

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

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR, DEVELOPMENT  
REVIEW  
DANA WHITESIDE, DEPUTY DIRECTOR, COMMUNITY ECONOMIC  
DEVELOPMENT  
SONAL GANDHI, SENIOR PROJECT MANAGER

**SUBJECT:** REQUEST FOR A PUBLIC HEARING ON THE HOUSING CREATION  
PROPOSAL OF BRIGHAM AND WOMEN’S HOSPITAL AND  
ROXBURY TENANTS OF HARVARD

**SUMMARY:** This Memorandum requests authorization to schedule a Public Hearing on September 12, 2013 at 6:15 pm, or at a date and time to be determined by the Director, to consider the Housing Creation Proposal submitted by The Brigham and Women’s Hospital, Inc. and Roxbury Tenants of Harvard Association, Inc. (RTH) in connection with the RTH Housing Development.

**BACKGROUND**

The Brigham and Women’s Hospital Development Impact Project  
The Brigham and Women’s Hospital, Inc. (“BWH”) and the Boston Redevelopment Authority (“BRA”) entered into a Development Impact Project Agreement dated as of March 10, 2012 (the “DIP Agreement”) in connection with the The Brigham Building for the Future (the “BWH Project”). The BWH Project will result in an approximately 358,000 square foot building with programmatic components including: 406 car underground parking garage, and a cogeneration plant being constructed on the BWH campus as approved under BWH's 2010 Institutional Master Plan. The building will serve as a translational clinical research building which bring together researchers and clinicians in a setting that maximizes communication across departments and units.

The DIP Agreement estimates that BWH will owe Housing exaction in the amount of \$2,065,560.20 calculated as follows:

$$\text{Housing} \quad 49,700 \text{ S.F.} \times \$7.87 = \$2,065,560.20$$

In accordance with the DIP Agreement, BWH is required to pay the housing exaction in seven (7) annual equal installments. BWH is seeking to prepay the entire balance of its housing linkage requirement pursuant to the DIP Agreement for its development project with a present value discount for the benefit of the Roxbury Tenants of Harvard ("RTH") Housing.

### RTH Housing Project

On March 29, 2010 the BRA issued a Preliminary Adequacy Determination Waiving Further Review pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code in connection with the Massachusetts Mental Health Center Redevelopment Project which includes the RTH Housing Project.

The RTH Housing Project site comprises an approximately 48,640 square foot parcel of land bounded by The Riverway, Brookline Ave, Fenwood Road, the Vining Street private way, and the BWH Project site.

The RTH Housing Project has a total development cost of approximately \$62 Million. The design and program for is the result of an extensive participatory community planning process and will offer a diversity of affordability and tenure with a mix of affordable rental, affordable homeownership, and market rate homeownership dwelling units. The transit-oriented site is accessible to many major bus lines and two branches of the Green Line. The building design will provide both rental apartments and condominium residences with generous natural light, attractive views of the Emerald Necklace, energy efficient heating and cooling systems, and other modern features. The Proposed Housing Project will include full day care center; and the building will be LEED certifiable, consistent with Article 37 of the Code.

The unit mix will be as follows:

- Sixty (60) Low Income Housing Tax Credit ("LIHTC") units
- Forty Three (43) Affordable Condominiums
- Forty Two (42) Market Rate Condominiums

### HOUSING CREATION PROPOSAL

On August 2, 2013 BWH and RTH submitted a housing creation proposal for review and approval by the BRA in accordance with Section 8 of the Housing Creation Regulations which were adopted on April 17, 1987 (the "Regulations"). Consistent with these Regulations, the BRA is required to hold a public hearing and publicly notice said hearing before action on the housing creation proposal can occur.

## **RECOMMENDATION**

Based on the foregoing, BRA staff recommends that the Secretary be authorized to advertise a public hearing to be held on September 12, 2013, at 6:15 pm before the Boston Redevelopment Authority Board to consider a housing creation proposal by The Brigham and Women's Hospital, Inc. for the benefit of the RTH Housing Project.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is authorized to advertise a public hearing to be held on September 12, 2013 at 6:15 pm before the Boston Redevelopment Authority to consider a housing creation proposal by The Brigham and Women's Hospital, Inc. for the benefit of the Roxbury Tenants of Harvard Housing Project.