

# DUDLEY CROSSING

375 -397 Dudley Street  
204 -210 Hampden Street  
2-4 Dunmore Street

## NOTICE OF PROJECT CHANGE

September 26<sup>th</sup>, 2019

*supplemental information provided October 10, 2019*

*Original Small Project Review Proposal submitted to BRA July 31, 2012;  
approved August 15, 2013*

Submitted by

**Nuestra Comunidad Development Corporation**





OUR COMMUNITY  
WORKING TOGETHER

September 26<sup>st</sup>, 2019

Brian Golden, Director  
Boston Planning & Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

*RE: Dudley Crossing 387-395 Dudley Street and 204-210 Hampden / 2-4 Dunmore Street)*

Dear Director Golden:

We are submitting this project change to inform you of modifications to our proposed design for the Dudley Crossing project since it was approved in 2013.

The project that was approved in August 15, 2013 contained 42 units in 59,640 square feet including 3,296 square feet of ground floor commercial space and 10 parking spaces. That approval contemplated:

- 1) the demolition and reconstruction of 387-397 Dudley and the connection;
- 2) the gut rehabilitation of 375-385 Dudley and the connection of this building with the new reconstructed building at 387-397 Dudley;
- 3) the gut rehabilitation of 204-206 Hampden St/2-4 Dunmore St (one building) and
- 4) new construction of 10 units at 200 Hampden St.

Nuestra Comunidad was not able to forward with this proposed plan due to the lack of financial support from the City and the State.

We have since reorganized the project, scaling back the work at Hampden/Dunmore and at 375-385 Dudley to reduce cost and reduce the need for public subsidy. In response to feedback received from DND and BPDA, we have increased the number of new units to be constructed at 387-395 Dudley.

The proposed project consists of 47 housing units in 60,063 square feet, all of which will be income-restricted. As approved previously, the building at 387-397 Dudley will be demolished and reconstructed. The new building will contain 24 units. The other two buildings located at 375-385 Dudley and 204-210 Hampden Street, 2-4 Dunmore Street, are in a much better

condition and are appropriate candidates for renovation. Our current plan contemplates a moderate renovation of these buildings.

The applicant is Nuestra Comunidad Development Corporation. Davis Square Architects is serving as project architect. Klein Horning LLP is serving as legal counsel for this submission.

On behalf of the applicant and the development team, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA and its team as we move towards final approval of this much need project.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Price', written in a cursive style.

David Price  
Executive Director  
Nuestra Comunidad Development Corporation

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# **DUDLEY CROSSING -- UPDATE TO NOTICE OF PROJECT CHANGE**

## **Project Summary**

The Dudley Crossing restructuring will increase the number of deed-restricted affordable units from 9 to 47, while undertaking historically sensitive rehabilitation and maximizing energy efficiency. This project is an opportunity to revitalize a historic district and ensure that two historically significant structures are preserved and made structurally sound. In addition to preserving 14 naturally-occurring affordable housing units in perpetuity, Dudley Crossing will also create a signature building that creates 24 new units of affordable housing and flexible ground floor space.

In a local market that includes a variety of forces, including a burgeoning night life with local breweries, a need for local retail and an active community interested in more opportunities to support art, Dudley Crossing will create first-floor space that can be used flexibly. The properties enjoy good access to public transportation.

For the past decade, Nuestra Comunidad has explored redevelopment approaches to these properties, which are at risk of being lost to physical deterioration and unsustainable financial pressures. This proposal responds to the buildings' increasingly urgent needs for capital investment, incorporating feedback from tenants, neighbors, historic preservationists, stakeholders at DND and BPDA and local partners. With a new design team and opportunity to create a cost-efficient, Zero Emissions building, this proposal focuses on the most cost-efficient approach to maximize production of new units; increase energy efficiency; stabilize and preserve historic buildings while minimizing use of limited public subsidy.

## **Highlights of Project:**

- ❖ Mission
  - Transforms unrestricted “naturally occurring” affordable housing into permanently deed-restricted affordable housing, averting loss due to market conversion or physical deterioration
  - Replaces structurally deteriorated unrestricted 12-unit building with sustainable affordable housing asset, creating a new Zero Emissions building with 24 new units of affordable housing
  - Innovative approach to integrating health care services with affordable housing to increase health outcomes, improve housing stability and increase family stability and security.
  
- ❖ Design
  - New building replaces a structurally unsound building with 24 new units of affordable housing

- Proposed design incorporates treasured elements of the historic building while adding density, creating flexible first-floor space and connecting housing to adjacent pocket park and garden
  - New housing units will add 1-bedroom and 2-bedroom units to a project that was primarily larger family-sized units (2-, 3- and 4-bedroom units)
  - Zero Emission new construction and rigorous approach to increasing energy efficiency in renovation approach
  - Plans to incorporate public art on available facades, to continue the tradition of murals in this neighborhood
- ❖ Financing
- Leverages tax-exempt bond financing and federal and state historic tax credits and low-income housing tax credits to finance renovations
  - New building replaces a structurally unsound building with 24 new units of affordable housing
  - LIHTC Income Averaging allows project to access LIHTC equity while ensuring no displacement of long-time residents
- ❖ Innovative Service Model
- Partnership with Boston Medical Center and Cambridge Housing Authority creates access to project-based subsidy to support operations and comprehensive array of services for non-elderly disabled residents who have experienced homelessness
  - Twenty percent of units dedicated to households below 30% AMI; additional layer of services available to support families transitioning from homelessness
  - Service model supported by grant and technical assistance from the Robert Wood Johnson Foundation

## Comparison to 2013 Proposal

The current proposal reflects Nuestra's desire to maximize production of affordable units in the most cost-effective manner possible. The 2013 proposal included new construction at three locations that triggered BRA review. This current iteration includes new construction **only** at 387-397 Dudley Street.

The 2013 proposal was comprised of:

- Dudley Street
  - New 12-unit building at 387-397 Dudley Street
  - New building connected to existing building at 375-385 Dudley Street
  - Gut renovation and reconfiguration of units at 375-385 Dudley Street, which reduced the number of units in that building from 9 to 6
  
- Hampden/Dunmore Streets
  - New construction at 198-202 Hampden Street, creating nine new units at that location
  - Reconfiguring existing units at 204-208 Hampden / 2-4 Dunmore, reducing total number from 14 to 12

The current proposal is a simpler scheme, with greater density and an increase in the number of affordable units being created. **The current proposal has only one new building that is subject to Small Project Review: the new building at 387-397 Dudley Street.** The other buildings are being renovated, with no changes to unit configuration or unit count. To summarize, the current proposal consists of:

- Dudley Street
  - New 24-unit building at 387-397 Dudley Street
  - Moderate renovation of 375-385 Dudley Street, maintaining 9 units of affordable housing
  
- Hampden/Dunmore Street
  - Moderate renovation of 204-210 Hampden/2-4 Dunmore, maintaining 14 units of housing.

The new building is 34,238 s.f.

|  | 2013 Plan | Current Proposal | Difference |
|--|-----------|------------------|------------|
| <b>Total Units</b>                           |           |                  |            |
| <b>387-397 Dudley</b>                        | 12        | 24               | 12         |
| <b>375-385 Dudley</b>                        | 6         | 9                | 3          |
| <b>204-210 Hampden /<br/>2-4 Dunmore</b>     | 12        | 14               | 2          |
| <b>New Building at 196 -<br/>202 Hampden</b> | 9         | 0                | (9)        |
|  | 39        | 47               | 8          |



2013



2019



## Affordability

This proposal increases the number of deed-restricted affordable housing units fivefold from the current situation, from 9 to 47. When compared to the 2013 proposal, the current proposal creates an addition 8 units of affordable housing.

The current unit mix is as follows:

| Total |    | Total                 |     | AMI   | Total |
|-------|----|-----------------------|-----|-------|-------|
| 2 BR  | 13 | MRVP                  | 9   | 60%   | 9     |
| 3 BR  | 10 | Total subsidies       | 9   | mkt   | 26    |
| 4 BR  | 12 | None                  | 26  | Total | 35    |
| Total | 35 | Total units           | 35  |       |       |
|       |    | subsidies/total units | 26% |       |       |

The new plan creates new units and expands affordability, with 21% of units dedicated to households with incomes below 30% AMI. The only units with 80% AMI restrictions are designed for current residents whose incomes exceed LIHTC limits.

| Total |    | Total                 |     | Total |    |     |
|-------|----|-----------------------|-----|-------|----|-----|
| 1 BR  | 9  | Sec 8 PBV (811)       | 8   | 30%   | 10 | 21% |
| 2 BR  | 22 | MRVP                  | 9   | 50%   | 5  | 11% |
| 3 BR  | 10 | Total subsidies       | 17  | 60%   | 28 | 60% |
| 4 BR  | 6  | None                  | 30  | 80%   | 4  | 9%  |
| Total | 47 | Total units           | 47  | Total | 43 |     |
|       |    | subsidies/total units | 36% |       |    |     |

Through an innovative partnership with Boston Medical Center (BMC), NDC has secured 8 PBV 811 vouchers for this project from the Cambridge Housing Authority. These units will serve homeless families with disabilities. BMC will provide services.

## Development Team

Nuestra Comunidad has assembled a development team with deep expertise in structuring, closing and executing scattered site renovation projects.

**Developer/Sponsor:** Nuestra Comunidad  
Executive Director: David Price  
Associate Director of Real Estate Development: Diane Clark  
Project Manager: Lina Jimenez

**Architect:** Davis Square Architects  
Project Architects: Cliff Boehmer  
Laura Cella-Mowat

**Civil Engineer:** DeVellis Zrein  
Project Engineer: Imad Zrein

**Project Development Consultant:** Rebecca Plaut Mautner  
Peter Munkenbeck

### **Nuestra Comunidad**

One of Boston's oldest and most successful community development organizations, Nuestra Comunidad has been working in the Roxbury community since 1981. Nuestra CDC has developed nearly 800 affordable rental homes and 200 affordable homeownership opportunities. Nuestra Home Center has trained over 2,000 people in homeownership and helped more than 500 families to purchase their first homes. With roots in Roxbury's Latino community, Nuestra CDC has helped to lead the ongoing revitalization of Roxbury's Dudley Square. Nuestra Comunidad is a chartered member of the NeighborWorks America Network.

**Architect:** Davis Square Architects  
Davis Square Architects (DSA) brings tremendous expertise in renovation and new construction projects. Few architecture firms share DSA's breadth of experience in renovating affordable housing. This experience with occupied renovation, temporary relocation and the design approaches necessary to attend to the various needs of residents, general contractor and funders will be crucial to the project's successful execution. Davis Square also has significant experience designing new, energy-efficient multi-family buildings, and integrating public art and green space into urban design.

**Property Manager:** WinnResidential  
Winn Residential is the nation's largest manager of affordable housing and LIHTC units. WinnResidential manages almost 14,000 units, many of which require compliance with federal, state and local programs. Winn has a strong presence in Boston, managing many projects

funded by DND and DHCD. Winn also brings deep capacity in routine and preventative maintenance, focused on the preservation of physical assets.

**Historic Consultant:** The Public Archaeology Laboratory  
Maureen Cavanaugh, the project manager for PAL, brings extensive experience working on historic preservation projects in the Commonwealth. PAL provides expert guidance on Massachusetts Historic Rehabilitation Tax Credit, the federal historic tax credit and working within a local historic district.

**Development Consultant:** Rebecca Plaut Mautner & Peter Munkenbeck  
Rebecca Plaut Mautner has worked with community development corporations for over 20 years to create and preserve hundreds of units of affordable housing. She is expert in addressing the unique structuring, legal and financial challenges of preserving multi-family housing.

Peter Munkenbeck brings unparalleled experience in helping non-profit owners develop creative and sustainable approaches to affordable housing development, construction and stewardship. Peter is providing overall strategic advice to this project, focusing on design and structuring.

## Community Involvement

This proposal represents the culmination of ten years of work on this project.

In the past four months, there have been four opportunities for residents to participate in the project's development and to provide input on design and other issues.

- Meetings with Residents:
  - April 25, 2019
  - July 25, 2019
  - September 24, 2019
  
- Community Meeting:
  - August 27, 2019

## Current Residents & Relocation During Construction

### *Residential Tenants*

It is Nuestra Comunidad's intention to allow all current residents to live at the Dudley Crossing project after construction and renovation.

As the project will be funded in part with public funds, tenants will have rights under the federal Uniform Relocation Act (42 USC Ch. 61), as well as the Massachusetts Relocation Act (M.G.L. c. 79A)

Nuestra Comunidad will be responsible for appropriate off-site housing for all residents during construction. Nuestra will be responsible for all costs related to securing and renting the off-site units. In accordance with the URA & Massachusetts Relocation Act, Nuestra will identify and secure the off-site housing, and pay for all moving expenses, utility costs off-site.

For the two renovation projects, there are no obstacles to a smooth short-term relocation off-site followed by a return to the site post-construction.

For the new building to be constructed at 387-395 Dudley, residents will be off-site for approximately 11-14 months. Under federal regulations, this qualifies as "permanent displacement", requiring the owner to make a substantial financial payment to the resident. Nuestra will offer this payment to all eligible residents but will also offer the right to return to the project (either at 387-395 Dudley or across the street, at 204-210 Hampden/2-4 Dunmore).

The Department of Neighborhood Development has indicated that allowing all residents to return to the project will require approval by the Boston Fair Housing Center. Nuestra is committed to working with all of the relevant city agencies to avoid any displacement of residential tenants.

### *Commercial Tenants*

Nuestra will work with the commercial tenants at 387-395 Dudley to facilitate the most appropriate relocation plan. The Uniform Relocation Act outlines assistance that an owner must provide. Nuestra has engaged Auxilium Consulting, an expert in commercial relocation, to work on this.

There are currently three commercial tenants at 387-395 Dudley:

- Upholstery Shop at 397 Dudley
- Gallery at 391-393 Dudley
- Insurance Office at 387 Dudley

It is likely that there will be commercial space available at 375-385 Dudley for one or more of these businesses. Nuestra will assist the other businesses to find appropriate alternative space for their businesses.

Two of these tenants moved into the property relatively recently and were informed of plans for renovation that would require them to move prior to signing leases. Although they have waived their rights under the Uniform Relocation Act, Nuestra will provide assistance to them if they do not move into the space at 375-385 Dudley.

## Plans & Drawings



# NEW CONSTRUCTION OF ROXBURY DEVELOPMENT

387-397 DUDLEY STREET, BOSTON, MA 02119



### Unit Mix:

|         | 1-BR | 2-BR | 3-BR | 4-BR |
|---------|------|------|------|------|
| LEVEL 1 | 0    | 0    | 1    | 1    |
| LEVEL 2 | 0    | 0    | 2    | 2    |
| LEVEL 3 | 3    | 3    | 0    | 0    |
| LEVEL 4 | 3    | 3    | 0    | 0    |
| LEVEL 5 | 3    | 3    | 0    | 0    |
| TOTAL   | 9    | 9    | 3    | 3    |

TOTAL UNITS: 24

### GROSS AREA SF

|                           |           |
|---------------------------|-----------|
| Basement                  | 5,690 SF  |
| First Floor (Residential) | 3,870 SF  |
| First Floor (Commercial)  | 1,894 SF  |
| Second Floor              | 5,736 SF  |
| Third Floor               | 5,736 SF  |
| Fourth Floor              | 5,736 SF  |
| Fifth Floor               | 5,665 SF  |
| Grand total               | 34,328 SF |

### DRAWING LIST

|        |                          |
|--------|--------------------------|
| G000   | COVER                    |
| SURVEY | EXISTING SURVEY          |
| CIVIL  | CONSOLIDATION PLAN       |
| A100   | BASEMENT FLOOR PLAN      |
| A101   | FIRST FLOOR PLAN         |
| A102   | SECOND FLOOR PLAN        |
| A103   | THIRD-FOURTH FLOOR PLANS |
| A104   | FIFTH FLOOR PLAN         |
| A201   | BUILDING ELEVATIONS      |
| A202   | BUILDING ELEVATIONS      |
| A501   | BUILDING WALL SECTION    |

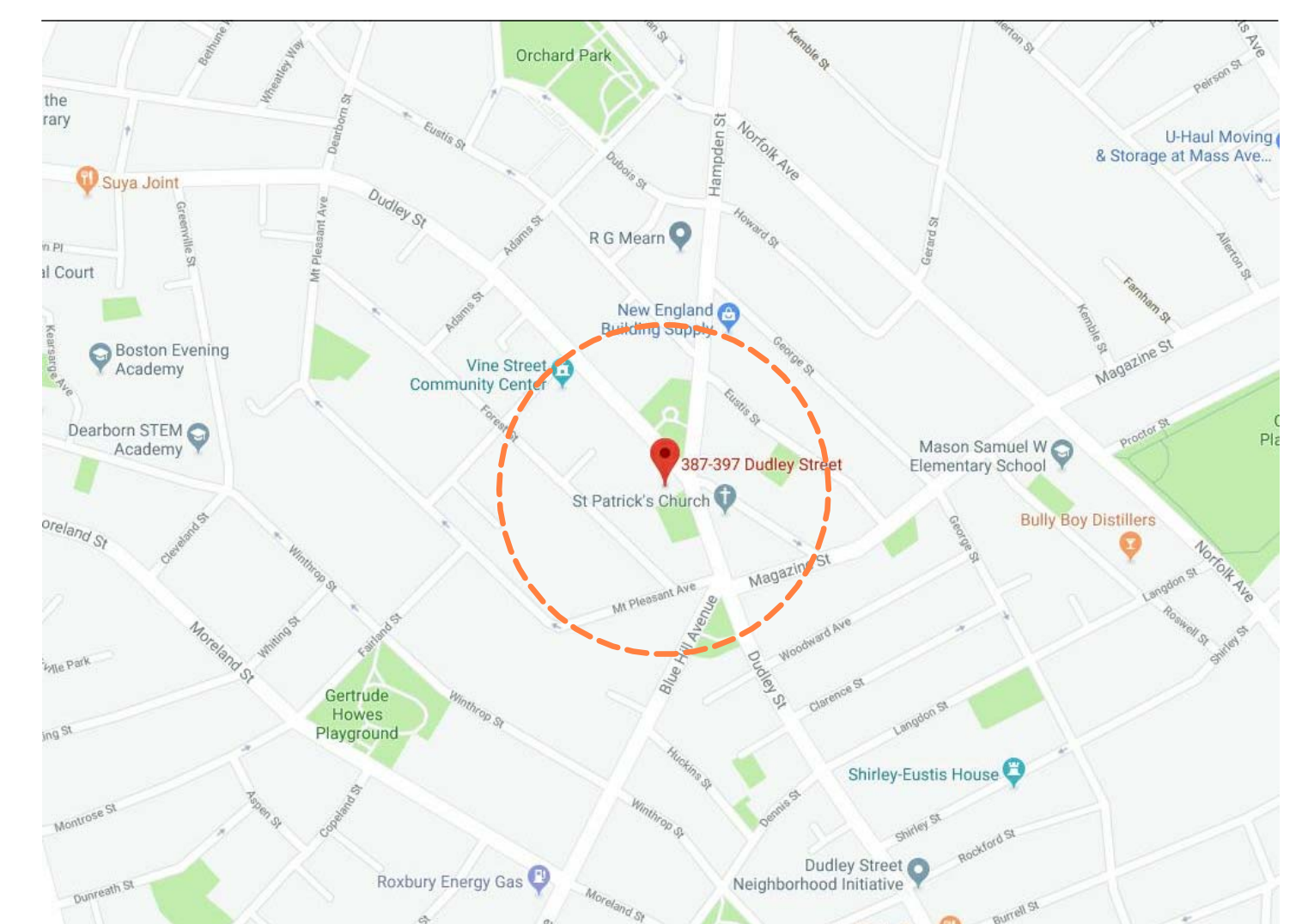
OWNER:  
**■ NUESTRA COMUNIDAD**  
 56 WARREN STREET, SUITE 200, ROXBURY, MA

ARCHITECT:  
**■ DAVIS SQUARE ARCHITECTS**  
 240A ELM STREET, SOMERVILLE, MA 02144  
 617.628.5700

CIVIL ENGINEER:  
**■ DEVELLIS ZREIN INC.**  
 PO BOX 307, FOXBOROUGH, MA 02035  
 508.473.4114

SURVEYOR:  
**■ FELDMAN LAND SURVEYORS**  
 152 HAMPDEN STREET, BOSTON, MA 02119  
 617.357.9740

### LOCATION MAP



PERMIT SET  
 9/25/19

**DAVIS  
 SQUARE  
 ARCHITECTS**

PROJECT NO.  
 19036.00





DAVIS  
SQUARE  
ARCHITECTS

# DUDLEY CROSSING

375-385 DUDLEY ST | 204-210 HAMPDEN ST & 4-2 DUNMORE ST | 387-397 DUDLEY ST





**387-397 DUDLEY STREET  
DEMO + NEW CONSTRUCTION**

**375-385 DUDLEY STREET  
RENOVATION**

**204-210 HAMPDEN &  
4-2 DUNMORE STREET  
RENOVATION**



# DUDLEY CROSSING

375-385 DUDLEY ST | 204-210 HAMPDEN ST & 4-2 DUNMORE ST | 387-397 DUDLEY ST





View from Hampden St



View from Dudley St



# DUDLEY CROSSING

EXISTING CONDITIONS PHOTOS | 387-397 DUDLEY STREET | BPDA MEETING 9/10/19





# DUDLEY CROSSING

PROPOSED RENDERED VIEW | 387-397 DUDLEY STREET | BPDA MEETING 9/10/19





















