

MEMORANDUM

MARCH 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY
ECONOMIC DEVELOPMENT
MATTHEW MARTIN, ARCHITECT
LANCE CAMPBELL, SENIOR PROJECT MANAGER

SUBJECT: THE STUDIOS AT ST. PETER'S 307 BOWDOIN STREET, DORCHESTER

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA"): (1) issue a Certification of Approval for the renovation of the Studios at St. Peter's, located at 307 Bowdoin Street in Dorchester, which includes thirty-two (32) rental studio apartments, twelve (12) parking spaces and related site improvements (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and (2) execute and deliver an Affordable Rental Housing Agreement and Restriction and any and all documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The site of the Proposed Project is located at 307 Bowdoin Street in Dorchester, and is a vacant convent building within the St. Peter's Church complex, which is located at the intersections of Bowdoin Street and Quincy Streets (the "Project Site"). The Project Site is bounded by Bowdoin Street to the north, by the intersection of Bowdoin Street and Mt. Ida Road to the west, by St. Peter's Rectory building and Percival Street to the east and by Potosi Street at the south, with direct pedestrian access from Bowdoin Street and Mt. Ida Road. Direct vehicular access is located from Bowdoin Street to the north of the Project Site.

DEVELOPMENT TEAM

The development team consists of Timothy J. Russell and Thomas G. Broderick, Jr. of Trinity Green Development, LLC (the “Current Developer”), Timothy J. Russell as project architect, Thomas G. Broderick, Jr. as project architect.

BACKGROUND

Originally, Caritas Communities Inc. (the “Original Developer”) proposed the complete renovation of the currently vacant St. Peter’s Convent into thirty-two (32) self-contained rental studio units. Each studio unit will contain a private bathroom, small kitchen area, and a sleeping area. Typical floor plans for each studio have been provided in design plans. The studio apartments will be located on floors 1-4. In addition, the ground floor (basement) will include a management office, meeting room, laundry room, and electrical and mechanical rooms (the “Original Project”).

On June 8, 2011, the Original Developer filed a Small Project Review application with the BRA for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (the “Code”).

On July 13, 2011, the BRA hosted a community meeting at the St. Peter’s Teen Center located at 276 Bowdoin Street in Dorchester. The meeting was advertised in the Dorchester Reporter and the Bay State Banner.

On September 15, 2011 the BRA voted to (1) issue a Certification of Approval for the renovation of the Studios at St. Peter’s, located at 307 Bowdoin Street in Dorchester, which includes thirty-two (32) affordable rental studio apartments, twelve (12) parking spaces and related site improvements (the “Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (2) recommend approval to the Zoning Board of Appeal on Petition BZC- 31249 for zoning relief necessary to construct the Proposed Project.

CHANGES TO PROJECT FINANCING

The Proposed Project will remain the same, except for financing. As the Proposed Project will now be developed with one hundred percent private financing, it will be necessary to adjust the affordable component to recognize that the Proposed Project will comply with Mayor Menino’s Executive Order on Inclusionary Development Policy. The Proposed Project will provide 4 units for rent by persons with incomes at or below 70% of the Area Median Income.

The renovation and construction scope of the work is extensive and includes all new electrical, mechanical, plumbing, life safety and fire sprinkler, new windows, roof

replacement, reconfiguration of the original nun's rooms into studio units, handicapped accessibility to the site from Bowdoin Street, masonry repairs and a new elevator.

As originally approved, the Proposed Project would avail itself of a twelve (12)-space onsite parking area owned in fee simple by Caritas/RCAB. The Proposed Project, as revised, will still utilize the same parking area, with the same number of off-street parking spaces, but will access the parking spaces by means of a passage easement granted by the Roman Catholic Archdiocese of Boston, to be recorded with the Suffolk County registry of deeds. Because the Proposed Project continues to represent what was approved in connection with the Original Project, no new zoning relief is required.

FINANCING

The total development cost of the project is estimated at \$3.5 million. Trinity Green Investments, LLC ("TGI") intends to finance the Project with one hundred percent private bank financing and has secured a financing commitment from Mt. Washington Bank, a division of East Boston Savings Bank. A copy of a preliminary financing commitment letter issued to TGI is included with this submission.

PUBLIC PROCESS

On June 8, 2011, the original Developer filed a Small Project Review application with the BRA for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (the "Code"). On July 13, 2011, the BRA hosted a community meeting at the St. Peter's Teen Center located at 276 Bowdoin Street in Dorchester. The meeting was advertised in the Dorchester Reporter and the Bay State Banner.

On February 15, 2013 the current Developer submitted a Notice of Project Change to the BRA Director in regard to the Proposed Project.

On February 20, 2013 the Current Developer was invited to update the Meeting House Hill Civic Association and on February 28, 2013 the current developer updated the Greater Bowdoin Geneva Neighborhood Association regarding the Proposed Project.

The BRA did not execute documents in connection with the September 15, 2011 BRA Board votes, as the Original Developer subsequently was unable to secure funding resources to implement the original project. The current Developer and TGI will purchase the Project Site and the Project from the Roman Catholic Archdiocese of Boston and the related entitlements for the original project.

AFFORDABLE HOUSING

Four (4) of the thirty-two (32) residential rental units within the Proposed Project will be created as affordable housing (the “Affordable Units”). All four (4) Affordable Units will be affordable to households earning less than or equal to seventy percent (70%) and below of the area median income (“AMI”).

The locations, sizes, and monthly rental prices of the Affordable Units are as follows:

Unit Number	Bedrooms	Square Footage	Location of Affordable Unit	Percent of Median Income	Rental Price
16	Studio	290	First Floor	70% AMI	\$1,061
27	Studio	329	Second Floor	70% AMI	\$1,061
34	Studio	375	Third Floor	70% AMI	\$1,061
46	Studio	302	Fourth Floor	70% AMI	\$1,061

*To be adjusted in accordance with changes in HUD area median incomes.

The current Developer will enter into an Affordable Rental Housing Agreement and Restriction with the BRA for the Affordable Units. The Affordable Rental Housing Agreement and Restriction must be executed along with, or prior to, issuance of a Certification of Approval. The Developer will submit an Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BRA, which shall be approved along with the execution of the Affordable Rental Housing Agreement and Restriction. Preference for the Affordable units will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The Affordable Units will not be marketed prior to the submission and approval of the Plan. The Affordable Rental Housing Agreement and Restriction will restrict the Affordable Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years).

RECOMMENDATION

The Proposed Project complies with the requirements set forth in Article 80E of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project in accordance with Article 80E, Small Project Review, of the Code; (2) execute and deliver

an Affordable Rental Housing Agreement and Restriction and any and all documents that the Director deems appropriate and necessary.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the development, proposed by Trinity GreenDevelopment, LLC, for the rehabilitation and construction of thirty-two (32) affordable rental studio apartments, a minimum of twelve (12) surface parking spaces, subject to City of Boston Public Improvement Commission approval) and related site improvements located at 307 Bowdoin Street in Dorchester (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental housing Agreement and Restriction and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (“BRA”).