General Heath Square Apartments
Project Overview

- New Construction of Affordable Housing
- Near Jackson Square MBTA Train Station
- Revitalization of Vacant Land
- Green Design and Construction
- Local Hiring / Workforce Diversity
- Resident Services for Tenants

General Heath Square Apartments ("GHS") will be a new construction affordable housing real estate development of approximately 56,000 square feet, developed by JPNDC in partnership with Back of the Hill CDC, located on currently vacant land on the Jamaica Plain / Mission Hill border near Jackson Square. GHS will transform a vacant underutilized lot into a thriving residential community which will complement the fabric of land uses in the area and will contribute to the affordable housing production goals of the City and the Commonwealth.

**Highlights of the Project Include:**

- **Provision of 47 new affordable housing units**, in an environment in which the demand for affordable housing production is high.

- **Development of a underutilized vacant lot** which borders or is near active land uses such as the Bromley-Heath Housing Development, Family Services of Greater Boston, the Southwest Corridor Park maintenance facility, and a New England Baptist Hospital satellite maintenance and parking facility.

- **Transit-Oriented Development**: the site is approximately .25 miles from the MBTA Jackson Square Orange Line station.

- **Environmentally friendly** design and construction (adhering to LEED and Boston Article 37 standards).

- **Resident services** for tenants, including services for special needs populations as appropriate

- **Workforce development and diversity**: the project will generate construction employment for local residents. JPNDC and BOTH are committed to meeting or exceeding all City minority- and women-owned business procurement and local resident, female and minority hiring goals.

### Project Data

| Lot Area: | 28,872 |
| Building gross sq. ft. | 56,921 |
| Floor Area Ratio | 1.97 |
| Commercial area sq. ft | 824 |
| Residential sq. ft. | 56,097 |
| Parking spaces: | 20 |
| Parking ratio | .43 |
| Residential Units | |
| One-bedroom | 11 |
| Two-bedroom | 22 |
| Three-bedroom | 14 |
| **Total** | **47** |
Project Team
- Developer: JPNDC
- Architect: Prellwitz Chilinski Associates
- Survey: Nitsch Engineering
- Environmental Engineering: McPhail Associates
- Legal Counsel: Klein Hornig
- Construction Estimator: NEI General Contracting
- Green Consultant: Conservation Services Group
- Article 80 Consultant: VHB
- Management: Peabody Properties

Funding & Financing
Pre-construction sources: LISC and CEDAC

Permanent Sources:
- City of Boston and Commonwealth of Massachusetts
- Environmental Assessment: Mass Development
- Bond Financing: Mass Development
- Construction and permanent financing: Eastern Bank
- Investment: Capital One (through Hudson Housing Capital)
- Operating costs will be supported by project-based rental subsidies provided by US HUD and Commonwealth of Massachusetts

Affordability / Target Population
- 16 units (34% of total) will be reserved for project based rental subsidies [(8) US HUD Section 8s; and (8) MRVPs.] Household income ≤ 30% AMI. Of those 16 units, 5 units (11% of total) will be permanently reserved for formerly homeless individuals or families.
- 2 units (4% of total) will be reserved for clients of the HUD 811 Project Based Rental Assistance Program, which serves non-elderly disabled households. Household income ≤ 30% AMI.
- 2 units (4% of total) will be reserved for clients of the Massachusetts Department of Developmental Services. Household income ≤ 50% AMI.
- 20 units (43% of total) will be LIHTC compliant (household income ≤ 60% Area Median Income) with no project-based rental subsidy support (some of these households may have “mobile” rental subsidy support).
- 7 units (15% of total) will be reserved for “moderate income” households (household income ≤ 70% AMI).

Schedule:
- Construction Start: April 2018
- Construction Completion: August 2019
- Full Occupancy: November 2019

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