 million, which are collected through the CPA's one percent property tax surcharge adopted by Boston voters in 2016 to invest in affordable housing, historic preservation, and open space. The Community Preservation Committee held a public meeting on Monday, February 11, 2019, to vote on [the Mayor's recommended slate of projects for funding \(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdi9frvA-BO-G2ZALog-pq2cAeJAaznFSWqB8bSy3w0-eOuwAbfZQkDMO7jSsZpXJPqYP9Sgov_dwB3tNJ8eoTbgYYamtsH6PZhzJrgB41JwSKqc3Aaksm47r1jyerIjW3oOapoMiJP5i98UjPCJDjOfDOil49jdIjxh76I8xzDzsJVTLrWKA6uK3vYx2mcqPSPH_m4a7g==&c=&ch=\)](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdi9frvA-BO-G2ZALog-pq2cAeJAaznFSWqB8bSy3w0-eOuwAbfZQkDMO7jSsZpXJPqYP9Sgov_dwB3tNJ8eoTbgYYamtsH6PZhzJrgB41JwSKqc3Aaksm47r1jyerIjW3oOapoMiJP5i98UjPCJDjOfDOil49jdIjxh76I8xzDzsJVTLrWKA6uK3vYx2mcqPSPH_m4a7g==&c=&ch=). At that meeting, the CPC voted to recommend \$9.3 million towards development and preservation of 515 units of housing and an additional \$8.8 million towards affordable housing programming. The projects will be submitted to the Boston City Council for approval with an anticipated vote from the Council in March.

Today's announcement contributes to goals outlined in [Housing a Changing City: Boston 2030 \(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oyds0sn9QM3bOobDVLmHh-](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oyds0sn9QM3bOobDVLmHh-)

[wEhWpKLQygv2U=&c=&ch=](#)) of creating 69,000 new units of housing at a variety of income levels across the City, including nearly 16,000 new units of income-restricted housing that will bring Boston's total number of income-restricted units to 70,000 by 2030. Since the launch of the plan, 29,091 new units have been permitted.

The following is a complete list of the proposals that are receiving or being recommended for funding:

CITYWIDE

[Acquisition Opportunity Program \(AOP\) \(\[http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdXqOxGNUeGRY12H7xslMFOGObdWSDNZDHRid-xMFtzYtY11K0kGShJ95hkjJUG28B07XW_VBcd0cyfyOBO18U8oiegnFIhDuyLOK63JjsZ7JTckE4tTpP_MTu485ItGBUg57Fb\]\(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdXqOxGNUeGRY12H7xslMFOGObdWSDNZDHRid-xMFtzYtY11K0kGShJ95hkjJUG28B07XW_VBcd0cyfyOBO18U8oiegnFIhDuyLOK63JjsZ7JTckE4tTpP_MTu485ItGBUg57Fb\)\)](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdXqOxGNUeGRY12H7xslMFOGObdWSDNZDHRid-xMFtzYtY11K0kGShJ95hkjJUG28B07XW_VBcd0cyfyOBO18U8oiegnFIhDuyLOK63JjsZ7JTckE4tTpP_MTu485ItGBUg57Fb)

The AOP's goal is to combat displacement through the purchase of existing rental units to income-restrict them as permanently affordable housing.

[Boston Home Center \(\[http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydoNaQDZVcdrgu14XaLIVMDh_XGva7vR8tzHzGGJWUJA0V3Ynj495yVEluXL3WYw7KyISZxrKMBKOsVZmbvJxAUtYGUpnWsc2u2MjL85FrI9K-KPN-4XwrZ3tQEtQIX-CSb&c=&ch=\]\(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydoNaQDZVcdrgu14XaLIVMDh_XGva7vR8tzHzGGJWUJA0V3Ynj495yVEluXL3WYw7KyISZxrKMBKOsVZmbvJxAUtYGUpnWsc2u2MjL85FrI9K-KPN-4XwrZ3tQEtQIX-CSb&c=&ch=\)\)](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydoNaQDZVcdrgu14XaLIVMDh_XGva7vR8tzHzGGJWUJA0V3Ynj495yVEluXL3WYw7KyISZxrKMBKOsVZmbvJxAUtYGUpnWsc2u2MjL85FrI9K-KPN-4XwrZ3tQEtQIX-CSb&c=&ch=)

The new funding will assist income-qualified first-time homebuyers.

BRIGHTON

[UHomes/90 Antwerp Street, Developer: Urbanica \(\[http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdNRCdbQu_TB8i6AQmIUbFElaHCGVsRv77xQO6DyKufnaBcMgPqCz-JFybxYkI-G5XfgA4rioSneVIBDbLJht76o5aYIbCEzkh5FI5nirDRGESsIHZBxBziwGeyDCBhrh_KGqspz2bSEPjT9xWTbkxsi_A2yAzNCMmVuU-ebyR9BGImNiG67qd3sNQ&c=&ch=\]\(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdNRCdbQu_TB8i6AQmIUbFElaHCGVsRv77xQO6DyKufnaBcMgPqCz-JFybxYkI-G5XfgA4rioSneVIBDbLJht76o5aYIbCEzkh5FI5nirDRGESsIHZBxBziwGeyDCBhrh_KGqspz2bSEPjT9xWTbkxsi_A2yAzNCMmVuU-ebyR9BGImNiG67qd3sNQ&c=&ch=\)\)](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdNRCdbQu_TB8i6AQmIUbFElaHCGVsRv77xQO6DyKufnaBcMgPqCz-JFybxYkI-G5XfgA4rioSneVIBDbLJht76o5aYIbCEzkh5FI5nirDRGESsIHZBxBziwGeyDCBhrh_KGqspz2bSEPjT9xWTbkxsi_A2yAzNCMmVuU-ebyR9BGImNiG67qd3sNQ&c=&ch=)

The developer will create 20 mixed-income condominium units, including 12 deed-restricted units available to first-time homebuyers. 6 of the units will be for homebuyers who earn up to 100% of Area Median Income and 6 of the units will be for homebuyers who earn up to 80% of Area Median Income. The federal government currently deems 80% AMI to be approximately \$75,000 for a family of three. The project will be developed on land owned by Harvard University that has been donated for the purpose of creating affordable homeownership opportunities.

DORCHESTER

Dudley Terrace, Developer: Dorchester Bay EDC

The developer will preserve 56 transit-oriented affordable units in the Upham's Corner and the Savin Hill neighborhoods of Dorchester. This scattered-site development will be rehabilitated to address immediate health

**EAST BOSTON**

[Aileron Ownership, Developer: Neighborhood of Affordable Housing \(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdJnuEA0tBUKNxj3UQxxZq8TKwzURhp7OauJPAVuqgWn7GIHSXk5yCOXD'FQd23JDw6ueOsGa7A6qMKLIWOzw6cO3TRIDKZ3Pf8QapngyBqT6xr2w_Deirm1SCWJQHOKIOMy4HPBI=&c=&ch=\)](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdJnuEA0tBUKNxj3UQxxZq8TKwzURhp7OauJPAVuqgWn7GIHSXk5yCOXD'FQd23JDw6ueOsGa7A6qMKLIWOzw6cO3TRIDKZ3Pf8QapngyBqT6xr2w_Deirm1SCWJQHOKIOMy4HPBI=&c=&ch=))

The developer is proposing to build seven housing units on City land, including four affordable units, along with a 33-unit mixed-income rental project, with a preference for artist housing.

[Grace Apartments, Developer: East Boston Community Development Corporation \(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdCZANBevpKzF-MiO84cJMxscScps2SJJtzLjFEwD7LohHsYhMrIieScp3VmkaYjK0TN1G9EGt-mZWAxRyqIYvpVBQWw7PRFXmI8qXsWJcRAEkRonD89Wx-G7BVVG_URJQ_0zfcAmsGiWLH5zj6sez6gcIJFtGQRAcWp2x-yXsu-iETEE-3Qp9zcyjwGwZJTbIf1b3EftTIUvqCwXvPpU7ivA==&c=&ch=\)](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdCZANBevpKzF-MiO84cJMxscScps2SJJtzLjFEwD7LohHsYhMrIieScp3VmkaYjK0TN1G9EGt-mZWAxRyqIYvpVBQWw7PRFXmI8qXsWJcRAEkRonD89Wx-G7BVVG_URJQ_0zfcAmsGiWLH5zj6sez6gcIJFtGQRAcWp2x-yXsu-iETEE-3Qp9zcyjwGwZJTbIf1b3EftTIUvqCwXvPpU7ivA==&c=&ch=))

The developer will create 42 units of low-income elderly housing, including five units of housing for the homeless in Maverick Square.

MATTAPAN

[Morton Station Village, Developer: Caribbean Integration Community Development & Planning Office for Urban Affairs \(http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdh1R8U6kGI2RCE49RIPokPwDchXX0xs8wmNxuv6xJgx5CYuCarTbFbG0W NyWMYtsH9w2dTEH58pnnWbLubPwoaH3cLzZqrDt4o4XgYtVhl-EFBKqeJkbc4N9iLQzqKUMuz0dJc_cfmdbMDqsbBKF3-Pmnbvqpm&c=&ch=\)](http://r20.rs6.net/tn.jsp?f=0012xmei3BJVjLEK-1Q7_oohQSdMX-PyS85UoFiGq2L6RrqVKgDb4oydtLvHR0y4aqdh1R8U6kGI2RCE49RIPokPwDchXX0xs8wmNxuv6xJgx5CYuCarTbFbG0W NyWMYtsH9w2dTEH58pnnWbLubPwoaH3cLzZqrDt4o4XgYtVhl-EFBKqeJkbc4N9iLQzqKUMuz0dJc_cfmdbMDqsbBKF3-Pmnbvqpm&c=&ch=))

The developer will create 40 units of mixed-income housing including nine deed-restricted home ownership units that will be available to households earning 80-100% AMI, or from about \$77,000 to \$97,000 for three persons. The Morton Station Village will also feature a serenity park to honor the memory of the late Steven P. Odom, and is being built on formerly City-owned land.

MISSION HILL

Terrace Street Artist Apartments, Developer: Primary Development

The developer is proposing to build 13 home ownership units in City-owned land with live/work space for qualified artists earning between 70-80% AMI, or between \$60,000 and almost \$70,000 for a two-person household.

NORTH END