

**MEMORANDUM**

**MARCH 14, 2013**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
LANCE CAMPBELL, SENIOR PROJECT MANAGER

**SUBJECT:** ST. KEVIN'S REDEVELOPMENT LOCATED AT 516-530 COLUMBIA  
ROAD AND 35 BIRD STREET IN DORCHESTER

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**SUMMARY:** This Memorandum requests the approval of an extension of the financing and construction conditions regarding the St. Kevin's Redevelopment Chapter 121A Project Report and Decision, proposed to be located 516-530 Columbia Road and 35 Bird Street in Dorchester.

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**INTRODUCTION**

The Project Site, as herein defined, consists of 2.43 acres located on the former St. Kevin's Parish property in the Dorchester neighborhood of Boston. The Project Site is located at the southern gateway to Upham's Corner and is bounded by Davern Avenue to the north, Bird Street to the south, Columbia Road to the east, and residential homes along Virginia Street to the west (the "Project Site").

**PROJECT BACKGROUND**

On March 10, 2011 the Boston Redevelopment Authority ("BRA") voted to adopt a Report and Decision on the St. Kevin's Chapter 121A Project. Such vote was approved by the Mayor on March 14, 2011 and filed with the City Clerk on March 15, 2011. Approval of the Report and Decision was conditioned upon finalizing financing for the proposed project and commencing construction within one year of the approval date. The Report and Decision provides in Section L that "Notwithstanding the 18 year term for the tax exemption granted herein, if the Applicant is unable to secure the necessary financing for the Project and commence construction of the Project by March 31, 2012, then the approvals granted herein shall terminate and this Report and Decision shall no longer be effective, unless such approvals are extended by the Authority Board" (the "Financing Conditions"). On March 13, 2012, the BRA voted to extend the Financing Conditions until March 31, 2013.

The developer has requested that the BRA extend the Financing Conditions to allow for more time to secure financing and maintain the Chapter 121A status for the proposed project. A copy of a letter submitted by the Applicant is attached to this Board memorandum.

The St. Kevin's Redevelopment (the "Project") will consist of the rehabilitation of one former school building and construction of two new buildings for a total of 80 residential units, including 12 one-bedroom, 60 two-bedroom and 8 three-bedroom apartments, and up to 6,000 square feet of library space and/or 1,000 square feet of community space.

The Corner School Building at 530 Columbia Road will be demolished and a new 5-story building, consisting of approximately 47 residential apartment units and up to 6,000 square feet of library space and/or 1,000 square feet of community space will be constructed in its place. The Project Team has spoken with the Boston Public Library ("BPL") about the possibility of relocating the Upham's Corner Branch Library from the adjacent municipal building to the St. Kevin's site, and the BPL is considering its options. The building would have a footprint of approximately 15,787 square feet and a total of 74,310 gross square feet. If the library is not able to move to the new building, then the first floor plan will include approximately 1,000 square feet of community space and the total footprint and gross square footage would be slightly reduced to approximately 13,373 square feet with a total of approximately 67,802 gross square feet.

The School Building at 516 Columbia Road will be rehabilitated and converted into approximately 21 residential apartment units with the addition of a third story.

The Convent at 35 Bird Street will be demolished and a new neighborhood-scale 12-unit building will be constructed in its place.

The developer may divide the Project into 2 components for the purposes of financing; with the 47-unit building at 530 Columbia Road with the ground floor library and community space; and the 33-unit project to include the rehabilitation of 516 Columbia Road and the construction of new Bird Street residential units.

The proposed Massachusetts General Laws Chapter 121A ("Chapter 121A") entity approved by the BRA, St. Kevin's Redevelopment Limited Partnership, is a Massachusetts limited partnership (the "Developer") organized under Chapter 109 of the Massachusetts General Laws.

## **FINANCING**

In early 2011, the City of Boston Department of Neighborhood Development awarded a total of \$3,250,000 in HOME and/or CDBG funds for the Project. These awards were

subject to the receipt of funding commitments from the Massachusetts Department of Housing and Community Development. The Developer filed the initial funding application with the Department of Housing and Community Development (“DHCD”) in the April 2011 funding round and again in the February 2012 funding round, but given the number of applications the Commonwealth received, no DHCD funding was awarded to the Project as a result of those filings.

After DHCD funding announcements were made in June 2012, the developer was invited to submit a project update to DND. In October 2012, DND renewed its support of the Project, in particular by issuing renewals of the HOME and/or CDBG funding to support the resubmission of the proponents DHCD funding application. In addition the City of Boston Public Facilities Commission extended the proponents designation as developer of the 10-12 Davern Avenue parcel which will be part of the Project Site, and the Boston Housing Authority made an award of Section 8 Project-Based Vouchers for the Project. The Project also received renewals of financing from the Massachusetts Housing Partnership for a \$3,125,000 first mortgage.

As a result of these important steps and the BRA’s extension of the construction commencement date to March 31, 2012 the DHCD committed significant funding to the Project through its October 2012 funding round. The awards announced on February 7, 2013, provide the Project with \$768,500 in 9% Low Income Housing Tax Credits (“LIHTC”) and \$2,708,806 in subsidy funds. While that was a substantial commitment, the Project needs additional DHCD funding of approximately \$3,550,000 in subsidy funds, \$1,000,000 in 9% Federal LIHTC, and \$517,000 in State Housing Tax Credits. The Developer hopes to secure those remaining funds as soon as possible and begin construction this year, but in order to do that it is essential that the Developer is able to demonstrate its continuing approval under Chapter 121A. The application to DHCD for the final funds needed will not be successful without the requested BRA Board action, which would permit the project to obtain all financing and, most importantly, commence construction in 2013.

## **DEVELOPMENT TEAM**

The Development team consists of Lisa B. Alberghini, President and David Aiken, Project Manager of St. Kevin’s Limited Partnership; Judith Beckler of St. Mary’s Center for Women & Children as project Service Partner and Co-Sponsor; John Achatz of Klein Hornig LLP as Legal Counsel; Michael D. Binette, AIA, NCARB and Gary M. Kane, AIA, LEED AP of The Architectural Team as project Architects; Richard Latini, P.E., Jane Howard, and Joseph SanClemente, P.E., AICP of Howard/Stein-Hudson Associates, Inc. as project Permitting Consultant/Civil and Site Engineer/ Surveyor/ Transportation Analyst; Michael J. DeRosa, LEED A.P. of DeRosa Environmental Consulting, Inc., as Environmental Consultant; Ambrose Donovan, P.E. and Jonathon

Patch, P.E. of McPhail Associates, Inc. as Geo-Technical Engineers and Kevin Young and Leslie Scribner of Corcoran management Company as Management Agent.

### **RECOMMENDATION**

In order for the Developer to continue with finalizing financing staff recommends that the BRA adopt a vote extending the Financing Conditions under the Report and Decision for the St. Kevin's Redevelopment Chapter 121 Project.

An appropriate vote follows:

**VOTED:** That the termination conditions to secure financing and commence construction of the St. Kevin's Redevelopment Chapter 121A Project set forth in Section L of the Report and Decision entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF ST. KEVIN'S LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS ST. KEVIN'S REDEVELOPMENT CHAPTER 121A PROJECT" be further amended to allow for a construction commencement date of March 31, 2014