Hattie Kelton Apartments
Project Overview

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

Hattie Kelton Apartments (“HKA”), formerly known as General Heath Square Apartments, is a new construction affordable housing real estate development, developed by Jamaica Plain Neighborhood Development Corporation (JPNDC), in collaboration with Back of the Hill Community Development Corporation (BOTHCDC), located on formerly vacant land on the Jamaica Plain / Mission Hill border near Jackson Square in Boston. HKA 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 Mildred Hailey Apartments, 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 and procurement diversity: JPNDC has a strong workforce and procurement diversity program

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<thead>
<tr>
<th>Project Data</th>
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<tbody>
<tr>
<td>Lot Area:</td>
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<tr>
<td>Building gross sq. ft.</td>
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<tr>
<td>Floor Area Ratio</td>
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<tr>
<td>Commercial area sq. ft</td>
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<tr>
<td>Residential sq. ft.</td>
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<tr>
<td>Parking spaces:</td>
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<tr>
<td>Parking ratio</td>
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<tr>
<td>Residential Units</td>
</tr>
<tr>
<td>One-bedroom</td>
</tr>
<tr>
<td>Two-bedroom</td>
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<tr>
<td>Three-bedroom</td>
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<tr>
<td>Total</td>
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Highlights continued

- including a minimum wage of $20 for all construction workers on the site. Performance data available upon request.

Project Team

- Developer: JPNDC
- Architect: Prellwitz Chilinski Associates
- Survey: Nitsch Engineering
- Environmental Engineering: McPhail Associates
- Legal Counsel: Klein Hornig
- Construction: 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) are 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) are 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) are reserved for clients of the Massachusetts Department of Developmental Services. Household income ≤ 50% AMI.

- 20 units (43% of total) are 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) are reserved for “moderate income” households (household income ≤ 70% AMI).

Residential Applications

Applications for housing will be available 6/27/19 to 7/28/19. For more information and to get an application:

- Phone: 617-513-5223
- Email: 61heath@peabodyproperties.com
- Website: www.live61heath.com

Schedule:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Construction Start</td>
<td>May 2018</td>
</tr>
<tr>
<td>Construction Completion</td>
<td>October 2019</td>
</tr>
<tr>
<td>Full Occupancy</td>
<td>January 2020</td>
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</tbody>
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For more information contact:
Matt Henzy, JPNDC
617-522-2424 x260
mhenzy@jpndc.org

For construction employment opportunities, contact:
Andre Barbour, NEI
339-216-0336
abarbour@neigc.com

Updated: 6/24/19