



HAZELTON TERRACES



Imagine a place for Mattapan families to put down roots, grow, and blossom into their full potential, while strengthening connections to a wider community.

THE VISION

Site Goals

Increased **Density**

Enhanced **Affordability**

Connect Residents to Urban Edge **Resources**

Expand Urban Edge's Geographic **Footprint**

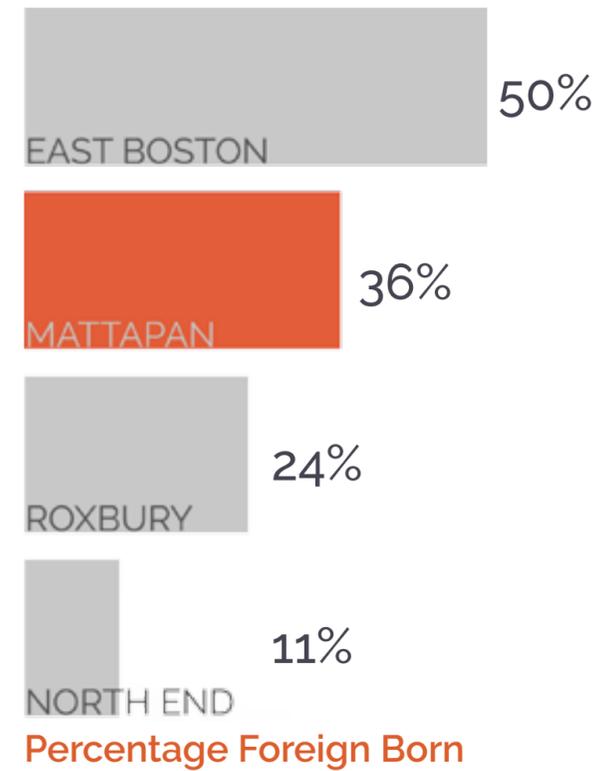
URBAN EDGE



A Place for Families to Grow:



A Gateway for Immigrants:



The Need for Affordable Housing



PRESERVING A PLACE FOR FAMILIES TO GROW

Meetings

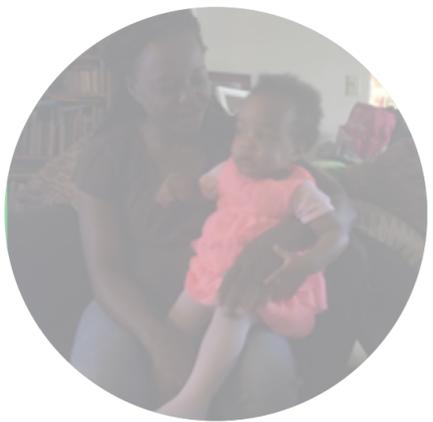
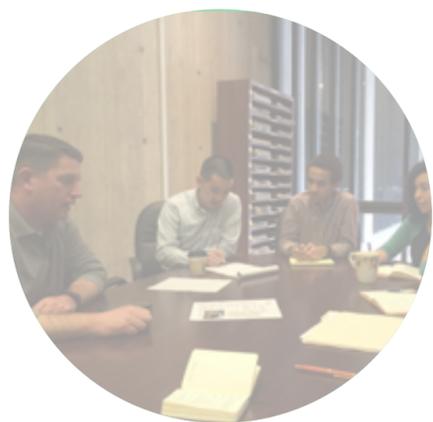
Leaders at **6** local community organizations

Officials at the **BRA**, **DND**, & **City Council**

Members of **Urban Edge**

The site **superintendent** from Winn Residential

3 public meetings in Mattapan



COMMUNITY VOICES



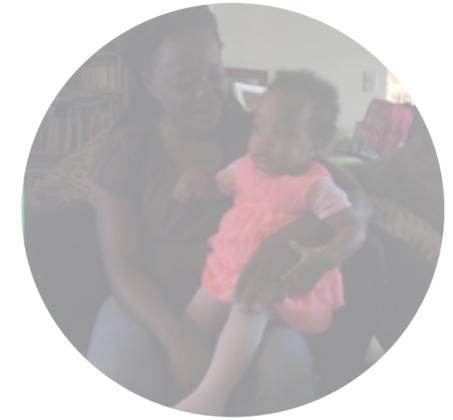
Takeaways

Programmed **formal and informal spaces**

Spaces for children to **play**

Connect residents to **existing resources**

Make it feel like **home**



COMMUNITY VOICES

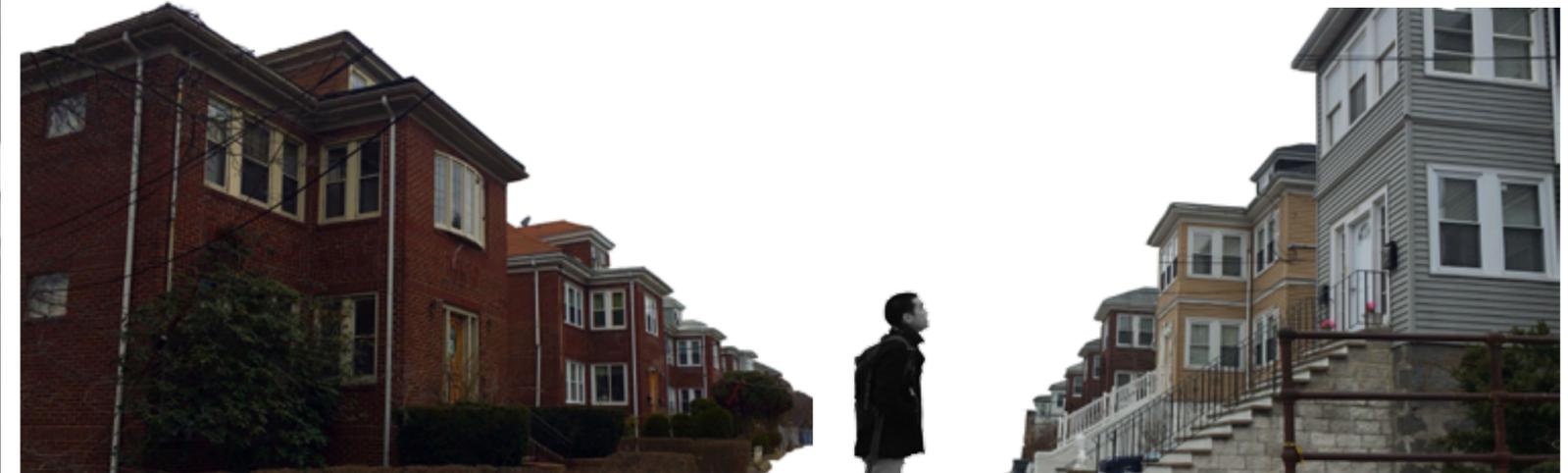




70 Hazelton
8 Units

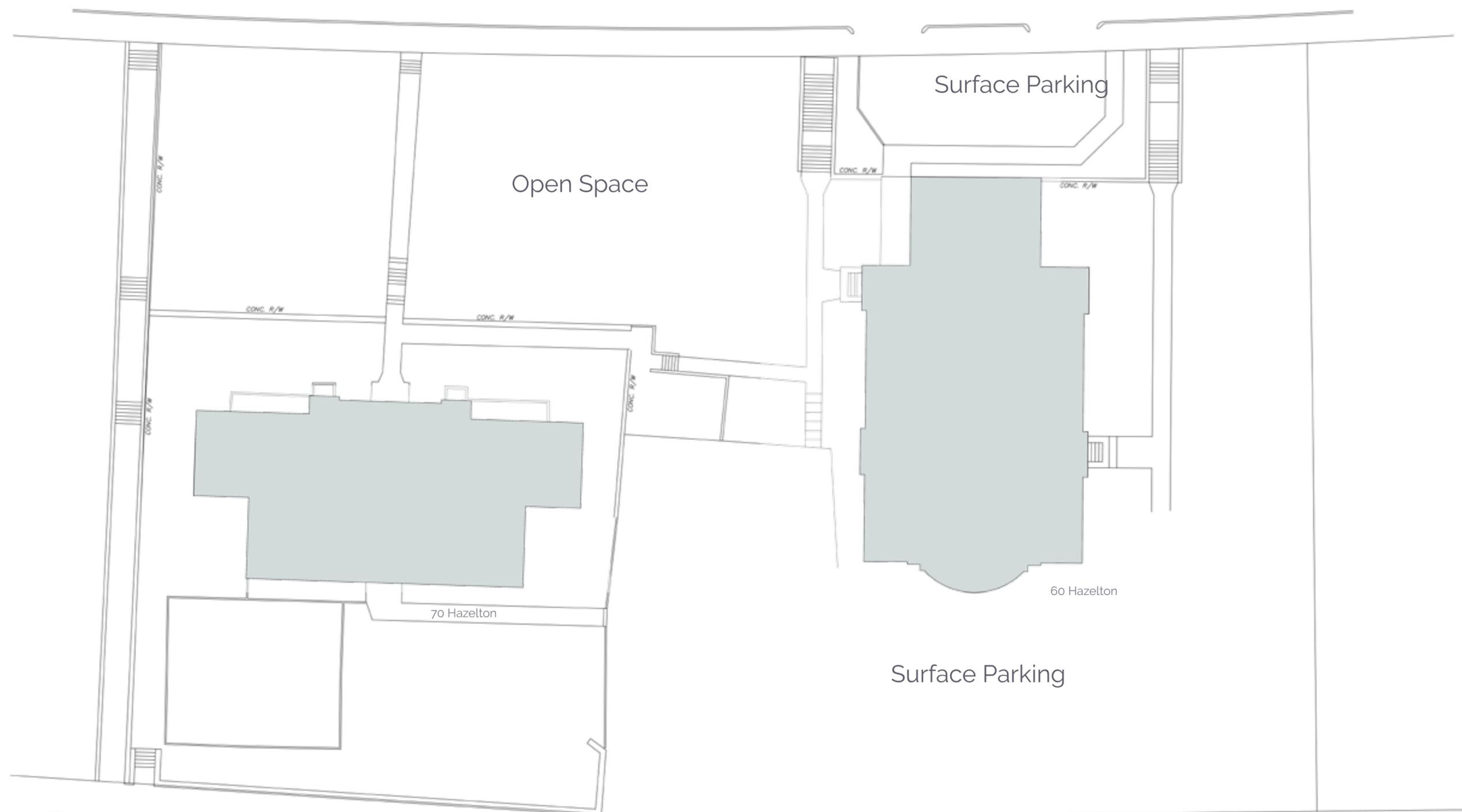


60 Hazelton
15 Units



EXISTING CONDITIONS



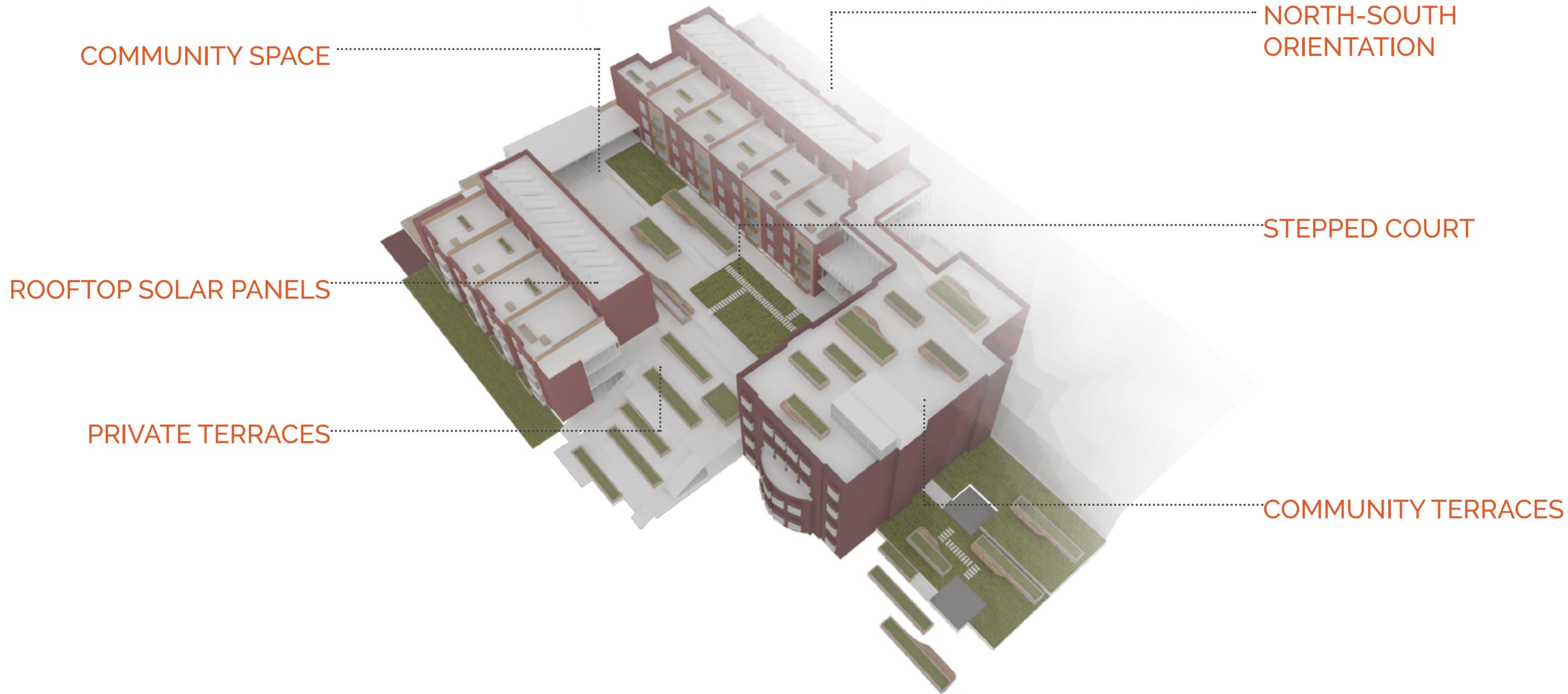


EXISTING CONDITIONS





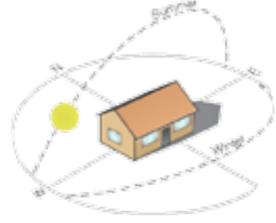
PROPOSED DESIGN



FAMILIES FIRST



North -South Orientation



Urban Farming



Trees for shading



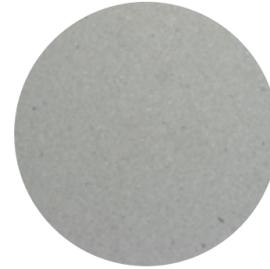
Insulated Exterior Sheathing



Solar Panels on Roof



Concrete in place of Asphalt



Tempered Glass



SECTIONS



53 total units
(**2** 1BR **19** 2BR **3** 3BR)

A **130%** increase in the number of units on-site

8 newly created units for formerly homeless families

Expands the site's current square footage by **250%** with a neighborhood friendly FAR of **0.9**

Financed with **9** distinct sources of debt and equity

100% of new units more affordable than current units

2500 square feet of indoor community space within **3** rooms across the site

RECAP: BY THE NUMBERS





LIHTC Priority Funding

Serve extremely low income

Invest in at-risk neighborhoods

Preservation of existing housing

Family Housing Production

Public Subsidy Per Unit
\$282,960

Public Subsidy Per Bedroom
\$141,480

CONSOLIDATED SOURCES	Gross (\$)	\$ per Unit	\$ per SF
Equity			
Federal LIHTC	8,122,500	213,750	174.68
State LIHTC	456,000	12,000	9.81
Deferred Fee	10% 139,921	3,682	3.01
Total Equity	8,718,421	229,432	187.49
Debt (% , 30Y amort, 10Y term)			
1'st Real Estate Mortgage	4,175,189	109,873	89.79
Deferred Debt (% , 30Y amort, 10Y term)			
State HOME	400,000	10,526	8.60
State AHTF	500,000	13,158	10.75
City HOME	300,000	7,895	6.45
City NHT	573,996	15,105	12.34
Total Deffered Debt	1,773,996	46,684	38.15
Other Programs			
FHLB - AHP	400,000	10,526	8.60
TOTAL SOURCES	15,067,606	396,516	324.03

SOURCES OF FUNDING

	Per Square Foot	Per Unit	Percentage of Total	Total
Hard Costs	\$258.70	\$316,514	80%	\$12,027,517
Soft Costs	\$65.40	\$80,002	20%	\$3,040,089
Total Development Costs	\$324.00	\$396,516	100%	\$15,067,606

Power Purchase Agreement funds solar

Dedicated funding of Homeless Case Management

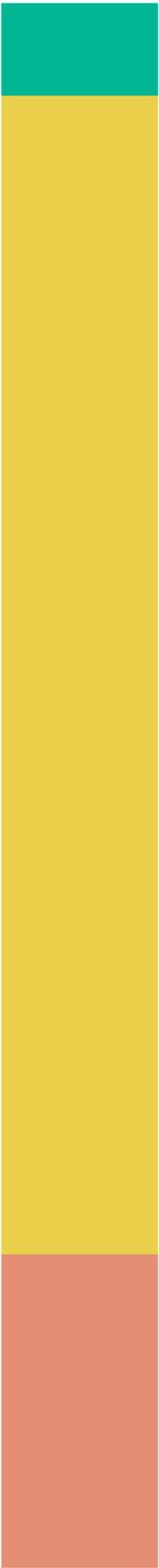
DSCR Exceeds **150%** for **15** years

Adjusted Operating Expenses Per Unit: **\$7,323**

ACQUISITION COSTS
\$891,892

CONSTRUCTION COSTS
\$11,135,625

SOFT COSTS
\$3,040,089



USES OF FUNDING

Urban Edge

Shaina Korman-Houston, Project Manager

Stephen Donovan, Associate Project Manager

Robert Torres, Director of Community Engagement

Nicole Chandler, Community Engagement Officer

Sophia Abbasi, Marketing and Communications Manager

Boston City Government

Councilor Tim McCarthy, District 5

Hugues Monestime, Senior Planner for Mattapan, Boston Redevelopment Authority

Donald Wright, Deputy Director of Real Estate and Sales, Boston Department of Neighborhood Development

Sean Cheatum, Neighborhood Liaison, Office of Councilor Andrea Campbell, District 4

Elizabeth Pimentel, Director of Constituent Services, Office of Councilor Campbell

Mattapan Community Members

Jasmin Johansen, Director, ABCD Mattapan Family Service Center

Amber Dickerson, Interim Organizer, Mattapan United

Arealus Pough, Manager, Lena Park Family Resource Center

Ronald Carroll, Director, Mattapan Boys & Girls Club Teen Center

Rashad Cope, Director, Mattahunt Community Center

Maurice Gordon, Branch Librarian at Mattapan Branch Library

Celia Contelmo, Children's Librarian at Mattapan Branch Library

Landscape and Sustainability Advisors

Clarissa Rowe, Imogene Hatch and Samantha Morrow; Brown, Richardson and Rowe

Bryan Bomer, Senior Sustainability Consultant, Austin Energy Green Building

Thank you also to the eleven residents of 60 Hazelton Street who showed us your homes and shared your thoughts about life in the neighborhood.

And to all who allowed us to listen to their public comments at:

Cote Village BRA Impact Advisory Group Meeting, March 8, 2016

Imagine Boston 2030 Mattapan Meeting, March 14, 2016

872 Morton Street DND Community Meeting, March 24, 2016

Our thanks to all the Wednesday night presenters for your insights, and especially to Gene Clerkin, Russ Feldman, Chris Herbert, and Ed Marchant for your expert guidance. Finally, much gratitude as well to the student organizers of the AHDC competition, and to the FHLBB and all other competition sponsors for making this experience possible.



THANK YOU