



HAZELTON TERRACES

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URBAN EDGE

Mission and History

Headquartered in Jackson Square, Urban Edge is dedicated to strengthening communities and families. Since its founding in 1974, Urban Edge has developed and preserved nearly 1,500 units of affordable rental and ownership housing, with a focus on the Jamaica Plain and Roxbury neighborhoods. Urban Edge fosters diverse urban neighborhoods of choice populated by resilient families and sustained by dynamic webs of community relationships. As an integral part of its housing work, Urban Edge advises hardworking families on homeowner services, financial education, tax assistance, and student loan counseling. Through these services, Urban Edge empowers neighbors to become leaders of community change themselves.

Strategic Shift

Urban Edge recently began implementing a new five-year strategic plan. By 2020, Urban Edge seeks to become a national leader in the community development recognized for its innovation and excellence. Urban Edge's strategic plan identifies several shifts that will be necessary to achieve this goal. These shifts include:

- A push for more civic engagement, for instance helping residents register to vote, educating residents on how decisions get made and how to influence them, and amplifying residents' voice in local decision-making bodies, such as community boards.

- A more integrated approach to community development, exemplified by holistic programs that supplement the organization's housing work with new initiatives in early education, financial resiliency, youth engagement, and public health and wellness.

Urban Edge Impact (2014)

- 530 residents received free tax preparation through the Volunteer Income Tax Assistance program, resulting in \$955,766 in refunds for residents and their families.
- 617 individuals screened for public benefits, including SNAP, WIC, home heating assistance, SSI and SSDI, and MassHealth, through AccessBenefits Online (ABO). Households connected with \$357,452 in government benefits, resulting in a 23% increase of the average household net income.
- 291 families avoided evictions through the Tenancy Preservation Program.
- 500 people educated in interactive, first-time homebuyer workshops; 150 became homeowners.
- 121 families were able to keep their homes through foreclosure preventions.



Urban Edge staff meets with a resident one-on-one for financial counseling.



Urban Edge's new headquarters in Jackson Square, incorporating a rehabilitated historic building and new construction to provide both office space and 37 residential units.

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

In the Neponsett language, the word “Mattapan” is said to mean “a good place to be.” Over the decades, people from around the world have chosen to “be” in Mattapan. A series of immigrant and minority communities—Irish Americans, Jewish Americans, African Americans and Caribbean Americans—have raised their children there. Mattapan is and has been a community for families; not only “a good place to be,” but “a good place to grow.”

In recent years, however, Boston families have been facing a crisis. As demand outstrips production, good, safe, affordable housing is harder and harder to come by. Too often, families must make impossible choices between housing and other essentials.

Hazelton Terraces is a small but important step toward ensuring that Mattapan continues to be a good place for children of all economic backgrounds to grow. Nestled between the quiet, family-oriented streets of Hazelton and Walk Hill Avenue, Hazelton Terraces is a 53-unit, 100% affordable development built for Mattapan’s families. The project has 10 one-bedroom units, 31 two-bedroom units, and 12 three-bedroom units, reflecting the different needs of Mattapan’s families. Our proposal creatively adapts an existing Urban Edge affordable housing site so that even more families, including those earning extremely low incomes, can blossom in Mattapan.

Every element of our design reflects an effort to listen and respond to the needs of Mattapan’s families. We heard from residents that there was a need for a children’s playspace on-site, so we are building an indoor playroom and an outdoor playground. We heard that adults don’t have a place to organize family gatherings and that Urban Edge does not have a central location to connect with its Mattapan residents, so we are building a flexible indoor community space. And we heard of the need for access to technology, so we are building a computer room that will also serve as an office for Urban Edge staff to meet with residents one-on-one for tax preparation help, public benefits assessments, and loan counseling.

The development will draw on federal Low-Income Housing Tax Credits and other state and local public funding sources, along with a low-interest permanent loan from Citizens Bank subsidized by the FHLBB. It will be an investment in Mattapan’s residential life to match the significant investments made in the area’s community resources over the past few years. Just down the street is a beautiful new library that has quickly become a neighborhood institution, and a new community health center sits around the corner. A renovated Teen Center lies a few doors from the site, and an urban farm is coming a few blocks away. Our community spaces will enable this development to bring such resources in as partners and weave them into the fabric of residents’ lives.

This is what housing should be – fertile ground in which vibrant lives can take root. Mattapan is not a wealthy neighborhood, but it is rich in its people, culture, and community resources. Hazelton Terraces will leverage all these assets to ensure that the Mattapan of the future continues to be “a good place to grow.”



An artist rendering of 60 - 70 Hazelton St after proposed development

JUDGING CRITERIA

INNOVATION

We used the 28-foot grade change on the site to our advantage by creating a series of tiered rooftop terraces, that allow for both private access and solar power generation. Our innovative duplex design gives our three bedroom units a townhouse feel within a multifamily context. Our new construction connects to the existing building at 60 Hazelton Street, where we are also developing a shared rooftop green space, accessible by elevator.

PHYSICAL DESIGN

Our design is integrated into the topography of the site, stepping down the building mass, oriented towards the south. Brick veneer facades complement the aesthetic of the 60 Hazelton Street building (the former school being preserved) and the red-brick homes that line Hazelton Street. Our site plan includes vibrant community spaces, including a flexible meeting room, indoor and outdoor play areas for children, and programmed green spaces. Our fully accessible terraced landscape allows people of limited mobility to traverse the three story grade change.

PROJECT FINANCING

Our proposal goes far beyond the federal requirements for Low Income Housing Tax Credit (LIHTC) funding, while meeting or exceeding each of DHCD's four criteria for 9% LIHTC projects. Urban Edge is well-positioned to apply for Boston's Neighborhood Housing Trust funding because it has site control, an experienced property manager, strong project management capacity and a proven track record. We are also setting aside approximately 20% of new units for formerly homeless individuals, a top priority for state and local funding programs.

PROJECT FEASIBILITY

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COMMUNITY RESPONSIVENESS

In an effort to identify community needs, we met with current residents on-site, Mattapan community leaders, city planners and local elected officials; we also attended several public meetings for other Mattapan projects. In response to what we learned through this process and Urban Edge's stated objectives, our proposal deepens and expands on current affordability, while our attractive and flexible indoor and outdoor community spaces provide places for residents of all ages to meet, play and grow. Our design will help Urban Edge to better serve its Mattapan residents and allow residents to access other community resources, through partnerships with neighborhood organizations.

ENVIRONMENTAL SUSTAINABILITY

We incorporate active and passive design strategies to reduce energy consumption and carbon emissions. By orienting our buildings north-south, we optimize solar gains in the winter, while providing more shade in the summer. Our terraced roofs are also well-positioned to harness solar energy, through photovoltaic panels. Our site plan includes a variety of green spaces, including plantable beds for urban farming, and trees planted throughout the site. We used the Enterprise Green Community standards as a framework and incorporated energy efficient structural materials and appliances into our building plan.



Classic Shoeshine
Valet Corporation



Step N Out Mart

KIQ Tours



Google

Los Tiburones
Tire & Towing



THE CONTEXT

THE CITY

Boston faces an opportunity and a challenge:

How does the city grow equitably? How does it marshal new capital to improve the city for everyone, rather than pushing out the poor in favor of incoming high-earners? How can it ensure that vibrant “ecosystems” in technology, medicine, and education are not in fact homogenous monocultures of wealth, educational attainment, and race? To be a thriving ecosystem, Boston must host the night-shift worker and the executive, the young professional and the golden-age retiree, the young immigrant family and the old-timer.

These diverse people all need places to put down **roots**. Mayor Marty Walsh’s administration projects that by 2030, Boston will need to build 53,000 new units of housing. The city is expected to swell to 700,000 residents, a number it has not had to accommodate since the 1950s. Of the 53,000 new units, at least 8,000 will need to be new low-income units, affordable for households earning \$50,000 or less.

53,000 Units by 2030



Unfortunately, however, funding for affordable housing has been reduced nationwide. Proposing that 15% of new units be affordable is not enough-- at least half of Boston households earn less than \$50,000. Additional work must be done. Current at-risk affordable units must be preserved; the under-funded Boston Housing Authority (which houses 10% of the city’s households) must be stabilized; and these 8,000 new units must be built.

The challenge is daunting, but must be surmounted. Low-income families cannot afford to be displaced, to areas where transportation options are thinner and jobs and services are harder to reach. Many families already spend a major part of their income to stay in the city-- often at the expense of food and medicine.

Currently, only 9% of Boston rentals are affordable—in the sense of costing up to 35% of income—for low-income households. 28,000 low-income households are paying 50% or more of their income in rent. Statistics confirm the sacrifices that families make: children of families with housing vouchers, capping the portion of income spent on rent, have better health. Choosing between health and housing is a choice no family should have to make.

In short, “growth” must never mean just taller buildings and a bigger tax base. The most important kind of urban growth is growing up, the city as a place that enables all children to blossom. For Boston to provide rich soil for kids of all backgrounds, it needs secure, affordable housing for all.



Team members meet with Councilor Tim McCarthy & staff to Councilor Andrea Campbell to discuss the affordable housing crisis and our proposed project.

9% Affordable



MATTAPAN

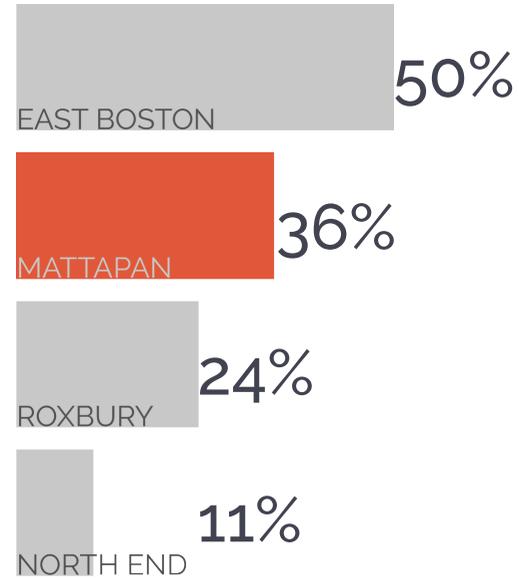


Our site is in Mattapan, a neighborhood in southern Boston with a population of 36,480 people. As of 2010, 81% of the population is African American, 8% is Caucasian, and the remainder is Asian, mixed race, or of another race. 7.3% of people identified as Hispanic. Historically, Mattapan has been a family-oriented, immigrant-friendly neighborhood, and it remains so today. However, the affordable housing crisis in Boston and throughout the nation has also hit Mattapan.

A Place for Families to Grow:

Mattapan is, and always has been, a place where people go to start and raise families. 22.8% of Mattapan's population are children under 18, the 4th-highest proportion among 22 neighborhoods in Boston. These families come to Mattapan and choose to stay. 38.9% of occupied housing units in Mattapan are owner-occupied, ranking 7th among Boston neighborhoods. Often, these families are multi-generational. Mattapan has the 5th-highest proportion of elderly residents in Boston, at 12.7%.

PERCENTAGE FOREIGN BORN BY NEIGHBORHOOD



A Gateway for Immigrants:

People from around the world choose to place their roots in Mattapan. Today, 35.9% of the population is foreign-born, the 2nd-highest proportion of any neighborhood in Boston. Many immigrants have come from countries like Haiti, Jamaica, and the Dominican Republic in recent years. 8% of households are linguistically isolated, meaning that nobody over the age of 14 speaks English "very well." Mattapan's diversity is not a recent development. The neighborhood has always been a welcoming hub for newcomers to this country and other people of color: from the Irish in the 19th century, to Jewish immigrants in the first half of the 20th-century, to African Americans in the second half of the 20th-century, to recent immigrants from the Caribbean.

ON-SITE AFFORDABLE HOUSING TO BE PRESERVED



The Need for Affordable Housing

There is a large need for Affordable family housing in Mattapan to ensure that the neighborhood continues to be a place where families can settle, grow, and blossom. Almost 20% of Mattapan households are in poverty, and 26.2% have received food stamps in the past 12 months. Median annual household income is \$44,744, while median gross rent for a household is \$1,220. Rental households are, at the median, spending more than 30% of their income on housing. Many are spending much more. Like the rest of Boston, affordable housing is desperately needed to preserve the family-oriented, opportunity-driven tradition of Mattapan's community.

COMMUNITY RESOURCES

Nestled between Walk Hill St and Hazelton St, 350 yards off of Blue Hill Ave, the site under consideration is not in the commercial heart of Mattapan. The storefronts are mostly take-away eateries; residents frequently drive to Dedham and other suburbs for community needs. Public transit access to downtown is available but not quick. There is bus service along Blue Hill Ave, a trolley at Mattapan Square or north to the Orange Line at Forest Hills, or walk 16 minutes (.8 miles) to the Morton Street stop on the commuter rail.

But these blocks are a hub of a different kind. Due in part to substantial public and private investment over the last seven years, the area is rich in community resources. In particular, it contains within a half-mile radius a number of significant places to help children grow and families thrive.



COMMUNITY RESOURCES

Mattapan Branch Library

The new Mattapan Branch Library opened in 2009, after a lengthy community effort and a \$16.7 million renovation, which tripled the space to 21,000 square feet. In addition to books, periodicals, and 30 well-used public-access computers, it contains meeting spaces that host numerous public programs. The Library has rooms specifically targeted towards younger children and teens, and current residents of all ages cited the library as a population destination in our interviews.



Imagine 2030 @ Mildred Ave Community Center

Mattapan Community Health Center

In 2012, another major resource opened: the Mattapan Community Health Center (MCHC), a \$34 million project funded in part by a \$11.5 million federal stimulus grant. A 59,000 square-foot facility, able to serve a network of 15,000 people, it hosts on the ground floor a pharmacy—the first large pharmacy in Mattapan in 30 years—and a Citizens Bank. In addition to standard medical and dental care, MCHC runs a “Diabetes WeCare Program”, helping community members to both prevent and manage diabetes, and the “Boston Healthy Start Initiative”, designed to improve birth outcomes for women of color in Mattapan through home visits and support until a child reaches 24 months.



Computers at Mattapan Branch Library

Mattapan Teen Center

After assessing an unmet need for indoor after-school spaces where teens can grow and thrive



Tennis courts and playground at Almont Park

and securing sufficient funding for a renovation of the old library, the Boy's & Girl's Club opened a Mattapan Teen Center at 10 Hazelton Street in November 2014. The clubhouse—mere steps from Urban Edge's Hazelton site—is open every day after school until 8PM, and in the summers. The center features a state-of-the-art recording studio, classroom space, computers, video games, a large multipurpose room, and a kitchen. Perhaps most important, however, is the sense that the space belongs to the club's teenage members. All you need to join for the year is an application, proof of age, and \$5—a great deal, as free dinner is served there every night. The center's staff strikes a balance between providing dedicated homework time, structured programming, and free time for the teens to choose their own activities.

Mildred Ave. Community Center

The Boston Center for Youth and Families (BCYF) operates the Mildred Ave. Community Center. The Center features a gym, a pool, and an auditorium, along with further community gathering spaces and many after-school programs. In the summer, BCYF hosts a camp there for six-to-ten-year-olds.

Almont Park / Hunt Playground

It's also an easy ten-minute walk from Hazelton to the newly renovated Almont Park and Hunt Playground, where the city spent \$4.2 million in 2014 and 2015 to put in a new football field, baseball diamond, and cricket pitch, along with new tennis courts, a basketball court,

and a state-of-the-art playground. Almont is home to the Mattapan Patriots, the local Pop Warner football team, which serves over 200 kids between the ages of 5 and 15. Since the Almont Park renovation, Global Premiere Soccer has also started a free soccer program for hundreds of local children, tapping into previously unmet demand within the area's immigrant community.

Urban Farming Institute

With help from Boston's Department of Neighborhood Development and Historic Boston, the Urban Farming Institute plans to place its headquarters—and a new working urban farm—an eight-minute walk from the Hazelton site. Its mission to train people on how to grow and eat healthy food meshes well with the aims of the Mattapan Food & Fitness Coalition. This local grassroots group has brought a farmers' market to Mattapan and is pushing for greater local access to healthy food year-round, and sponsors various exercise initiatives in Mattapan.



Historic Fowler Clark Farm, future HQ of Urban Farming Institute

COMMUNITY VOICES

NEW SPACES



Current outdoor space on-site (70 Hazelton)



New play structure at Urban Edge Jackson Commons site

A Space for Children to Play

To understand neighborhood needs this site could address, we spoke with numerous local program providers, Urban Edge staff, city officials connected to Mattapan, and current site residents. Several themes emerged from these conversations.

In three of the apartments we visited, young children were running back and forth across the rooms. One father often takes his two-year-old twins and six-year-old to the playground at Almont Park, ten minutes away. But his children don't play outside at home, because neighbors frequently walk their dogs through the site without cleaning up. He says that, "if indoor and outdoor on-site play spaces existed, his children would use them "all the time". Another mother agrees; her daughters were kicking a ball back and forth across the dining room when we visited. Other neighbors said that kids currently play in the wide corridors of the building, since no other indoor play spaces are available, and that the noise echoes into their apartments.

According to **Celia Contelmo**, the children's librarian at the Mattapan Branch library, one of the library's biggest draws is that it provides a free, safe indoor space for kids to be without their parents. **Donald Wright**, deputy director at the Department of Neighborhood Development, and **Hugues Monestime**, a senior planner at the BRA, agree that "safe places to play", especially indoors during bad weather, are a major community need.

Flexible Indoor Space

Adults need recreational spaces too. **Arealus Pough** of Lena Park CDC, **Jasmin Johansen** of ABCD's Mattapan Family Center, and **Maurice Gordon** of the library all report frequent requests for space to host family reunions and birthday parties. At the site, one man confirmed that he'd love to have space to host a family event. A resident who has lived at 60 Hazelton for 26 years noted that her extended family has on-site gatherings outdoors in nice weather, but has nowhere to do so in the winter.



Flexible meeting space at Lena Park Community Center

COMMUNITY VOICES

LIFELONG LEARNING

A large multifunctional indoor space would also enable Urban Edge to run programs on-site.

Marilyn Salgado of Urban Edge showed us a space at a UE site that is used for Pre-K readiness programs, and another that is used for Zumba and parent-child programs. One site resident spoke positively of Urban Edge's pre-parenting class, but said it was too far away. Others noted that they had not considered participating in Urban Edge programming because of the distance. Urban Edge already has a relationship with Lena Park, which has experience tailoring programs to Mattapan needs and bringing in outside professionals to run programs like yoga, robotics, or line-dancing. Opportunities for partnership between the site and outside programs are ripe.



Meeting with Arealus Pough at Lena Park in colorful room

Office & Computer Space

Urban Edge also offers a number of one-on-one programs, like free tax preparation and benefit assessments. But as one young man noted, while the property manager Winn Residential is suitably responsive, he rarely has contact with Urban Edge. **Nicole Chandler** of Urban Edge confirms that lack of space means there's nowhere for UE to hold one-on-one office hours at the site. She also notes that computer labs have been successful at other Urban Edge sites, especially when UE is able to schedule time to teach older residents how to use the computers. Residents agree they would use a computer lab; a six-year-old in the building currently uses the branch library computers, for instance, but only when his father can take him there. **Maurice Gordon** of the library said that technology classes are some of the branch's most popular offerings. Mattapan Tech Academy also runs programs to improve local residents' technological literacy, but it is located further down Blue Hill Avenue.

Language Learning

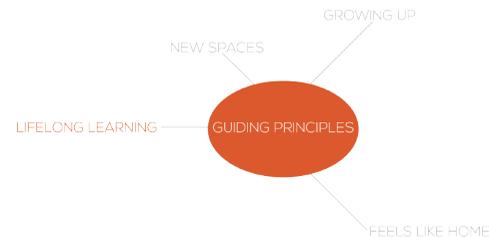
Mattapan has many linguistically isolated households; a number of site residents primarily speak Haitian Creole or Spanish. Amber Dickerson of Mattapan United, and Elizabeth Pimentel of Councilor Andrea Campbell's staff, both mentioned plans to have more translation available at their events. Rashad Cope, Director of the Mattahunt Community Center, recently added a Haitian Creole speaker to his staff. Jasmin says that ABCD's ESL classes have long waitlists of up to 300 people. The library offers weekly ESL as well. And Mattahunt Community Center and ABCD recently launched an ESL partnership aimed at Haitian immigrants, imitating a model from Boston Chinatown Neighborhood Collaborative. The Barr Foundation has provided a two-year grant for the pilot; if successful, it could expand to other sites.



Computer Lab and technology instructor at Lena Park



Meeting with Rashad Cope of Mattahunt Community Center, home of new ESL collaboration with ABCD.



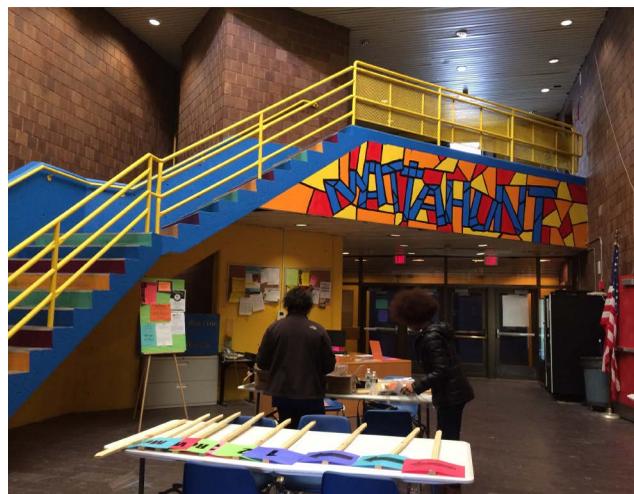
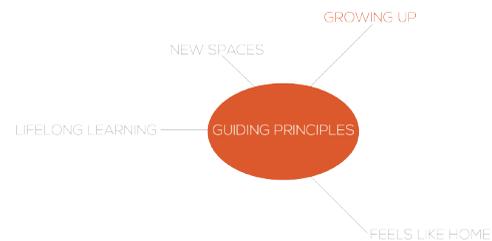
COMMUNITY VOICES

GROWING UP

Support for Teens

We heard from many people that there is a large and underserved teenage population in the area. **Ronald Carroll**, Director of the new Mattapan Teen Center, noted that some neighbors were initially nervous about the center, but are now enthusiastic supporters. **Jasmin** reported a divide among Mattapan teens: because there's no high school in Mattapan, those doing well in school often become active in their school community in another neighborhood, while those less invested in school are more likely to spend time in Mattapan afterschool and more easily drawn into trouble. Ron wants to provide these teens with a clubhouse which stays open late—currently until 8PM—and provides a base after school and in the summer. The teens call him “Uncle Ron”, and the club is a second home for them. Both he and **Rashad** stressed the importance of exposing teens to adult mentors who are in their twenties and thirties. Unfortunately, many successful young people either move out or get jobs that keep them away from Mattapan most of the day.

Nicole points out that, while older teens are often a focus, there's also a lack of programs for 10-14 year olds; summer camps like Mildred Avenue Community Center's run until age 10, and local youth jobs programs like SummerWorks usually start at age 14. There are some camps that serve this population, but knowing about them is a hurdle; the nonprofit Give a Summer has noted that providing the right information to parents is perhaps an even greater hurdle than affordability or availability when it comes to youth programming.



Mattahunt CC runs school-year and summer programs.



Rashad Cope at MCC lives and works in Mattapan.

Urban Farming

One resident already has twenty plants in his apartment. Asked if he'd plant outside if there were dedicated beds for doing so, he said he'd grow tomatoes.

Another woman said that in her native Dominican Republic, people love to eat things they've grown themselves.

Many residents said they could see themselves gardening; some currently buy produce at a distant and expensive Whole Foods in order to ensure healthy options.



ReVision Urban Farming workshop at Mattapan Branch Library

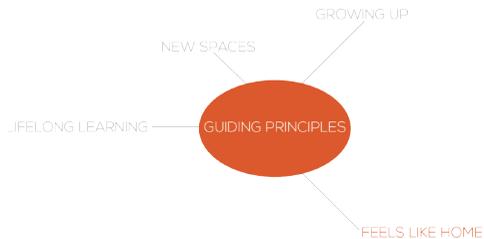
COMMUNITY VOICES

FEELS LIKE HOME

Preserving Neighborhood Fabric

Elizabeth Pimentel stresses the importance of gearing new development at the existing neighborhood community. **Jasmin** agrees; ABCD's objective is to lock in long-term affordability before gentrification hits Mattapan, focused on housing that encourages community permanence rather than displacement. Several people noted that Mattapan has a lot of homeowners, but the neighborhood is also home to low-income renters, for whom language barriers or other demands are an obstacle to community involvement. At community meetings, attendees stress the need to build up Mattapan as a "place": while they want it better connected to other areas, what they want most of all is for it to be somewhere that people want to stay and spend time.

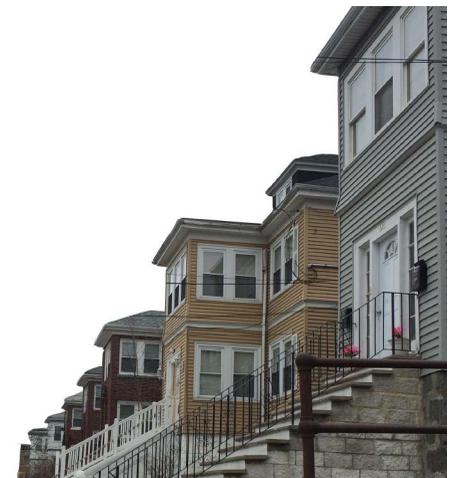
But they want that place to continue to feel like home. **Sean Cheatum**, also of Councilor Campbell's office, recommended using building materials that match the aesthetic of the surrounding blocks. After consulting with area residents, **Lena Park** and the Teen Center have both painted their interiors in bright colors. **Lena Park** also hangs local art on its walls, and ABCD has plans to showcase more local artists around Mattapan. Councilor **Tim McCarthy** notes that such design details can make the difference in the success of a development; the key is to give people a sense of ownership so they participate in a project's upkeep. And the benefits of engaging residents can spill outwards. Looking at our proposed plan for the site, **Hugues Monestime** of the BRA commented that, "It enlivens Hazelton, it enlivens Walk Hill, and it will help with visibility on both streets." More eyes on the street would both slow traffic and deter crime, and filling in the block would help to further knit the streetscape together.



The team meets with Hugues Monestime, BRA senior planner for Mattapan, to discuss our site plan.



ADJACENT HOUSING STOCK ON HAZELTON ST



ADJACENT HOUSING STOCK ON WALK HILL ST.



DESIGN

VISION

Hazelton Terraces will:

- Create vibrant, safe and secure places for Mattapan residents of all means to raise their families
- Provide families with spacious indoor and outdoor areas for playing, organizing events and accessing community programs
- Maintain the character of the community by echoing the aesthetic context of the surrounding neighborhood
- Connect people to place by understanding and responding to what current residents and the broader Mattapan community want in new development;
- Improve lives by providing affordable, high-quality housing at a time when supply is struggling to meet demand.



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

SITE PLAN

Existing Site



60 Hazelton is a brick former school, containing 15 units of affordable housing that our project is retaining. The current 70 Hazelton structure is a small two-floor building containing 8 units of affordable housing which we will demolish and replace with two new structures containing 38 affordable units, for a net increase of 30 affordable units on-site.



DESIGN STRATEGY

FAMILIES FIRST

COMMUNITY SPACE

A connected network of indoor and outdoor community spaces puts residents first: allowing them the flexibility to program the space to suit their unique needs: from a quinceñera to a financial literacy class.

ROOFTOP SOLAR PANELS

Rooftop solar panels, funded through subsidies, offset peak demand and is a valuable tool in our overall sustainability goals.

PRIVATE TERRACES

Our unique terraced design allow our 3BR homes to have access to a large semi-green rooftop that provides a private outdoor space in a multi-family context overlooking the lush, landscaped courtyard.

NORTH-SOUTH ORIENTATION

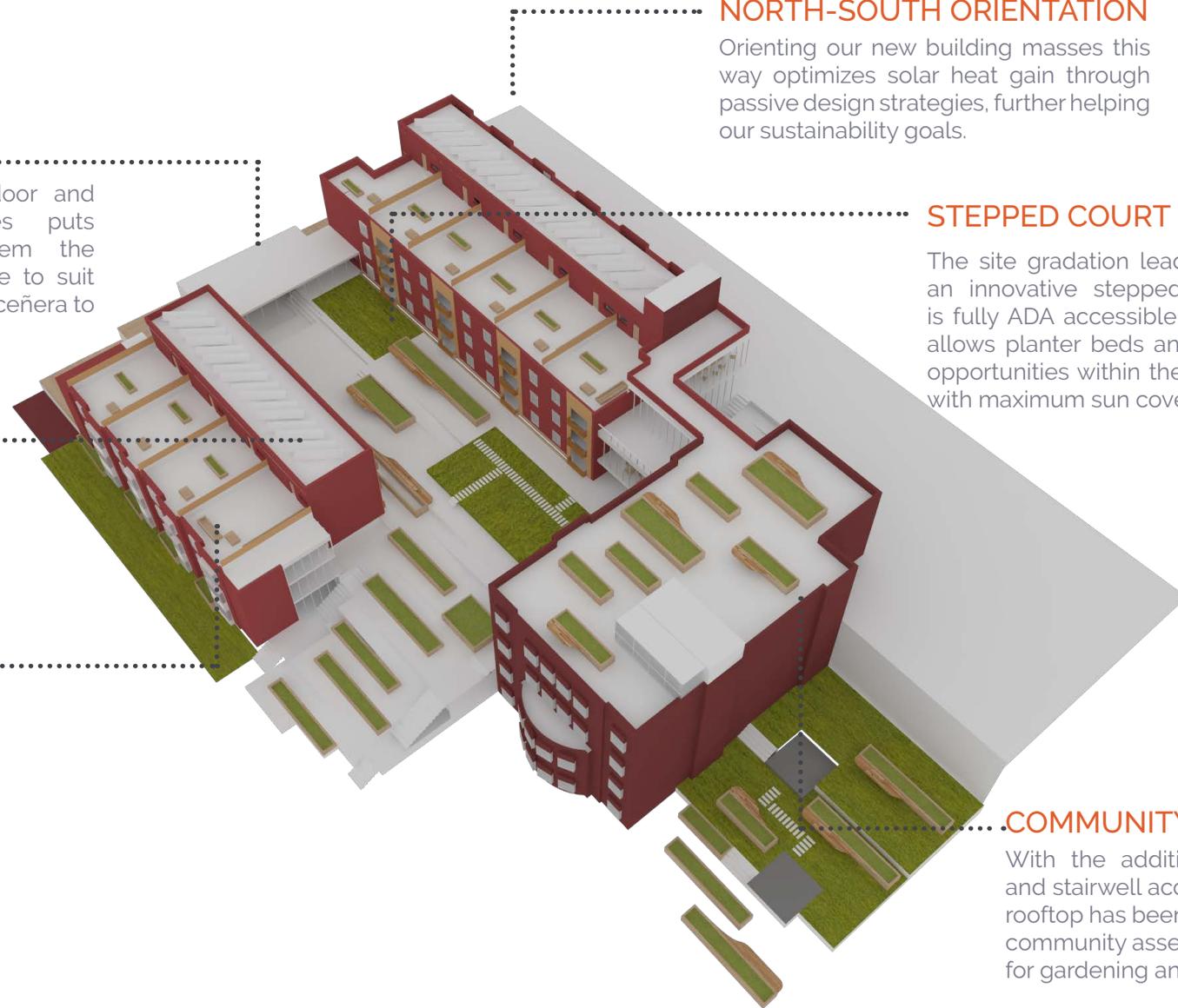
Orienting our new building masses this way optimizes solar heat gain through passive design strategies, further helping our sustainability goals.

STEPPED COURTYARD

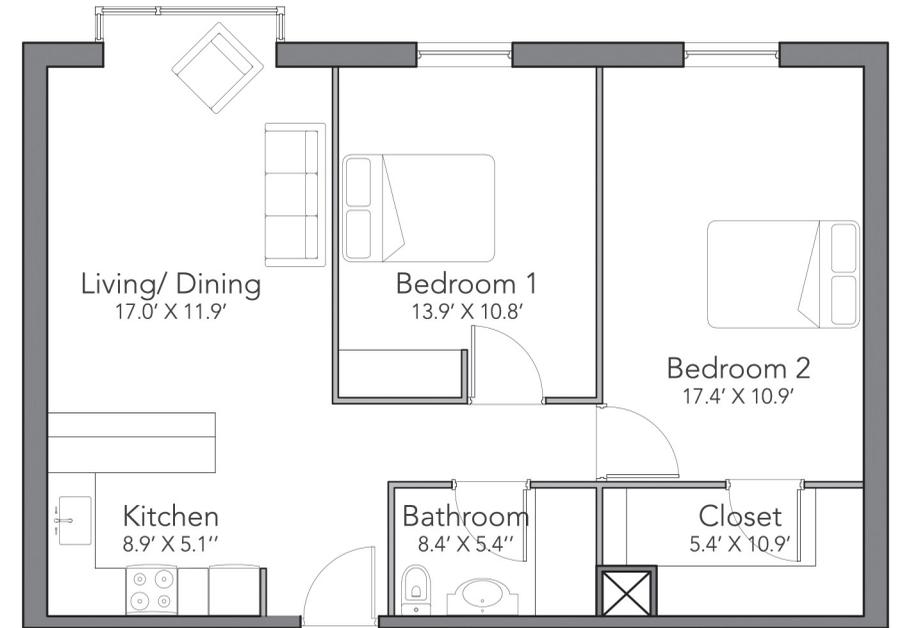
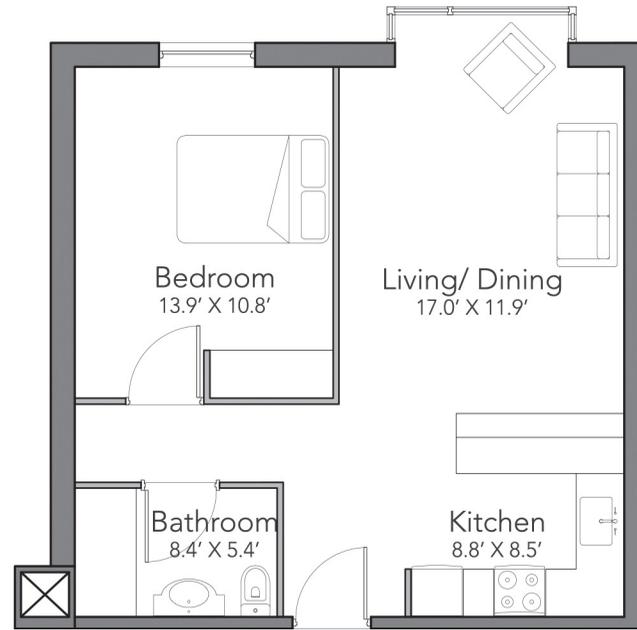
The site gradation leads the design to an innovative stepped courtyard that is fully ADA accessible. The space also allows planter beds and urban farming opportunities within the design scheme with maximum sun coverage.

COMMUNITY TERRACES

With the addition of an elevator and stairwell access, the old school rooftop has been transformed into a community asset with opportunities for gardening and recreation.



UNIT PLANS



1 BEDROOM

GROSS AREA 620 SF

NET AREA 545 SF

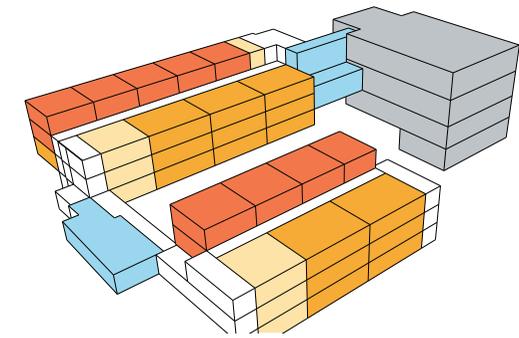
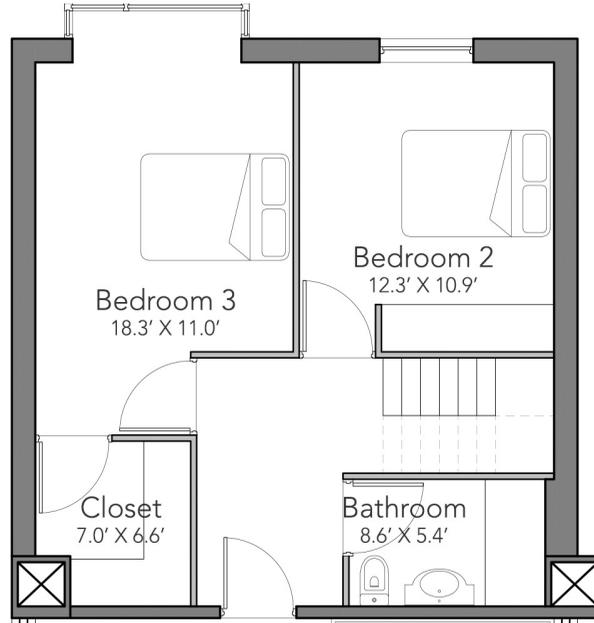
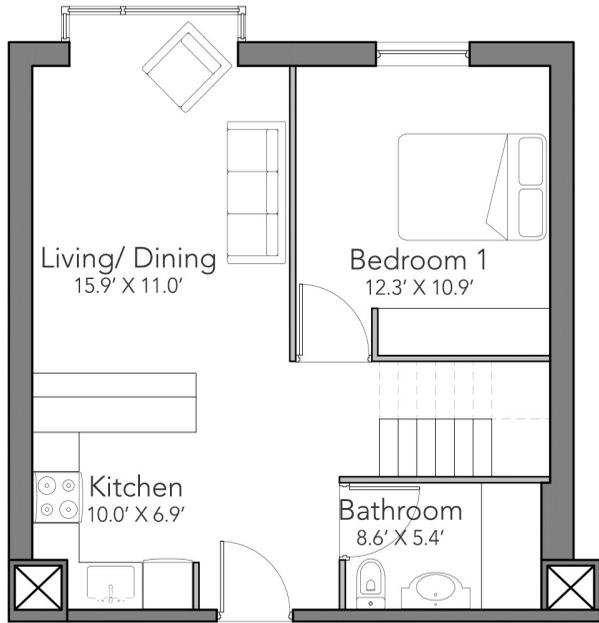


2 BEDROOM

GROSS AREA 895 SF

NET AREA 795 SF

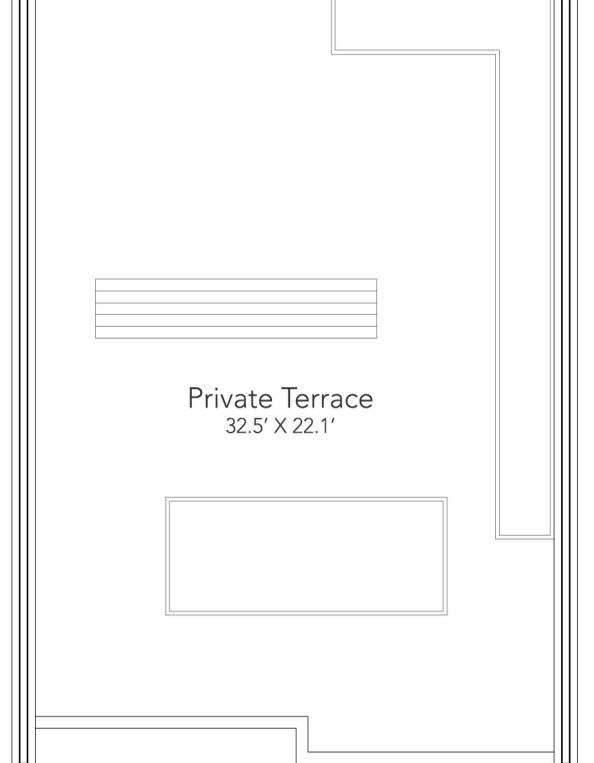




3 BEDROOM DUPLEX

GROSS AREA 1250 SF

NET AREA 1000 SF

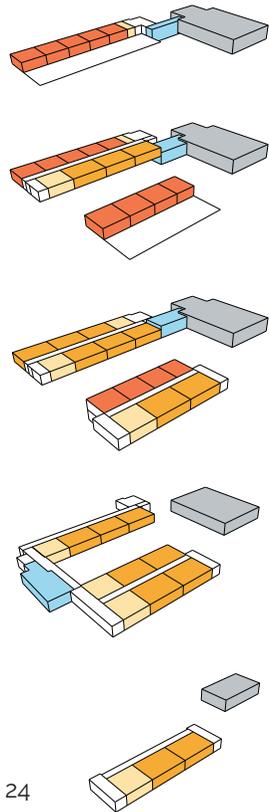


UNIT MIX

9	1 BEDROOM
20	2 BEDROOM
9	3 BEDROOM

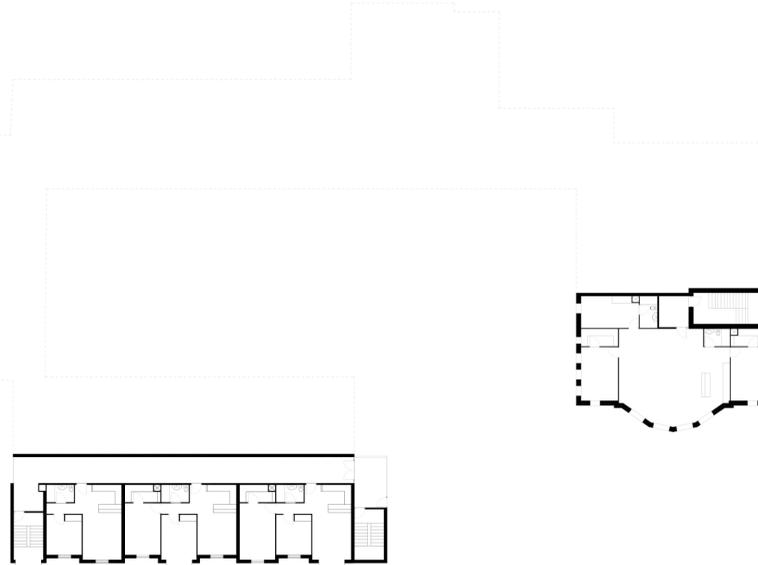
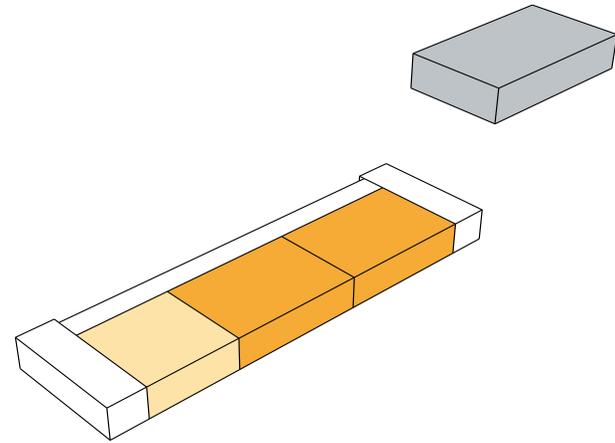
FLOOR PLANS

We don't have a typical floor plan. With a grade challenge and our innovative terraced response, each floor offers an unique experience into the property.



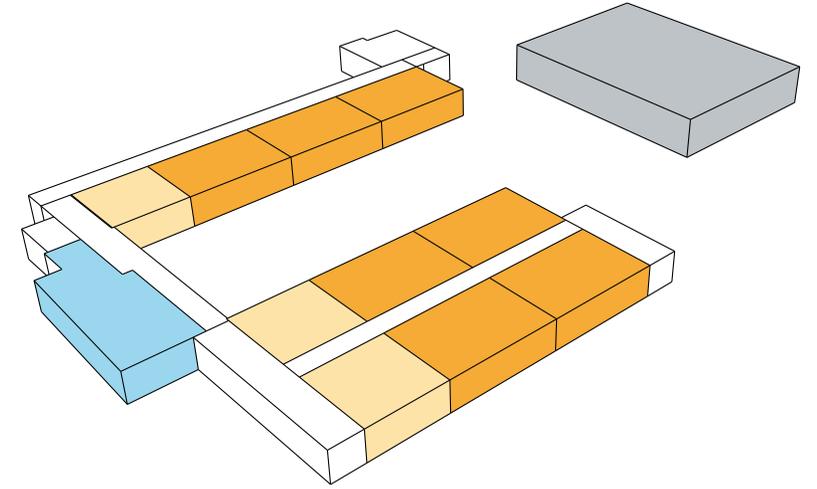
Plans at Elevation:

04'



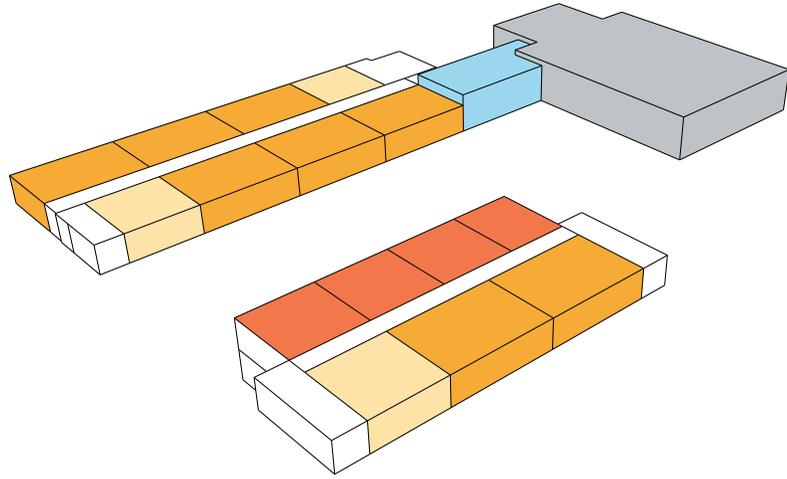
Plans at Elevation:

18'



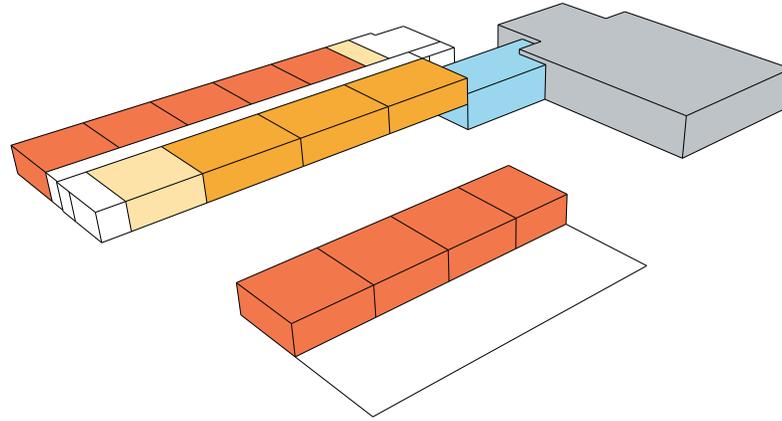
Plans at Elevation:

28'



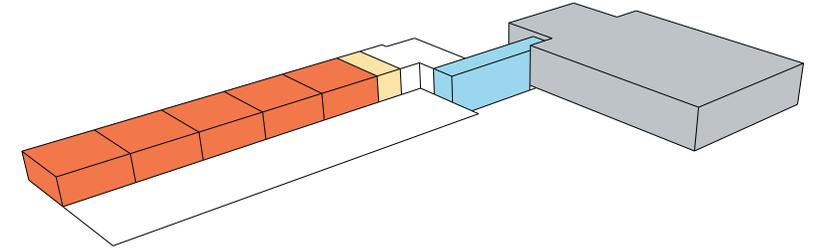
Plans at Elevation:

38'



Plans at Elevation:

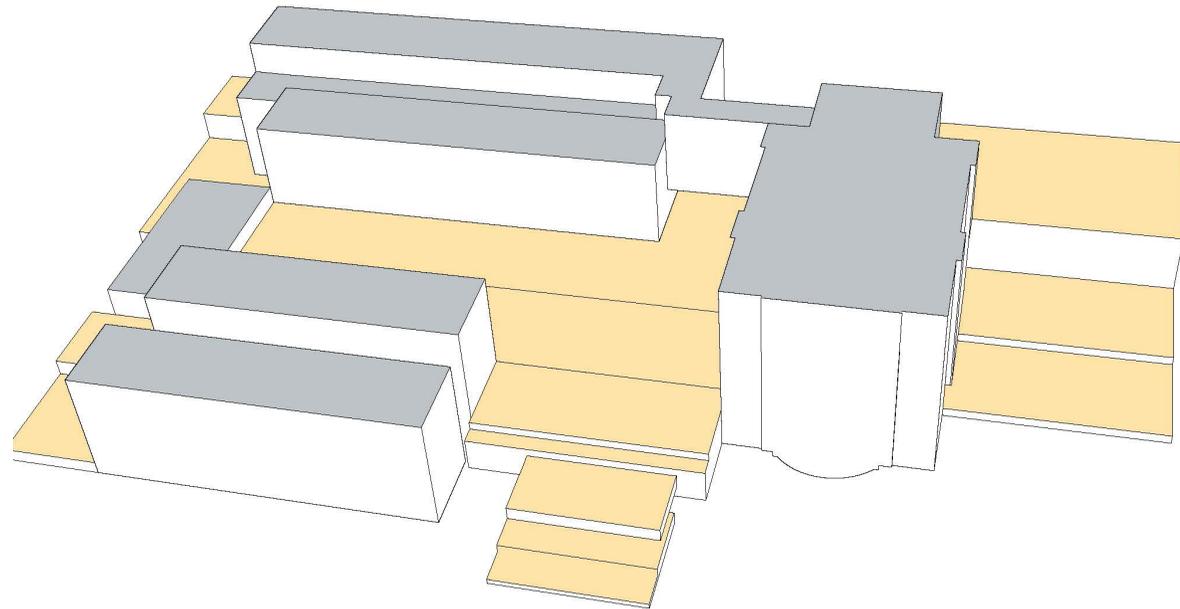
48'



ELEMENTS

MASSING

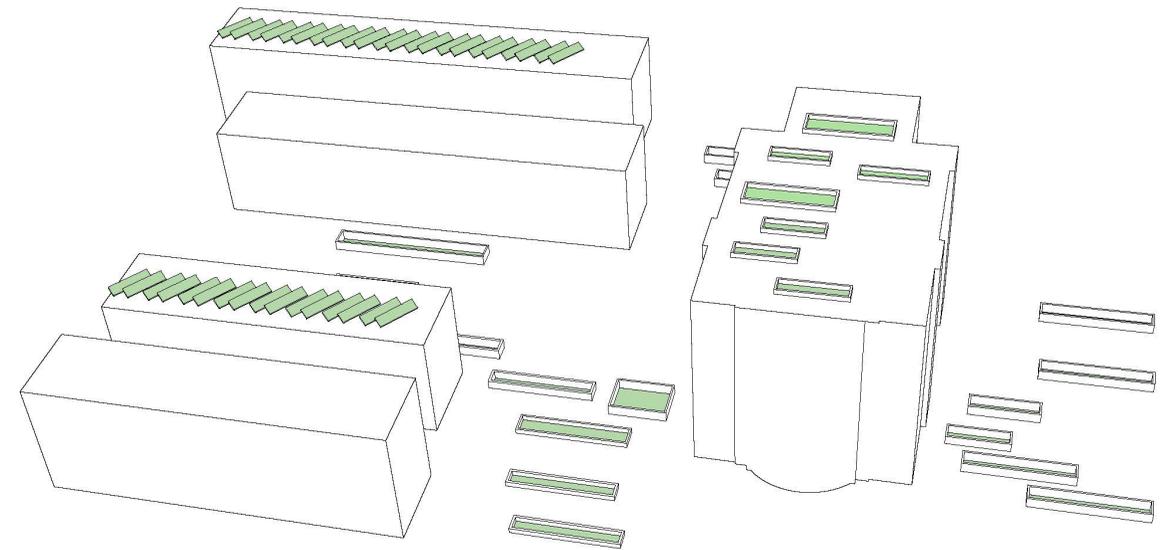
The use of double loaded corridors proves to be economically efficient; creating staggered masses with a common connection gives the site it's unique character.



Design Massing
■ Building Massing
■ Terrace

SUSTAINABILITY

Our rooftops allow for community space and energy generation. There is ample space throughout the property for urban farming, a type of program that has already had success in Mattapan..



Sustainability
■ Orientation/PV/ Urban Farm

CIRCULATION: SITE

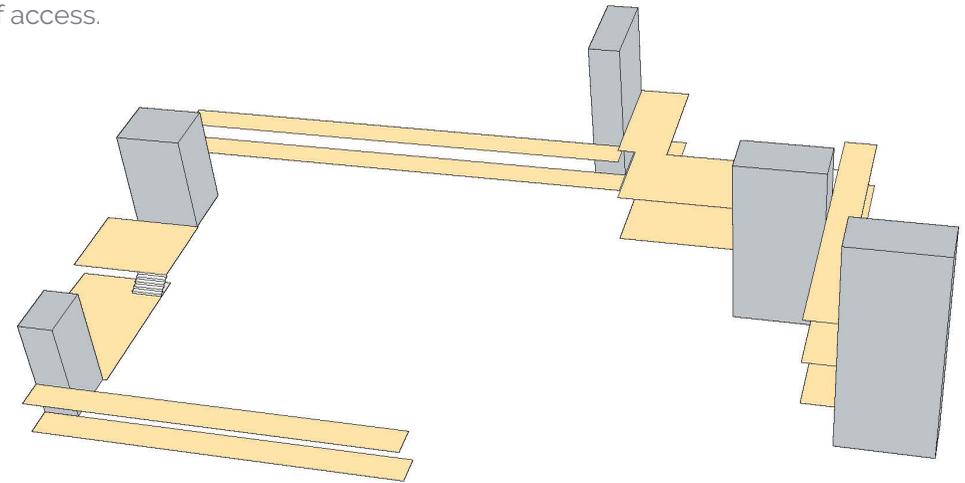
ADA Accessibility with the use of ramps was integrated into the landscaping of the site. The ramps and planter beds create a stepped court that intertwine the space into a complete community.



Outdoor Circulation
----- Accessibility
■ Railings

CIRCULATION: BUILDING

An important part of our design criteria was to create one contiguous circulation path that connected our existing school building along with the new construction horizontally and vertically with corridors, stairwells, and a singular elevator with roof access.



Circulation within Building
■ Vertical Circulation
■ Horizontal Circulation

ONE SPACE: MANY USES

Children's Room/Playground

Urban Edge pre-K readiness program: With Urban Edge staff and community volunteers, the children and their parents engage in reading, arts and crafts, and storytelling.

Birthday Party: Kids stream outside to the swings and slides in the playground. Some parents and grandparents arrange lunches and put candles on the cake in the kitchenette, while others decorate the children's room.

Afternoon Story Time: A librarian from the Mattapan Branch Library comes to Hazelton Terraces to read to kids in the afternoon. Children and parents pick up brochures and sign up to attend educational events at the library.

Flexible Community Room

Mattapan Community Health Center "Open House": Residents stop by to learn about MCHC programs, such as the "Diabetes WeCare Program" and the "Boston Healthy Start Initiative." Nurses are on hand to check blood pressure and answer resident's medical questions.

English as a Second Language classes: Residents and visitors gather in the Community Room for an English as a Second Language Class, targeted towards Haitian Creole speakers.

Back-to-school Drive: Urban Edge uses the Community Room as a distribution site for a "back-to-school" drive. Families from Hazelton Terraces and other Urban Edge sites in Mattapan arrive to pick up free school supplies.

Computer Lab/Small Office

Urban Edge Office Hours: An Urban Edge staff member holds "Office Hours" in the computer lab. Residents of Hazelton Terraces and other Urban Edge Mattapan sites come to sign up for public benefits, receive financial counseling and learn about Urban Edge programs.

After School Homework Session: Students use the computer lab to access the Internet to complete homework assignments.

Cross-generational Tech Literacy: A teenage boy teaches his grandfather how to access the Internet in the computer lab.

Our community spaces will be used for multiple purposes, reflecting the diverse interests and needs of the residents of Hazelton Terraces.

The Indoor Community Space Imagined with a Variety of Programming

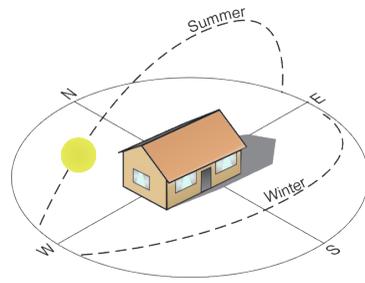




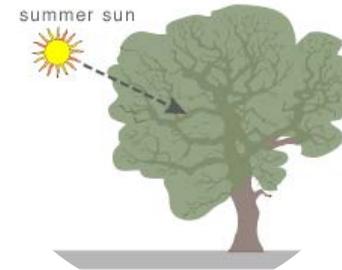
SUSTAINABILITY

DESIGN FEATURES

North-South Orientation



Trees for shading



Urban Farming



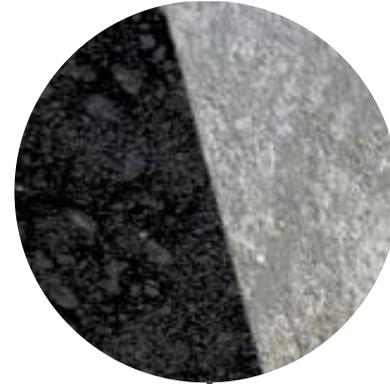
Insulated Exterior Sheathing



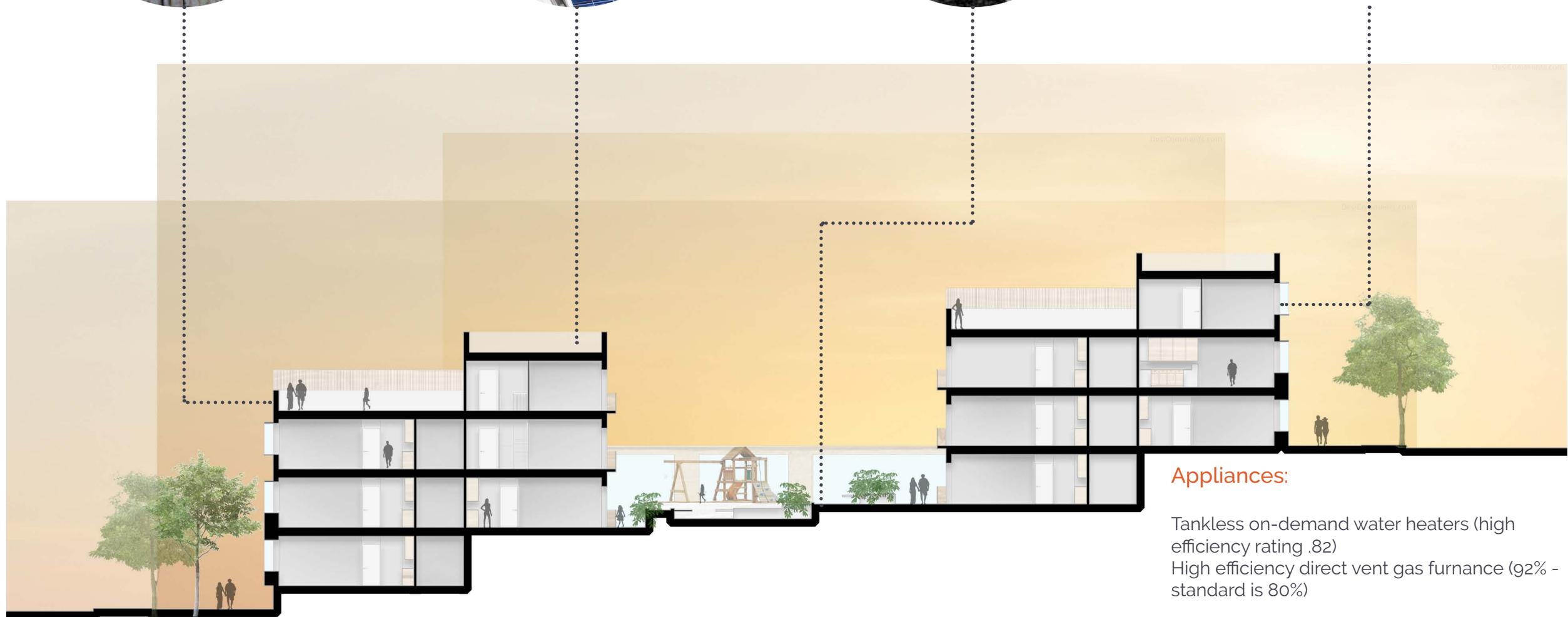
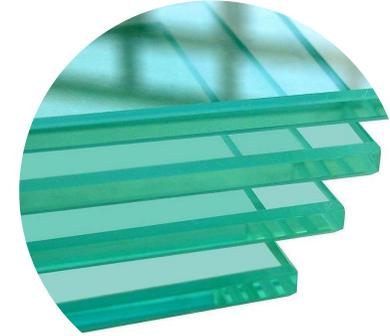
Solar Panels on Roof



Concrete in place of Asphalt



Tempered Glass



Appliances:

- Tankless on-demand water heaters (high efficiency rating .82)
- High efficiency direct vent gas furnace (92% - standard is 80%)

SMART GROWTH

A development strategy that embraces the principles of "Smart Growth" is one that makes a community more attractive, protects our natural environment, and promotes economic development. Hazelton Terraces fully embraces Smart Growth by promoting "placemaking" principles, expanding housing opportunities, and reusing and preserving historic resources.

Placemaking

Placemaking improves local communities by focusing on people and the places in which they live. It is both a guiding principle and an implementable approach that strengthens the connection between people and their physical space, for example through the creation of dynamic community spaces and public art. An effective placemaking process asks how people use space and responds to community needs in constructing physical development. The Hazelton Terraces fully embodies this approach. Our team held meetings with numerous community leaders and residents, asking who lives in the neighborhood, learning what they like about living here, and listening to how we can make their lives better. The stories we heard were central to our design: our plan is vibrant, family-oriented, connected to the community, and will be a place that Mattapan's families will want to live and grow up in.



Outdoor mural at Mattahunt Community Center.

Increasing Housing Opportunities

Hazelton Terraces will increase housing opportunities for people of limited means in a way that maintains the community's character. Our plan raises the number of units on the site from 23 to 53 units. Units will be affordable for people whose incomes are as low as 20% of area median income, some of whom are formerly homeless. At the same time, our new buildings will not change the character of the neighborhood. The exteriors of the new building on Hazelton Street will mimic the family homes currently on the street in their height and brick veneer exteriors. The new buildings on Hazelton and Walk Hill Streets will have the same setback as the other homes on each street, respectively. Our plan will be built for Mattapan families in a way that fits into Mattapan's existing social and physical fabric.



Current multifamily housing on the block.

Reuse and Preservation

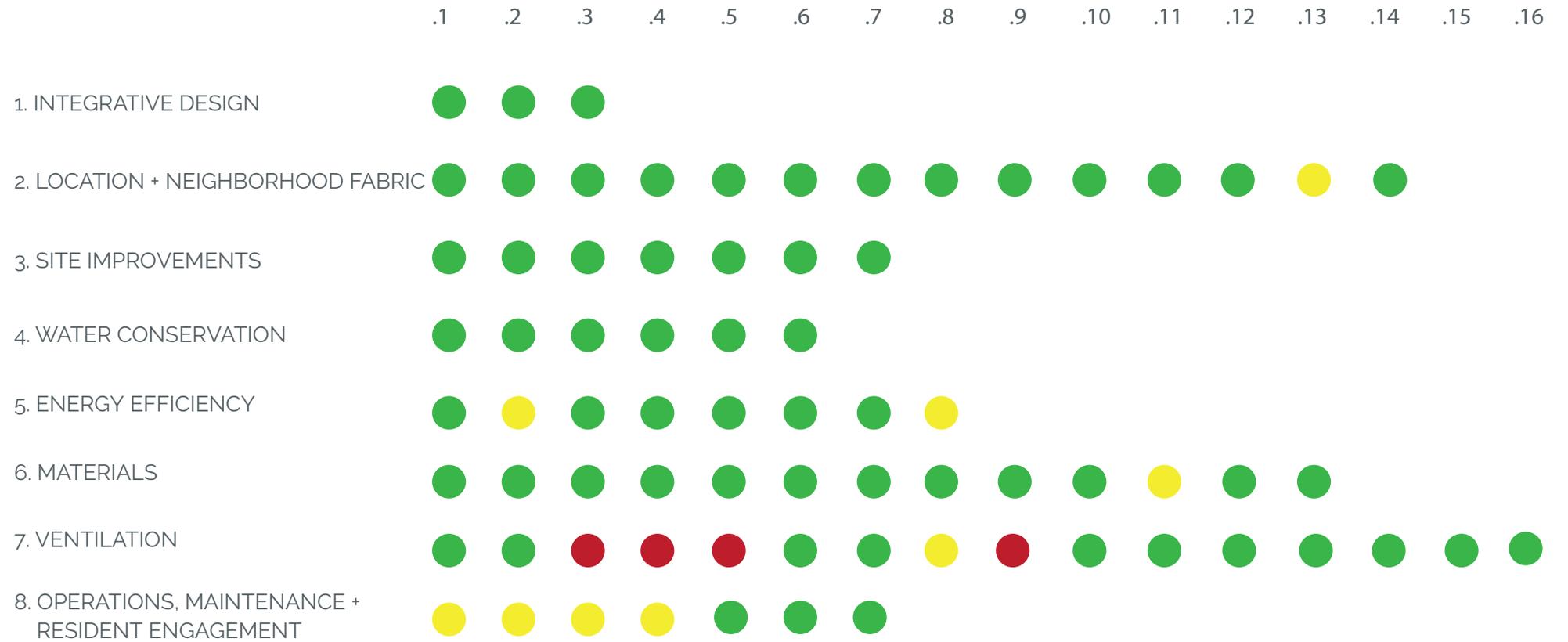
Finally, our plan promotes sustainability because it reuses existing buildings and preserves historic resources. Our site currently has two historic buildings; both are former schools that were repurposed for affordable housing in the late twentieth century. While we are removing one structure from the site, we are preserving and improving the former Charles Logue school building. We are also preserving the site's distinctive hill while adapting it for innovative new uses like landscaping, roof terraces, and community space.



Former school at 60 Hazelton, with affordable units to be preserved.

ENTERPRISE GREEN COMMUNITIES

Urban Edge uses the Enterprise Community sustainability criteria to evaluate their properties for green goals. Our team also consulted with Austin Energy Green Building, a leader in sustainability nationwide. This matrix provides a summary of our project based on this criteria. More information about the specific criteria can be found on the Enterprise Green Communities website.





FINANCE

BY THE NUMBERS

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

8 newly created units for formerly homeless families

Families save an average of **\$338** in monthly rent compared to comparable market rates

Expands the site's current square footage by **250%**

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



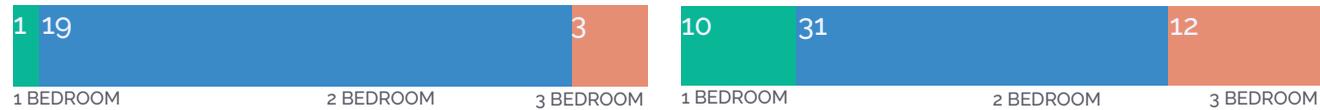
Financial literacy classes in flexible room space

UNIT MIX

BEFORE

AFTER

Units



Affordability



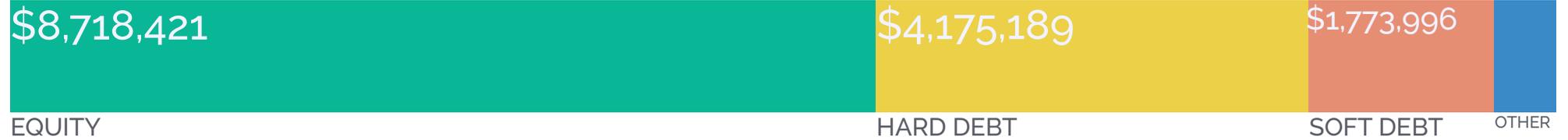
On the current site, the vast majority of units (83%) are two-bedroom. With over 20% of units reserved for three bedroom, this project ensures affordability for larger families who may not have the flexibility of smaller households. An expansion of one-bedroom units could provide single parents with a young child an affordable housing solution on a site with the appropriate amenities and community supports.

Whereas all of the current site's units are reserved for families with incomes at or below 80% of AMI, this project deepens existing affordability with its 38 new units. By preserving the 80% units within 60 Hazelton and constructing new units at varying levels of affordability, this site will serve households with incomes at or below 30%, 50%, 60% and 80% of AMI.

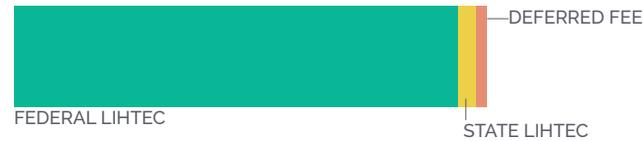
In keeping with Urban Edge's program objectives, The Hazelton Terraces expands and deepens current affordability. With a diverse mix of one, two and three-bedrooms throughout many levels of affordability, this project reaches families with a variety of affordability needs.

Affordability (% AMI)						
Unit Mix	30%	50%	60%	80%	Total	%
1 BR	0	9	0	1	10	19%
2 BR	4	6	10	11	31	58%
3 BR	4	0	5	3	12	23%
Total	8	15	15	15	53	
%	15%	28%	28%	28%		

SOURCES



EQUITY



Urban Edge: Harvard Hill		LIHTC Model	
Fed LIHTC	9%		
total eligible development costs		15,067,606	
less: HTC basis reduction		1,291,892	
Total qualified basis		13,775,714	
boost (hard to develop area)	YES	130%	
Total qualified basis (w/ boost)		17,908,428	
percent low income		100%	
applicable rate		7.4%	
maximum annual tax credit amount		1,024,913	
QAP Cap		855,000	
per unit QAP cap		250,000	
eligible LIHTC		8,550,000	
price		0.95	
equity raise		8,122,500	
State LIHTC			
tax credit ask	2016 QAP max	400,000	
years		5	
eligible LIHTC		2,000,000	
price		1	
max equity raise		1,500,000	
max credit per unit		12,000	
units		38	
equity raise		456,000	

DEBT

SOFT DEBT



Construction and Permanent Loan

This proposal assumes the receipt of a \$12.3mm construction loan from Citizen's Bank, N.A. This loan carries a 12-month term and an interest rate of 3%. Citizen's Bank has also indicated interest serving as the lender for the project's \$4.1mm permanent loan. With a reduced interest rate as the result of FHLP AHP subsidy, our financing assumes a rate of 2.75% and a term of 30 years. While the sizing of our permanent loan was calculated using a 115% DSCF, our proposed loan is much smaller than the maximum. Throughout a fifteen-year time horizon, our proposed operating budget provides a DSCF of over 150% of NOI.

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 Deferred 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: CONTINUED

Low Income Housing Tax Credits (Federal & State):

Hazelton Terraces goes far beyond the Federal minimum requirements for LIHTC funding. In fact, our development meets or exceeds each of the Massachusetts Department of Housing and Community Development's (DHCD) four priority categories for 9% LIHTC funding:

- Housing for extremely low-income (ELI) families, (less than 30% of Area Median Income)
- Investment in distressed neighborhoods
- Preservation of existing affordability
- Family housing near community resources

With 60% of our units exceeding the LIHTC affordability threshold and 21% of our new units reserved for ELI families, the Hazelton Terraces is an exceptional candidate for allocation of tax credit financing. Situated in a HUD designated "Qualified Census Tract" QCT and a DHCD "Difficult to Develop" (DDA) area, this project receives a 30% basis boost in eligible development costs while serving a priority community.

Furthermore, with a focus on family housing, this project exceeds the 2016 Qualified Allocation Plan (QAP) priority preferences for both two and three-bedroom units. These factors lead us to anticipate the disbursement of LIHTC funds by Fall 2017, as the majority of 2016 funds are currently pledged.

While a candidate for nearly \$20mm in State and Federal LIHTC funding, DHCD per unit caps reduce our expected funding to less than half of that. While our Federal LIHTC assumes a \$0.95 syndication yield, it is reasonable to expect a higher credit due to recent market trends. Using these conservative assumptions, we anticipate receiving \$8,122,500 in Federal LIHTC and \$456,000 in State LIHTC. These two funding sources account for 57% of Harvard Hill's total sources of funding.

Federal Home Loan Bank of Boston: Affordable Housing Program

With 60% of Harvard Hill's new units at 50% Area Median Income (AMI) or less, this project qualifies for a large percentage of points awarded from the FHLB's Affordable Housing Program. 60% of units will serve families earning less than 50% of AMI, and 21% of units are reserved for formerly homeless individuals, two explicit priorities of the FHLB Boston. Through on-site services and a design focused on neighborhood integration and placemaking, Hazelton Terraces are poised to meet many of the FHLB's policy-based criteria. Given the bank's recent history of support to similar low-income housing rental units in the area, we anticipate that we can receive \$400,000 in grant funding. Furthermore, the combination of direct subsidy and subsidized advance will enable a considerable interest rate reduction on the project's permanent loan.

State Affordable Housing Trust Fund

The Massachusetts Affordable Housing Trust Fund (AHTF) provides deferred loan funding for projects that preserve and create affordable options in the state's communities. Hazelton Terraces falls within the AHTF's preferences towards affordable housing developed by nonprofits, households earning under 80% of AMI, families, the disabled and the formerly homeless. All units in this development exceed the affordability criteria by serving families earning less than 60% of AMI. The affordability level and the design elements earlier described also position this project to meet all other preferred categories for AHTF funding. This project also adheres to the Commonwealth's Sustainable Development principles by creating housing within walking distance of a new public library, community health center and main streets retail hub. Furthermore, DHCD has set aside \$3,000,000 in annual funding for developments that include affordable units for the homeless. We believe that we can secure at least \$500,000 in AHTF funding for this project. This remains well below the State's \$1,000,000 per project cap.

State HOME

HOME is a federally-funded investment program that distributes funding to state-level housing agencies, which then distribute the funds locally. With 38 newly constructed units, the Harvard Hill redevelopment project falls below the 50 unit threshold that HOME prioritizes. This project also meets the affordability criteria, with all households earning below 60% of AMI and 20% of households within that at 50% AMI. This project will seek \$400,000 in State HOME funding. While this project will seek three separate sources of State funding, the combined per-unit funding remains well below the State's \$100,000 threshold.

City HOME

In order to secure State HOME funding, this project will be seeking matched funds from the eligible entitlement community of the City of Boston by way of the Department of Neighborhood Development. Minimum matching is at 25 cents to every dollar. We will be seeking a partial matching amount of \$300,000 in city HOME funding for the Harvard Hill redevelopment.

City Neighborhood Housing Trust Fund

Boston's Neighborhood Housing Trust (NHT) collects and distributes funding acquired through the linkage fees charged to large-scale commercial real estate developers in the Boston area. Again, Hazelton Terraces appears a competitive applicant. With current site control, strong capacity and a proven track record, Urban Edge meets the outlined qualitative criteria. The project's deep affordability and emphasis on serving formerly homeless families provides further support. While sites in Mattapan have received NHT funding in the past, linkage funds have not saturated the neighborhood. Based upon historical per unit funding allocated to similar Mattapan developments, we estimate that this project is eligible to receive \$573,996 in NHT funding.

No Cost Solar from BCC

We intend to make use of an innovative solar funding program sponsored by Boston Community Capital, which installs solar panels on non-profit affordable housing developments at no capital costs to the owner. BCC owns the panels, and we would enter into a PPA to buy the solar energy they generate for twenty years at a price lower than historic energy costs, which will save money for our residents over the long term. This has been done successfully for comparable projects, including Cass House, a 41-unit affordable rental development in Dorchester.

USES

ACQUISITION COSTS
\$891,892

CONSTRUCTION COSTS
\$11,135,625

SOFT COSTS
\$3,053,586

Construction Costs

Construction Costs:			
Cost Category:	Total Costs:	Per Sq. Ft.	Per Unit
Demolition:	\$ 68,040	\$ 1.46	\$ 1,791
Site Work:	\$ 600,000	\$ 12.90	\$ 15,789
Parking:	\$ 32,000	\$ 0.69	\$ 842
Foundation:	\$ 785,250	\$ 16.89	\$ 20,664
Retaining Walls:	\$ 20,000	\$ 0.43	\$ 526
Superstructure:	\$ 1,365,000	\$ 29.35	\$ 35,921
Exterior Façade:	\$ 1,262,408	\$ 27.15	\$ 33,221
Roofing & Terraces:	\$ 512,645	\$ 11.02	\$ 13,491
Solar Panels:	\$ -	\$ -	\$ -
LEED Improvements:	\$ 219,000	\$ 4.71	\$ 5,763
Windows:	\$ 560,000	\$ 12.04	\$ 14,737
F-C Windows:	\$ 375,000	\$ 8.06	\$ 9,868
Interiors:	\$ 956,626	\$ 20.57	\$ 25,174
Floor:	\$ 252,902	\$ 5.44	\$ 6,655
Kitchen:	\$ 324,002	\$ 6.97	\$ 8,526
Bathroom:	\$ 200,900	\$ 4.32	\$ 5,287
Common Space:	\$ 85,994	\$ 1.85	\$ 2,263
Elevator:	\$ 44,370	\$ 0.95	\$ 1,168
HVAC:	\$ 651,000	\$ 14.00	\$ 17,132
Fireproofing	\$ 232,500	\$ 5.00	\$ 6,118
Electrical	\$ 790,500	\$ 17.00	\$ 20,803
Plumbing:	\$ 837,000	\$ 18.00	\$ 22,026
Courtyard	\$ 266,985	\$ 5.74	\$ 7,026
Laundry	\$ 10,554	\$ 0.23	\$ 278
Playground	\$ 30,000	\$ 0.65	\$ 789
Total:	\$ 10,482,675	\$ 225	\$ 275,860

Resident Relocation Plan

There are currently eight occupied units in 70 Hazelton, which will be demolished as part of this project. We propose that Urban Edge implement the following relocation plan, so that all current residents of 70 Hazelton can find quality, affordable housing with minimal disruption.

1. If residents move out of 70 Hazelton, Urban Edge does not fill units.

2. If residents move out of 60 Hazelton, Urban Edge offers units to residents of 70 Hazelton.
3. If residents move out of other Urban Edge units in Mattapan, offer those units to residents of 70 Hazelton.
4. If residents move out of other Urban Edge units in other neighborhoods--or if new Urban Edge units open--offer those units to residents of 70 Hazelton.

We expect the above four steps will suffice to relocate residents in all or most of the eight units at 70 Hazelton. If not, however, Urban Edge would ensure that residents successfully access alternative temporary accommodation in the Mattapan neighborhood, in line with the Uniform Relocation Act standards, and are able to move back to Hazelton Terraces after construction.

Formerly Homeless Services

As Hazelton Terraces seeks to provide affordable housing to formerly homeless families, it is also critical to consider the supportive services for these families. Currently, all formerly homeless families living in the existing units must travel off-site for case management and other services. The construction of two multi-purpose spaces and a one-on-one meeting office will provide the capacity for many of those events to happen near their homes. Furthermore, this project affords the hiring of a part-time case manager (0.5 FTE) to provide case management services on site. Drawing on Urban Edge's existing partnerships with the Pine Street Inn and Bay Cove, this proposal envisions harnessing the skills of a well-established human services organization.

CONSOLIDATED USES		Gross (\$)	\$ per Unit	\$ per SF
Acquisition				
Purchase		891,892	23,471	19
Total Acquisition		891,892	23,471	19.2
Construction				
Contract amount	\$225	10,462,500	275,329	225.0
Environmental Rehab		0	0	0.0
Construction Manager		0	0	0.0
Site Work		150,000	3,947	3.2
Hard Cost Contingency	5.0%	523,125	13,766	11.3
Total Construction		11,135,625	293,043	239.5
Hard Costs		12,027,517	226,934	245.7
Financing				
	Years			
Construction Loan Int.	3.0%	553,396	14,563	11.9
Commitment Fee	1.0%	41,752	1,099	0.9
Tax Credit Application Fee		15,000	395	0.3
Permanent Financing Fee		41,752	1,099	0.9
Total Financing		651,900	12,300	13.3
Legal				
Developer Legal Fees		75,000	1,974	1.6
Lender Legal Fees		50,000	1,316	1.1
Total Legal		125,000	3,289	2.7
Developer Fees				
Developer Fee		1,552,632	40,859	33.4
Deferred Development Fee		(153,419)	(4,037)	(3.3)
Total Developer Fees	13.9%	1,399,213	26,400	28.6
Other Soft Costs				
Inspecting Engineer		25,000	658	0.5
Real Estate Taxes		30,000	789	0.6
Accounting & Cost Cert.		30,000	789	0.6
Title & Recording Fees		32,250	849	0.7
Project Manager/Clerk of Works		55,000	1,447	1.2
Architecture & Engineering	4%	418,500	11,013	9.0
Building Permit & Survey		25,000	658	0.5
Environmental Studies		12,500	329	0.3
Appraisal		10,000	263	0.2
Relocation		2,500	66	0.1
Insurance (\$ PSF)		27,900	734	0.6
Marketing & Rent Up		5,000	132	0.1
Operating Reserve		173,250	4,559	3.7
Total Other Soft Costs		846,900	22,287	18.2
Soft Costs		3,023,012	57,038	61.8
Total Hard Cost		12,027,517	316,514	258.7
Total Soft Costs		3,023,012	79,553	65.0
		15,050,529	396,067	323.7
Soft Cost Contingency	0.6%	17,077	449	0.4
TOTAL USES		15,067,606	284,294	307.8

4	5	6	7	8	9	10	11	12	13	14	15
\$954,645 (8,945)	\$973,738 (9,124)	\$993,212 (9,306)	\$1,013,077 (9,492)	\$1,033,338 (9,682)	\$1,054,005 (9,876)	\$1,075,085 (10,073)	\$1,096,587 (10,275)	\$1,118,518 (10,480)	\$1,140,889 (10,690)	\$1,163,707 (10,904)	\$1,186,981 (11,122)
41,698	42,949	44,238	45,565	46,932	48,340	49,790	51,284	52,822	54,407	56,039	57,720
43,709	45,020	46,371	47,762	49,195	50,671	52,191	53,757	55,369	57,030	58,741	60,504
8,742	9,004	9,274	9,552	9,839	10,134	10,438	10,751	11,074	11,406	11,748	12,101
4,282	4,411	4,543	4,679	4,820	4,964	5,113	5,267	5,425	5,588	5,755	5,928
16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	20,764	21,386	22,028	22,689
546	563	580	597	615	633	652	672	692	713	734	756
3,982	4,101	4,224	4,351	4,482	4,616	4,755	4,897	5,044	5,195	5,351	5,512
10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258	14,685	15,126
43,709	45,020	46,371	47,762	49,195	50,671	52,191	53,757	55,369	57,030	58,741	60,504
20,511	21,127	21,761	22,413	23,086	23,778	24,492	25,226	25,983	26,763	27,566	28,393
9,652	9,942	10,240	10,547	10,864	11,190	11,525	11,871	12,227	12,594	12,972	13,361
18,098	18,641	19,200	19,776	20,370	20,981	21,610	22,259	22,926	23,614	24,323	25,052
8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079	10,382	10,693	11,014	11,344
6,033	6,214	6,400	6,592	6,790	6,994	7,203	7,420	7,642	7,871	8,108	8,351
9,652	9,942	10,240	10,547	10,864	11,190	11,525	11,871	12,227	12,594	12,972	13,361
3,620	3,728	3,840	3,955	4,074	4,196	4,322	4,452	4,585	4,723	4,865	5,010
3,620	3,728	3,840	3,955	4,074	4,196	4,322	4,452	4,585	4,723	4,865	5,010
14,479	14,913	15,360	15,821	16,296	16,785	17,288	17,807	18,341	18,891	19,458	20,042
157,100	161,813	166,667	171,667	176,817	182,122	187,585	193,213	199,009	204,980	211,129	217,463
17,556	17,819	18,086	18,358	18,633	18,913	19,196	19,484	19,776	20,073	20,374	20,680
25,340	26,100	26,883	27,690	28,520	29,376	30,257	31,165	32,100	33,063	34,055	35,077
31,491	32,436	33,409	34,411	35,443	36,507	37,602	38,730	39,892	41,089	42,321	43,591
74,387	76,355	78,378	80,458	82,597	84,795	87,055	89,379	91,768	94,225	96,750	99,347
32,083	33,046	34,037	35,058	36,110	37,194	38,309	39,459	40,642	41,862	43,117	44,411
35,557	36,624	37,723	38,854	40,020	41,220	42,457	43,731	45,043	46,394	47,786	49,219
67,641	69,670	71,760	73,913	76,130	78,414	80,766	83,189	85,685	88,256	90,903	93,630
8,742	9,004	9,274	9,552	9,839	10,134	10,438	10,751	11,074	11,406	11,748	12,101
28,957	29,826	30,721	31,642	32,592	33,569	34,576	35,614	36,682	37,783	38,916	40,084
576,377	593,405	610,940	628,997	647,591	666,740	686,458	706,764	727,675	749,208	771,383	794,219
316,448	317,276	317,955	318,476	318,831	319,011	319,008	318,811	318,412	317,800	316,965	315,896
204,538	204,538	204,538	204,538	204,538	204,538	204,538	204,538	204,538	204,538	204,538	204,538
111,910	112,738	113,417	113,938	114,293	114,473	114,469	114,273	113,874	113,262	112,427	111,358
12.5%	12.4%	12.2%	12.0%	11.8%	11.6%	11.4%	11.1%	10.9%	10.6%	10.3%	10.0%
\$2,500	\$3,250	\$5,000	\$7,500	\$10,000	\$12,500	\$15,000	\$17,500	\$20,000	\$22,500	\$25,000	\$30,000
\$318,948	\$320,526	\$322,955	\$325,976	\$328,831	\$331,511	\$334,008	\$336,311	\$338,412	\$340,300	\$341,965	\$345,896
155%	155%	155%	156%	156%	156%	156%	156%	156%	155%	155%	154%

Summary

Building:

Units Built: **38**

Gross SF: **46,500**

Net SF: **32,305**

Net SF / Gross SF: **69.5%**

Development:

Hard Costs / Unit: **\$293,043**

Hard Costs / Square Foot: **\$239.48**

Development Cost / Unit: **\$396,516**

Development Cost / Square Foot: **\$324.03**

Operations:

Total Operating Expenses / Unit: **\$9966**

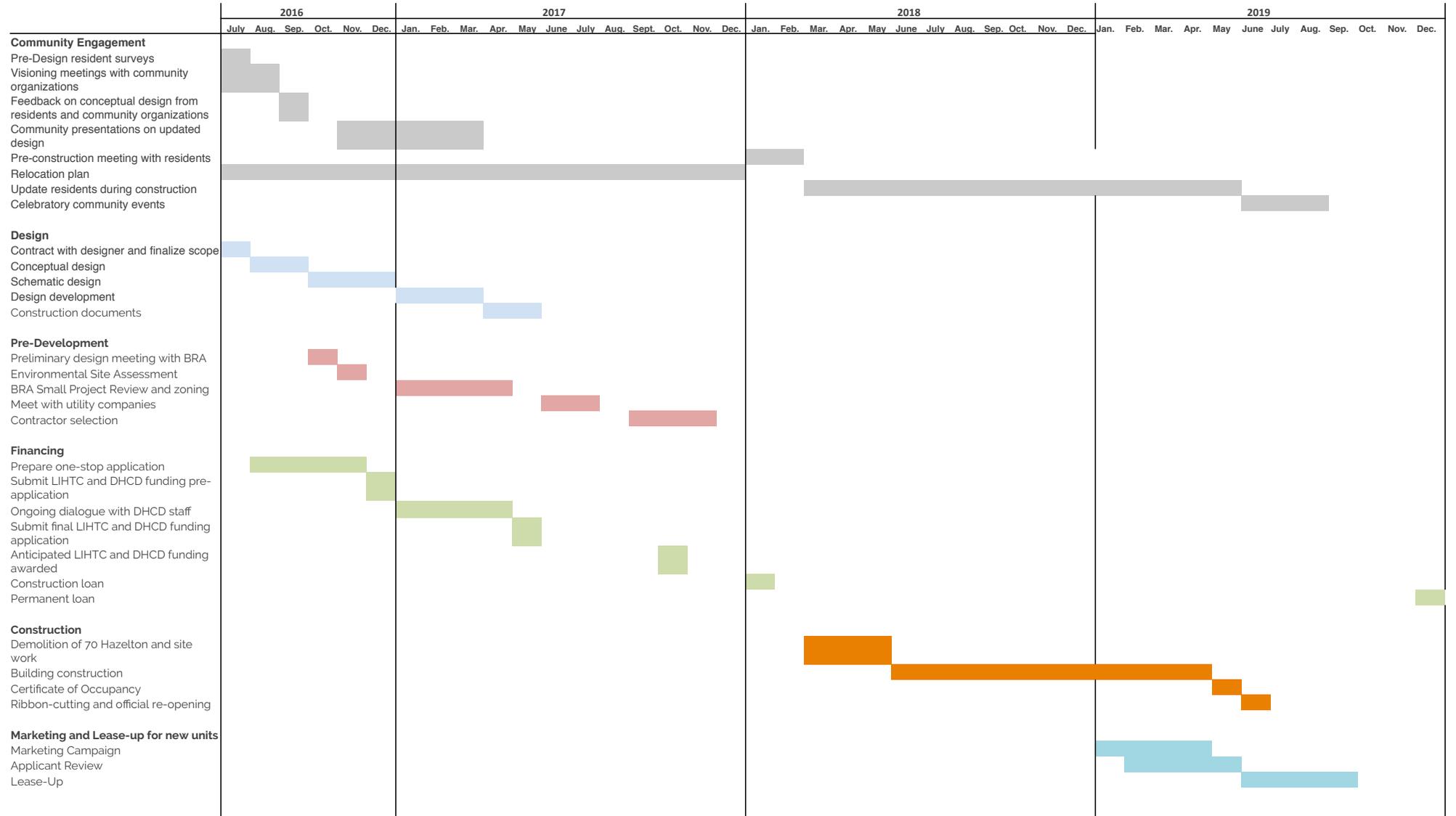
Adjusted Operating Expenses (minus resident services & management fee) / Unit: **\$7323**



NEXT STEPS

DEVELOPMENT PLAN

Our 42-month development timeline (from pre-design resident surveys through permanent loan closing) represents a realistic schedule, based on previous Urban Edge projects. Our schedule also incorporates the months-long processes necessary for permitting, zoning and applying for public funding sources. Most importantly, we plan to implement a robust community engagement plan will be discussed in more detail below.



COMMUNITY ENGAGEMENT PLAN

Community Consultation

We will gather further community input to inform finalized design plans, as follows:

1. Formal survey of all current residents
2. Hold several visioning meetings on-site, both for residents and for the broader community. During these meetings, we will display renderings, plant flags around the proposed site, provide drafting paper, and run a genuinely participatory process.
3. Discuss space requirements with Urban Edge for each program Hazelton Terraces will host. Also discuss space requirements for visiting community programs with: MCHC, ABCD/MCC ESL, ReVision, UFI, Lena Park, Mattapan Tech, Mattapan Branch Library, Boston Nature Center.
4. Present informed final design proposal to Mattapan United, B3 Dorchester/Mattapan Neighborhood Council, and in a public meeting at Mildred Avenue Community Center with DND.



Community Permitting & Zoning

Under the BRA's Article 80, we expect our project to qualify for Small Project Review. The steps in this process are:

2. Have another non-binding design meeting with BRA planner Hugues Monestime.
3. File application for design review by the BRA's Urban Design Department. The site falls outside of any Greenbelt Protection Overlay Districts or Conservation Protection Sub-districts, so no environmental review of the site plan is needed.
5. The BRA will notify local neighborhood councils of the application and accept public comments. Given our prior community conversations, the project should be well received.
6. The BRA Board will vote on whether to recommend the project.
7. The Zoning Board of Appeal will hold a public hearing and vote to issue necessary variances. The project will require variances because the area is zoned two-family residential, but the site is already a non-conforming use, so we do not anticipate major problems.

Community Rollout & Celebration

We want to go back to the community once the project is finished for a series of celebrations and launches. These will include:

1. After certificates of occupancy are awarded, host official ribbon-cutting with residents and stakeholders.
2. Invite ReVision or Urban Farming Institute to help residents plant the first season of produce in the planter beds.
3. Have the Mattapan Food & Fitness Coalition join residents for festive planting of trees at the site.
4. Host a local artist to paint a mural on the parking retaining wall, with the help of residents and/or as part of a local Mattapan arts festival.
5. Schedule a "Hazelton Terraces Housewarming" open cookout/party for neighbors, using both outdoor and indoor shared spaces.



SOURCES

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ArtPlace (www.artplaceamerica.org)
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Tim Logan, "Boston's building unions offer deal on housing costs", The Boston Globe, March 6, 2016.
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Greater Mattapan Neighborhood District 8B BRA Zoning Map
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Innovative Model Brings Solar Power to Non-profits – Boston Community Capital, December 2013
Neighborhood Housing Trust Report – Walsh Administration, 2014
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Mattapan Community Members

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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

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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.

