



CHAPA Young Professionals Lunch Program

Eliza Datta

Regional Vice President of Development,
New England

July 2016

THE **C**OMMUNITY
BUILDERS

The Community Builders, Inc.



Oakwood Shores, Chicago IL



Charlesview Residences, Boston MA

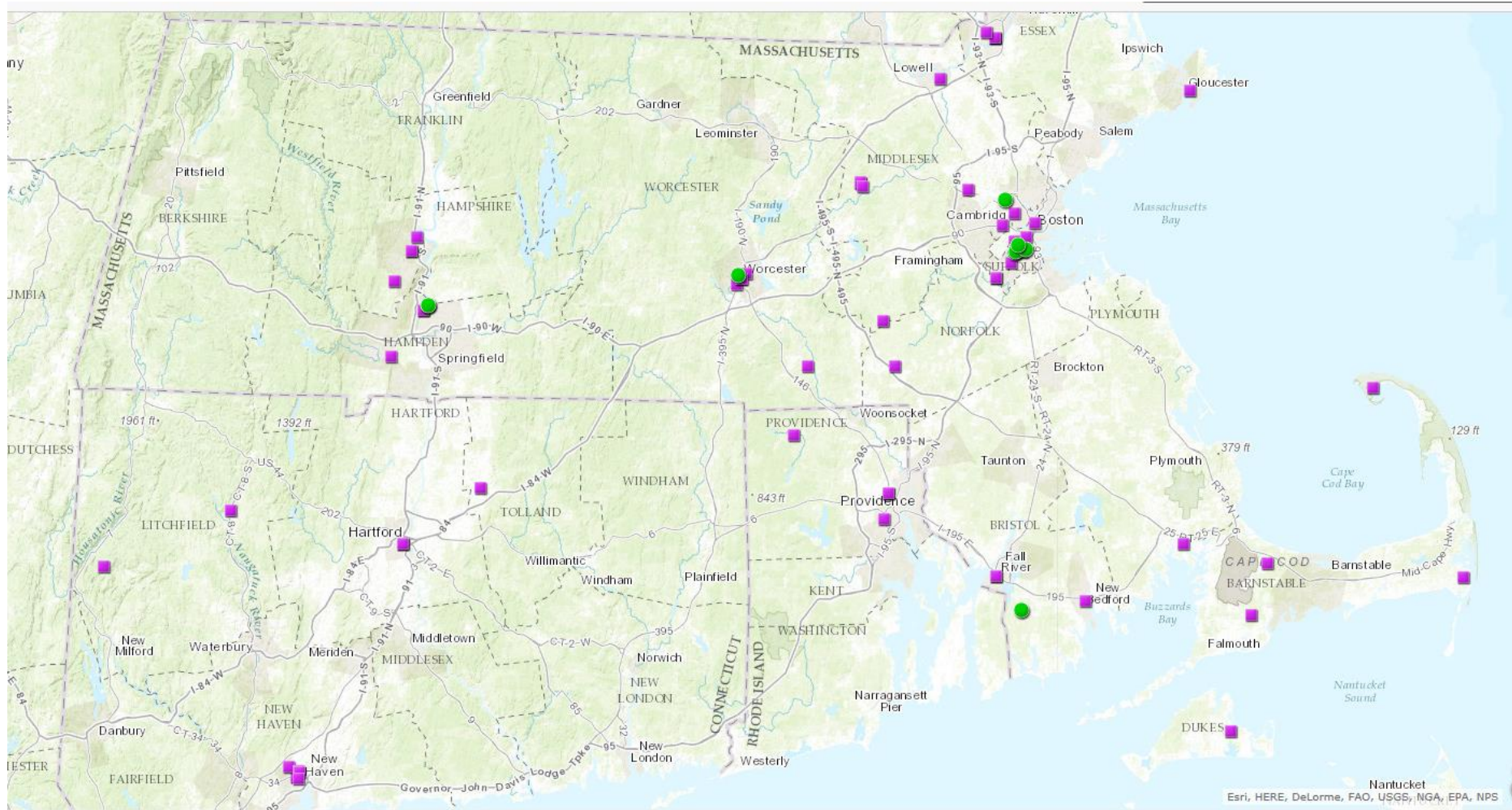
- Founded in Boston's South End in **1964** and grown to more than **500 employees** in 14 states and Washington, D.C.
- One of the nation's largest and most accomplished nonprofit developers of affordable and mixed-income communities
- Developed over **29,000 homes** including 15 HOPE VI projects and one Choice Neighborhoods project
- Currently own or manage more than **11,000 homes**
- Provide resident services through **Community Life**, serving over **4,300 families** to achieve resident success in youth and workforce development, asset building, and health and wellness

New England Region - Overview

- TCB active in region for more than 50 years
- More than 12,000 housing units developed
- 4,500 units currently owned/managed
- Approx. 1,500 units in the development pipeline
- Region has smaller population/fewer housing resources

State	Population	Annual LIHTC Alloc.
MA	6.8M	\$16M
CT	3.6M	\$8.4M
RI	1.0M	\$2.7M

New England Region - Overview



2016 Development Activity

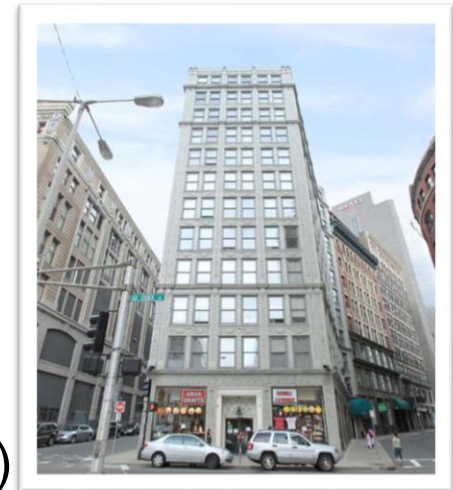
Projects Closed/Under Construction:

Chauncy House Apartments, Boston (88 units)

Lincoln Woods, Lincoln, MA (125 units)

Leyden Woods, Greenfield, MA (200 units)

Kensington Sq 1 Apts, New Haven, CT (120 units)



Chauncy House Apartments

Projects Closings (Projected):

Northside Terraces, Torrington, CT (92 units)

Lyman Terrace, Phase 1, Holyoke, MA (88 units)

A.O. Flats at Forest Hills, Boston (78 units)



Lyman Terrace, Holyoke

Leyden Woods, Greenfield, MA



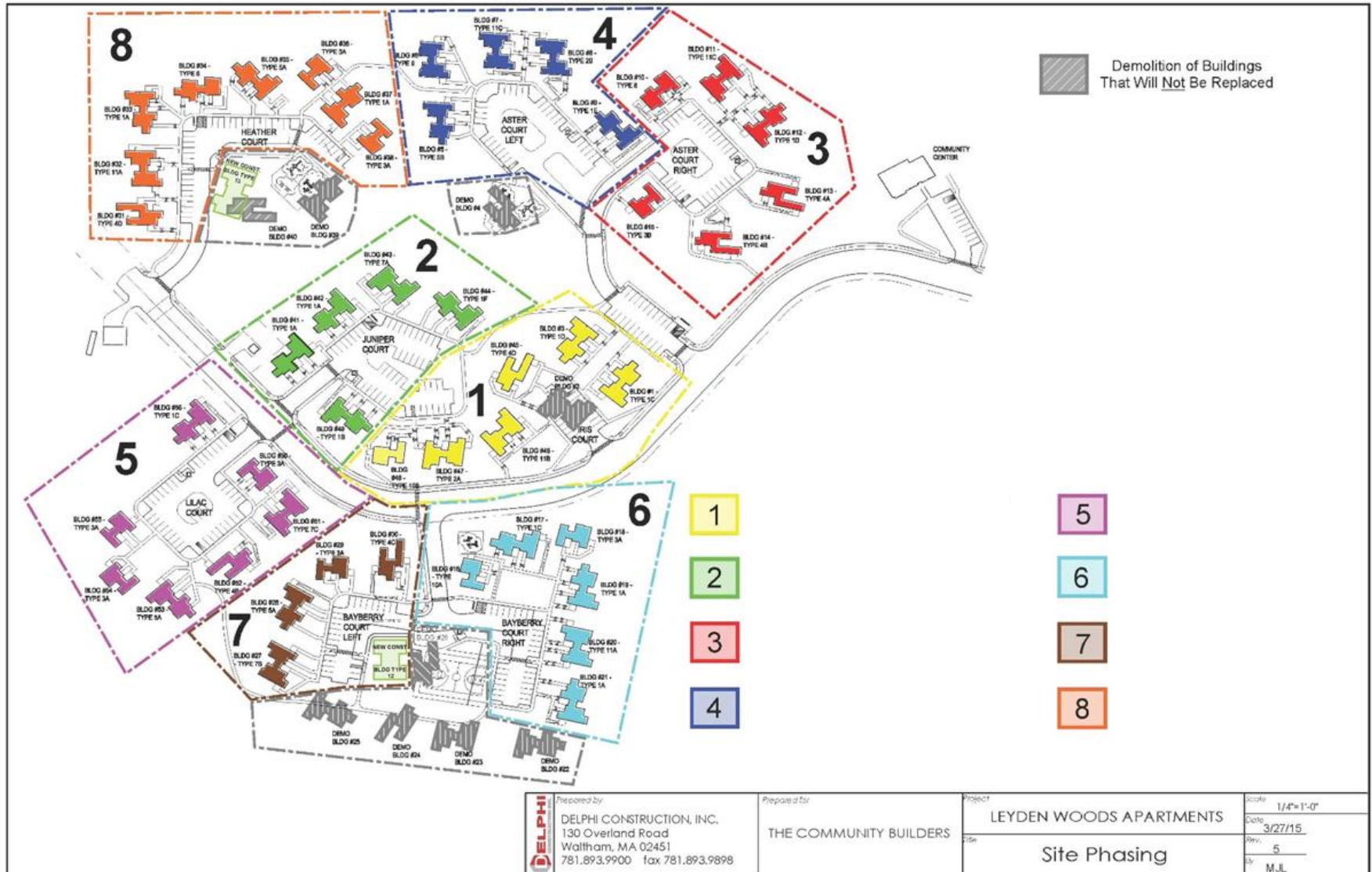
Project Highlights:

- 200 units in 56 buildings
- Originally built in 1973 with modular construction.
- TCB acquired and rehabbed property in 1996.
- Critical housing resource in the region; very few affordable rental opportunities available.
- \$79M refinancing closed in 2015. Construction approx. 50% complete.

Leyden Woods, Greenfield, MA



Leyden Woods, Greenfield, MA



Leyden Woods, Greenfield, MA



Pipeline Projects – Mixed Income



250 Centre Street

100 units

\$40M TDC

2017 Closing

A.O. Flats at Forest Hills

78 units

\$34M TDC

Fall 2016 Closing



Pipeline Projects – Mixed Income

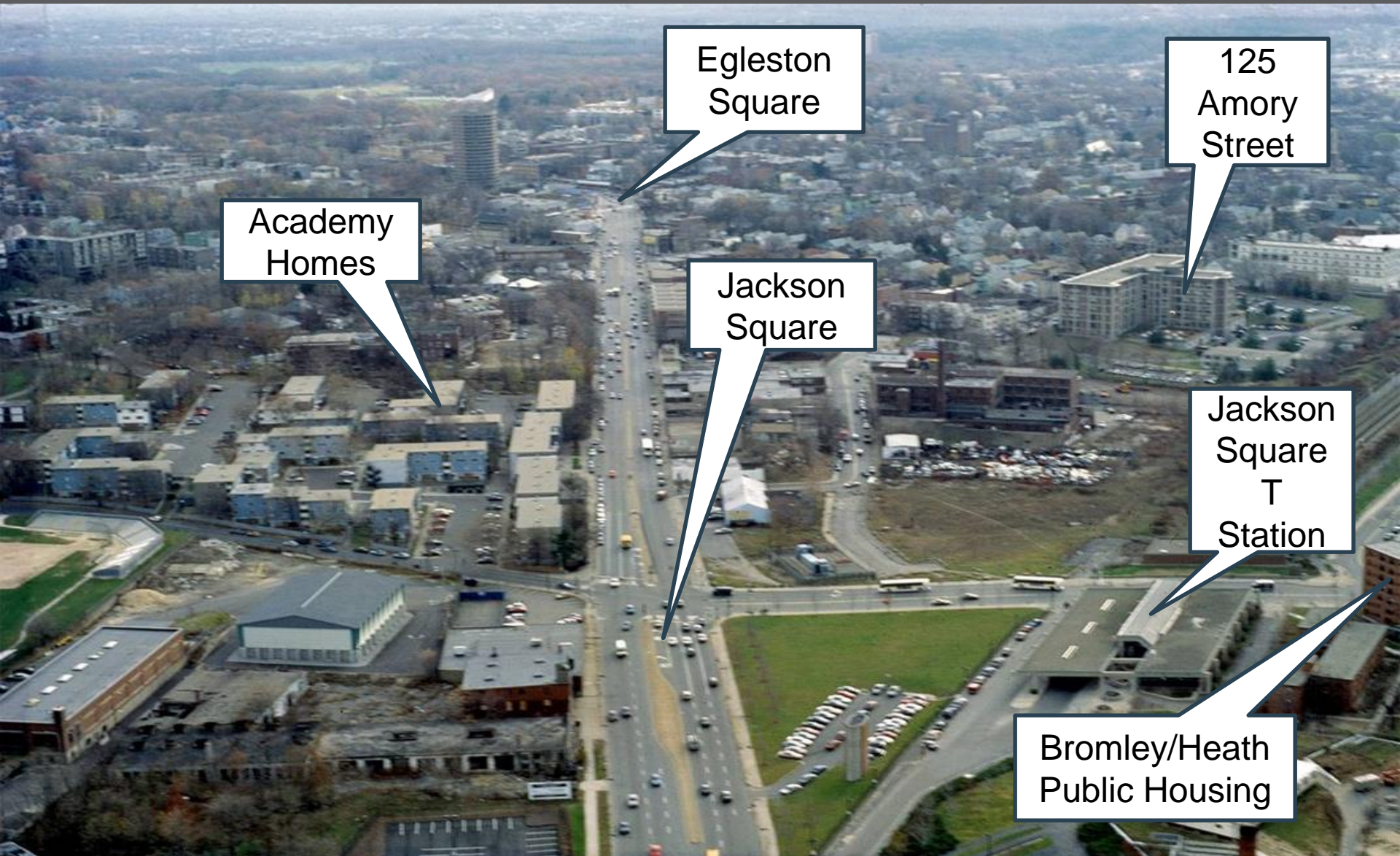


125 Amory Street
500+ units
\$150M TDC
2017/2018 Closing



View on Amory Street

Jackson Square



Academy
Homes

Egleston
Square

125
Amory
Street

Jackson
Square

Jackson
Square
T
Station

Bromley/Heath
Public Housing

Jackson Square – Master Plan



Jackson Square – 225 Centre Street

Program Detail

Completed 2013
\$42M TDC

Residential:

103 units of mixed-income housing
(68 market units;
35 affordable units)

Commercial:

16,000 s.f. of retail



125 Amory Street



- Existing development owned and operated by Boston Housing Authority
- 215 units of federal public housing for elderly and disabled residents
- Mix of studio, 1BRs and 2BRs
- 6 acre site
- Parking and accessory uses to be reconfigured

125 Amory Street



- Plan preserves existing affordable housing and creates 300-350 new mixed-income units on site
- Overall income mix will be approx. 60% affordable and 40% market
- New market units will subsidize rehab of public housing units, to avoid use of competitive resources
- Existing public housing will be transitioned to private ownership through Rental Assistance Demonstration (RAD) program

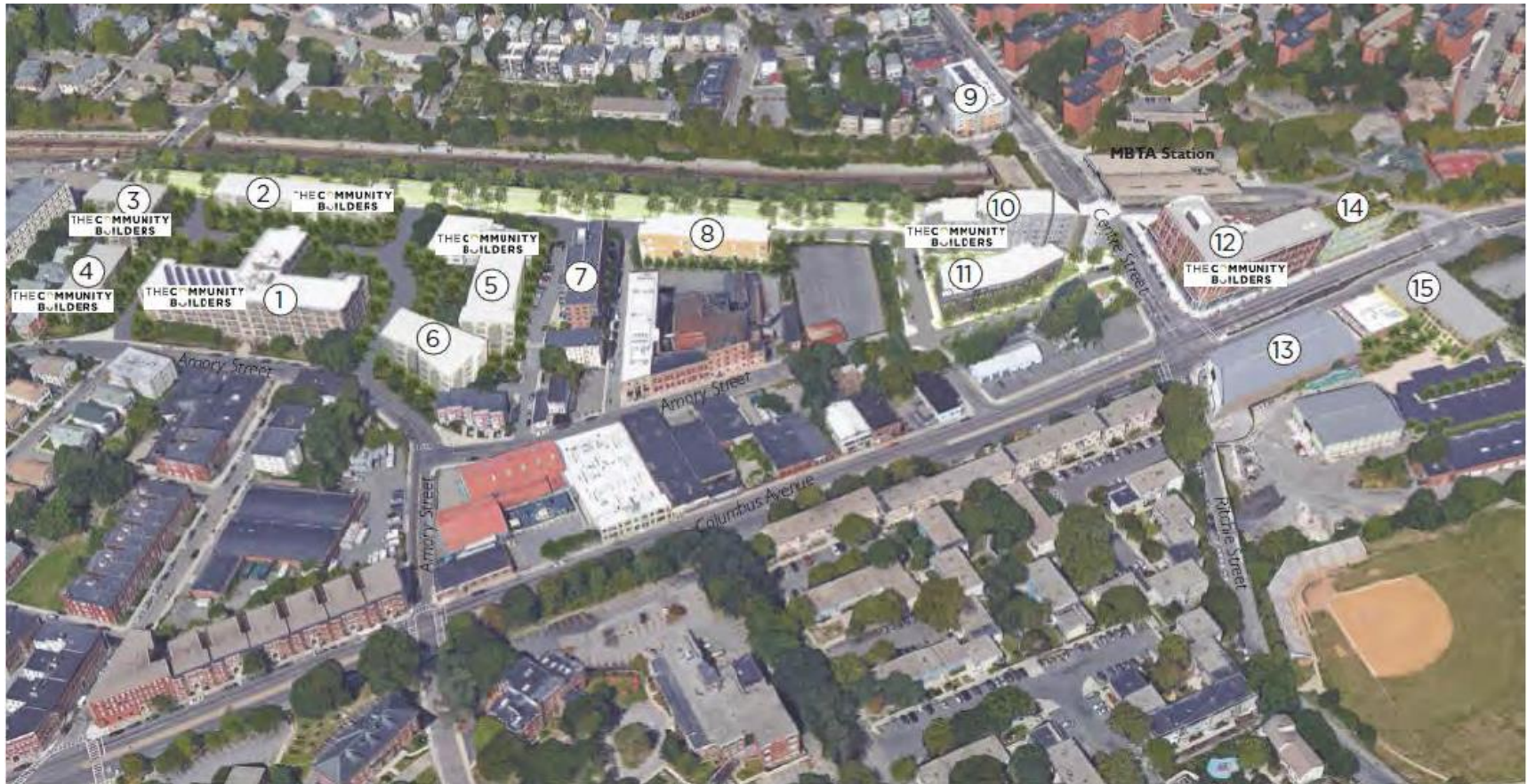
125 Amory Street



125 Amory Street



125 Amory Street




- 1. 125 Amory Street - Proposed Modernization
- 2. Proposed Phase 1a
- 3. Proposed Phase 1b
- 4. Proposed Phase 1c
- 5. Proposed Phase 2a
- 6. Proposed Phase 2b

- 7. Amory Terrace (Occupied)
- 8. 75 Amory Avenue
- 9. 270 Centre Street
- 10. 252 Centre Street (Under Review)
- 11. Building M (Under Review)
- 12. 225 Centre Street (Occupied)

- 13. Indoor Recreation Center (Future)
- 14. 1541 Columbus Avenue (Future)
- 15. Jackson Commons (Occupied)

125 Amory Street



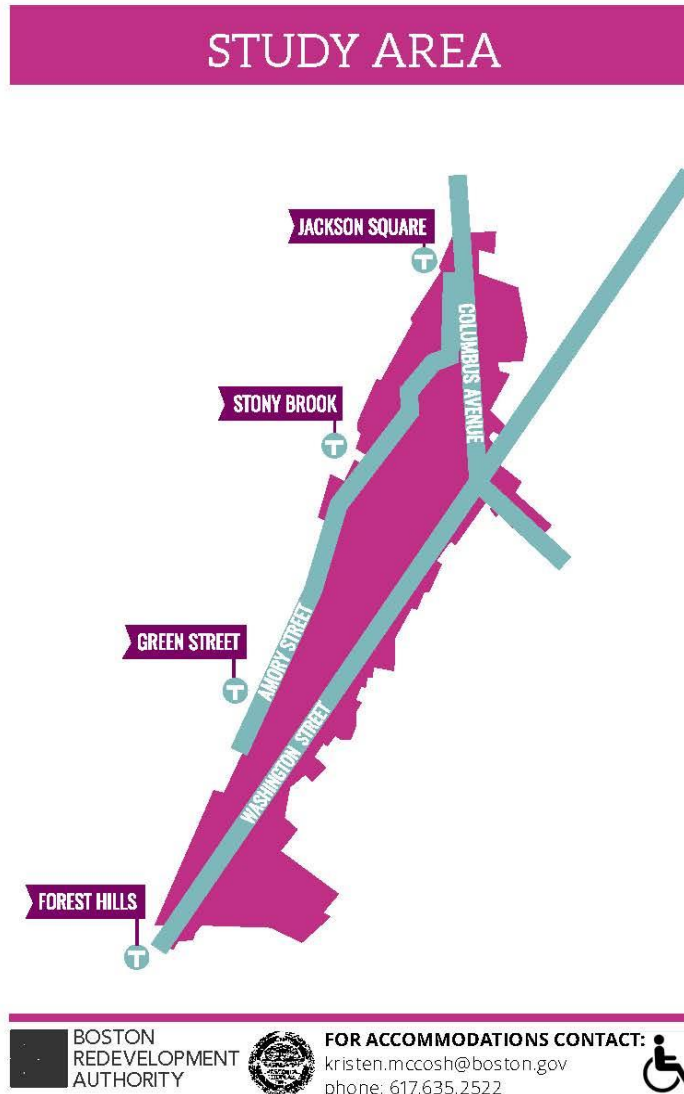
PLAN
JP/Rox
Washington St.
Columbus Ave.

**DRAFT RECOMMENDATIONS
AND ELEMENTS OF THE PLAN**

COMMUNITY WORKSHOP #6
MEET AT ENGLISH HIGH SCHOOL CAFETERIA
144 MCBRIDE STREET, JAMAICA PLAIN
MAY 11, 2016 | WEDNESDAY 5:30-8:00
OPEN HOUSE STARTS AT 5:30PM. A PRESENTATION
WILL BE MADE AT 6:00PM. OPEN HOUSE RESUMES AT
6:30PM TO EXPLORE MATERIALS AT
INDIVIDUAL STATIONS.

TO LEARN MORE VISIT: bit.ly/PlanJPRox
Contact: Marie.Mercurio@boston.gov

STUDY AREA




JACKSON SQUARE
STONY BROOK
GREEN STREET
FOREST HILLS

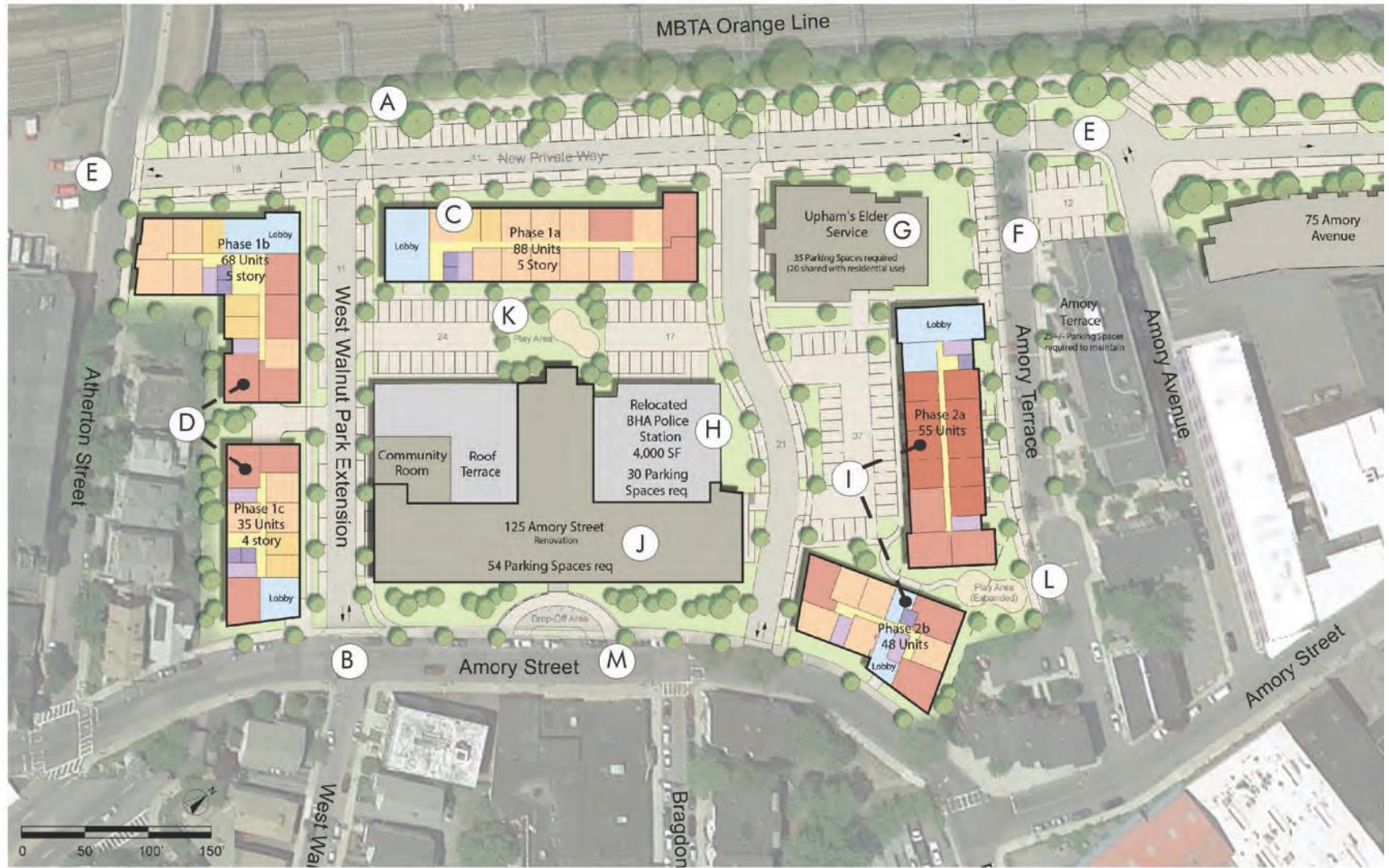
ANGORY STREET
WASHINGTON STREET
COLUMBUS AVENUE

BOSTON REDEVELOPMENT AUTHORITY

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125 Amory Street



125 Amory Street



View from Amory Street

125 Amory Street



View from Atherton Street