

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT, URBAN DESIGN

SUBJECT: 244 HANOVER STREET, NORTH END

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“Authority” or “BRA”) enter into an Affordable Housing Agreement and Restriction for one (1) affordable unit at 244 Hanover Street in the North End.

PROJECT BACKGROUND

On May 21, 2013, the Zoning Board of Appeals granted a modification of the existing use approval for 244 Hanover Street (the “Project”), which was requested in order to allow the new property owner/appellant to replace retail space with residential and add a total of seven (7) additional residential units for a new total of sixteen (16). This modification to the original approval was necessary as the requested changes required zoning relief in three places (Article 54 Section 12 Use: Residential (1st Floor) Conditional; Article 54 Section 13 Use: Usable Open Space Insufficient Article 54 Section 21 Use: Off-Street Parking Insufficient).

The current ownership entity, Hanover Parmenter Union LLC (the “Current Developer”), purchased the permitted nine (9) unit project in May 2012. Upon purchasing the Project, the Current Developer redesigned the building in order to make the Project economically feasible and to resolve structural issues. The Current Developer would like to move forward with the commitment made by the previous owner to provide one voluntary affordable unit on site.

AFFORDABLE HOUSING

One (1) unit will be affordable to households earning up to 70% of area median income (the “Affordable Unit”) at the time of lease and based upon United States Department of Housing and Urban Development (“HUD”) guidelines. The location, size, and price of the Affordable Unit is as follows:

Bedrooms	Approximate Square Footage	Location	Percent of Median Income	Approximate Rent
One	777	1 st Floor	70%	\$1,194

The Developer will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the Affordable Unit. The Affordable Rental Housing Agreement and Restriction must be executed along with, or prior to, issuance of a building permit. The Developer will submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BRA, which shall be approved along with the execution of the Affordable Rental Housing Agreement and Restriction.

Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Unit will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the Affordable Unit to maintain affordability for a total period of fifty (50) years. The household income of any subsequent tenant of the Affordable Unit during this fifty (50)-year period may not exceed the maximum percentage income as established in Table I.

RECOMMENDATION

Staff recommends that the Director be authorized to enter into an Affordable Rental Housing Agreement and Restriction for one (1) unit at 244 Hanover Street.

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction for the creation of one (1) unit to be made available to households earning up to 70% of area median income and any and all agreements and documents which the Director deems appropriate and necessary in connection with the 244 Hanover Street project in the North End, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.