

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

**FROM:** ROBERT LUISI, DIRECTOR OF ADMINISTRATION AND FINANCE  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY  
ECONOMIC DEVELOPMENT  
ERICO LOPEZ, SENIOR PROJECT MANAGER

**SUBJECT:** NORTHAMPTON STREET TOWER (35 NORTHAMPTON STREET)  
ROXBURY

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**SUMMARY:** This Memorandum seeks approval to provide a funding award of \$1,750,000 from the Inclusionary Development Program Fund to Trinity Northampton Phase One Limited Partnership in support of the Northampton Tower Project and to enter into any and all documents necessary and appropriate in connection with the funding award.

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**BACKGROUND**

The Northampton Street Tower is part of the overall Northampton Square complex which has been under the ownership and management of the Boston Public Health Commission (“BPHC”) since 1996. The residential towers within this complex provide approximately 346 low rent units to area residents. This complex consists of a 29-story residential/commercial building at 35 Northampton Street (“Northampton Tower”), a 12-story residential building at 860 Harrison Avenue, a fitness center, a two-story store front along Massachusetts Avenue and a parking garage that can accommodate approximately 539 vehicles (collectively, the “BPHC Campus”).

In fall of 2010 the BPHC issued a Request for Qualifications seeking a redeveloper for components of the site and complex and to undertake capital improvements. On December 16, 2010, Trinity Northampton Limited Partnership (the “Applicant”), an affiliate of Trinity Financial, Inc. was designated as developer of the Campus by BPHC Board Vote. Following site review, it was determined that the development should be done in several phases with the renovation of Northampton Tower as a first phase.

An application to the Boston Redevelopment Authority (“BRA”) was made for a proposed Chapter 121A designation for the Northampton Tower Project by Trinity Northampton Phase One Limited Partnership which partnership consists of Trinity Northampton Phase One Inc. (an affiliate of Trinity Financial, Inc.), as General Partner, and whose limited partners are Patrick A. Lee Revocable Trust and James G. Keefe Revocable Trust.

On September 13, 2012, the BRA Board took the following action in relation to the Northampton Tower: (i) authorization to adopt a Report and Decision on the Proposed Project under Massachusetts General Laws Chapter 121A; (2) authorization of the Director to issue a Scoping Determination waiving requirement of further review pursuant to Article 880B, Section 80B-5.3(d) of the Boston Zoning Code (the “Code”); (3) authorization of the Director to issue a Certificate of Compliance upon successful completion of the Article 80 Review, subject to continuing design review; and (4) authorization for the Director to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan and any and all other documents that the Director in his sole discretion deems necessary and appropriate and in the best interest of the Authority in connection with the Northampton Tower.

### **NORTHAMPTON STREET TOWER PROJECT**

The Northampton Tower (the “Project”) consists of 234 existing units. The overall scope of the Project will include renovation of these units (new and upgraded kitchens, storage closets, new “low flow” plumbing fixtures, new flooring blinds and painting). In addition the Project will provide for the conversion of two existing office floors into eleven new handicapped accessible residential units as none currently exist on the site, creation of a new lobby, management office, mailroom, and an elevator to access the parking garage.

Renovations as part of the Project will also include the creation of all new mechanical systems and electrical services, elevator system upgrades, new energy efficient windows, exterior façade repairs, a new roof and new code compliant trash chutes and laundry rooms on every floor.

The number of residential units within Northampton Tower will be increased from 234 to 245 as a result of the aforementioned changes. Seventy-five percent (75%) of the units will be affordable to households earning up to 60% of Area Median Income (“AMI”) and the remaining 25% of the units will be affordable to households earning up to 70% of AMI. There will be a transition period in which existing tenants, a portion of whom do not meet these income guidelines, may be held over. As these non-qualifying tenants turnover, these units within the Project will be filled with tenants qualifying within the income limits set forth herein.

## **PROJECT FUNDING/SOURCES**

The overall development cost for the Proposed Project is \$52 Million.

Funding sources being utilized in support of the project include a construction loan, equity from Federal and State Tax Credits, Low Income Housing Tax Credits (“LIHTC”), affordable housing loans as administered by the Commonwealth’s Department of Housing and Community Development (“DHCD”) the City of Boston’s Department of Housing and Neighborhood Development (“DND”).

Consideration has been requested for the Authority to provide funding support to meet the gap not being met by the Project’s existing sources.

Following review of the Project, in coordination with colleague agencies providing resources, it has been determined that an expenditure of \$1,750,000 from the Inclusionary Development Fund be taken under advisement.

Conditions related to this proposed expenditure schedule include:

- Creation of approximately 60 units (the “non-Low Income Housing Tax Credits Units”) to be made affordable to households at 70% of Area Median Income in accordance with the affordability levels for rental units outlined by the Inclusionary Development Policy (“IDP”). There will be a transition period in which existing tenants, a portion of whom do not meet these income guidelines, may be held over. As these non-qualifying tenants turnover, these units within the Project will be filled with tenants qualifying within the income limits set forth herein;
- BRA Board approval for any schedule of expenditure or adjustment thereto will be required;
- Expenditure of IDP funds must be related to construction costs associated with the project’s development and are to be remitted through an invoice system;
- Commitment of funds and expenditure are dependent continued progress toward project completion;
- An accompanying IDP Grant Agreement will be executed in association with the expenditure and schedule

## **RECOMMENDATION**

It is recommended that the Authority provide a funding award of up to \$1,750,000 from the Inclusionary Development Program Fund for the creation of IDP affordable units at as part of the Proposed Project and to enter into any and all documents necessary in connection with the funding award.

An appropriate vote follows:

**VOTED:** That the Boston Redevelopment Authority (“BRA”) approve a funding award of up to \$1,750,000 from the Inclusionary Development Program Fund (“IDP”) to Trinity Northampton Phase One Limited Partnership, or related entity, for the creation of IDP affordable units as part of the Northampton Tower and, that the Director is authorized to execute a Grant Agreement and any and all documents deemed necessary and appropriate in connection with the conditional grant, containing terms and conditions that are in the best interest of the Authority in the Director’s sole discretion.