CALL-CAROLINA

ABUTTERS’ MEETING with the MAYOR’S OFFICE OF NEIGHBORHOOD SERVICES
June 26, 2018
AGENDA

1. JPNDC Background – Erica (JPNDC)
2. Project Site and Description / Tenure – Matt (JPNDC)
3. Affordability / Budget / Project Schedule – Matt (JPNDC)
4. Design – Kristen (JPNDC)
5. Zoning – Kristen (JPNDC)
6. Questions
“To promote equitable development and equal opportunity in Jamaica Plain and adjacent neighborhoods through affordable housing, organizing, and economic opportunity initiatives that improve the lives of low- and moderate-income people and create a better community for all.”
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JPNDI Homeownership: Creighton Commons

JPNDI Homeownership: Lamartine Homes
A new construction homeownership / rental housing development with 100% affordability

4 homeownership units
4 rental units

- (2) 3 story, 4 unit buildings, each with (3) 4BR units and (1) 2BR unit
- (2) accessible units (MAAB Group 1)
- (6) off-street parking spaces, including two accessible spaces
- Open green space
## CALL AND CAROLINA

<table>
<thead>
<tr>
<th>Address</th>
<th>Square Feet</th>
<th>Owner</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>71-77 Call Street (B106-6)</td>
<td>4,123</td>
<td>MassDOT</td>
<td>3F-5000</td>
</tr>
<tr>
<td>81 Call Street (B106-2)</td>
<td>8,367</td>
<td>MassDOT</td>
<td>3F-5000</td>
</tr>
<tr>
<td><strong>Call and Carolina</strong></td>
<td><strong>12,490</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>79 Call Street</td>
<td>1,380</td>
<td>City of Boston</td>
<td>3F-5000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>13,870</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Existing Conditions Survey

CALL – CAROLINA
JAMACIA PLAIN, MA
JUNE 26, 2018
PREVIOUS SCHEME
8 Parking Spaces

CALL – CAROLINA
JAMACIA PLAIN, MA

JUNE 26, 2018
CURRENT SCHEME
6 Parking Spaces
UNDERGROUND RAINWATER RECHARGE
# Developer's Budget

**Jamaica Plain NDC**  
**Call - Carolina**

## Development Budget Summary

*Updated: 6/4/2018*

### Uses of Funds (Costs)

<table>
<thead>
<tr>
<th>Description</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>0.0%</td>
</tr>
<tr>
<td>Base Contract Hard Cost</td>
<td>63.6%</td>
</tr>
<tr>
<td>Other Hard Costs</td>
<td>6.1%</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>19.2%</td>
</tr>
<tr>
<td>Overhead (payable)</td>
<td>5.6%</td>
</tr>
<tr>
<td>Fee (contributed)</td>
<td>5.6%</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### Residential TDC per unit

- **$421,075**

### Sources of Funds

<table>
<thead>
<tr>
<th>Description</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>City subsidy</td>
<td>29.7%</td>
</tr>
<tr>
<td>Sale Proceeds</td>
<td>56.7%</td>
</tr>
<tr>
<td>Watermark contributions</td>
<td>4.5%</td>
</tr>
<tr>
<td>FHLB and/or other</td>
<td>3.6%</td>
</tr>
<tr>
<td>Mass Save rebates</td>
<td>0.0%</td>
</tr>
<tr>
<td>Fee Contribution</td>
<td>5.6%</td>
</tr>
<tr>
<td>Total Sources</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### Surplus / Deficit

- **$0**

### Sources as % of TDC:

- **100.0%**
**AFFORDABILITY 1**

- Four homeownership units @ maximum 80% Area Median Income
- Four rental units @ maximum 60% AMI Area Median Income

<table>
<thead>
<tr>
<th>Household Size</th>
<th>80% AMI Limit</th>
<th>60% AMI Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>$66,200</td>
<td>$49,680</td>
</tr>
<tr>
<td>3</td>
<td>$74,450</td>
<td>$55,860</td>
</tr>
<tr>
<td>4</td>
<td>$82,700</td>
<td>$62,040</td>
</tr>
<tr>
<td>5</td>
<td>$89,350</td>
<td>$67,020</td>
</tr>
<tr>
<td>6</td>
<td>$95,950</td>
<td>$72,000</td>
</tr>
<tr>
<td>7</td>
<td>$102,550</td>
<td>$76,980</td>
</tr>
<tr>
<td>8</td>
<td>$109,200</td>
<td>$81,900</td>
</tr>
</tbody>
</table>
## Jamaica Plain NDC

**Call - Carolina**

Development Budget: Affordability Summary

Updated: 2/20/2018

<table>
<thead>
<tr>
<th></th>
<th>4BR owner unit /4BR tenant unit</th>
<th>4BR owner unit /2BR tenant unit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sale Price</strong></td>
<td>Conventional</td>
<td>Conventional</td>
</tr>
<tr>
<td></td>
<td>$490,000</td>
<td>$465,000</td>
</tr>
<tr>
<td><strong>Total Housing Payments</strong></td>
<td>$3,035</td>
<td>$2,898</td>
</tr>
<tr>
<td><strong>Rental Income (60% AMI max):</strong></td>
<td>Amt, Undrwrtng %</td>
<td>Amt, Undrwrtng %</td>
</tr>
<tr>
<td></td>
<td>$1,800 75%</td>
<td>$1,396 75%</td>
</tr>
<tr>
<td><strong>Net Housing Payment</strong></td>
<td>$1,685</td>
<td>$1,396</td>
</tr>
<tr>
<td><strong>Household Income monthly (min)</strong></td>
<td>housing cost %</td>
<td>housing cost %</td>
</tr>
<tr>
<td></td>
<td>30% $5,617</td>
<td>30% $6,170</td>
</tr>
</tbody>
</table>

**Owner Household (1 person per bedroom)**

- 100% AMI (four persons) $103,400 $103,400
- Household Income MAX (80% AMI, annual) $82,700 $82,700
- Household Income MIN (annual, $) $67,404 $74,040
- Household Income MIN (% of 100% AMI) 65% 72%
- Marketing Window (annual, $) $15,296 $8,660
- Marketing Window (%) 15% 8%

**Tenant Household (1 person per bedroom)**

- 100% AMI (four persons / two persons) $103,400 $82,700
- Household Income MAX (60% AMI, annual) $62,040 $49,680
- Household Income MIN (annual, $) $54,000 $41,880
- Household Income MIN (% of 100% AMI) 52% 51%
- Marketing Window (annual, $) $8,040 $7,800
- Marketing Window (%) 8% 9%
PROJECT SCHEDULE

- JPNDC Community Mtg #1 (for proposal to Mass DOT)  October 10, 2017
- Mass DOT Designation  November 8, 2017
- Boston DND Community Mtg (for RFP content)  December 14, 2017
- Boston DND RFP released  January 29, 2017
- JPNDC Community Mtg #2  January 29, 2017
- JPNDC presentation at JPNC Housing Committee  February 20, 2018
- Boston DND Proposal Due  March 8, 2018
- Submit Building Permit Application  March 20, 2018
- Boston DND Community Mtg (to present RFP proposals)  April 30, 2018
- Boston DND Designation to JPNDC  May 16, 2018
- JPNDC presentation at JPNC Zoning Committee  June 6, 2018
- MONS Abutters’ Meeting  June 26, 2018
- JPNDC Submit Appeal to Zoning Board of Appeals  July 2018
- ZBA Hearing (at City Hall)  August 2018
- ZBA Approval (after appeal period expiration)  August 2018
- Building Permit and Construction Start  April 2019
- Construction Completion  June 2020
- Occupancy  July 2020
UNIT D:
4 BEDROOM TH - BASEMENT

UNIT C:
2 BEDROOM FLAT - BASEMENT

UNIT B:
4 BEDROOM TH - BASEMENT

UNIT A:
4 BEDROOM TH - BASEMENT
Street and Ornamental Trees

Redpointe Red Maple  
Fastigiate Ginkgo Tree  
Sweetbay Magnolia
Screening Vegetation

- Bottlebrush Buckeye
- Sweetshrub
- Arctic Fire Red-Osier Dogwood
- Dwarf Fothergilla
- Snow Queen Oakleaf Hydrangea
- Scarletta Leucothoe
- Rosebay Rhododendron
- PJM Rhododendron
ZONING RELIEF
(Jamaica Plain Neighborhood Zoning District 3F-5000)

- Maximum Floor Area Ratio
- Minimum Lot Area
- Insufficient Lot Area per Dwelling Unit / Additional Dwelling Unit
- Dimensional Setbacks Relating to Front and Rear Yard Requirements
- Off-Street Parking Ratio
- Ancillary Parking Use (Conditional use permit required because parking for other units provided on 73-73A and 75-75A sites)
Help JPNDC Bring Affordable Housing to Jamaica Plain!

+ Attend and voice support at Zoning Board of Appeals Meeting: August 2018 (Anticipated)
Thank You

Questions / Comments?

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