

**Richard Giordano** <RGiordano@fenwaycdc.org>

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To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Phil Cohen (Phil.Cohen@boston.gov)" <Phil.Cohen@boston.gov>, "Erico Lopez (erico.lopez@boston.gov)" <erico.lopez@boston.gov>

Dear Fenway Folks,

Here is the long awaited update on the Samuels & Associates Fenway Point proposal. Sorry that I have been delayed in getting it out to you – things keep changing by the day.

### **I am putting the ask up front so it's very clear**

We are asking you to email the BRA project manager Phil Cohen and Erico Lopez BEFORE SATURDAY AT 5 PM – THE CLOSE OF COMMENT PERIOD. Sorry that this does not give you much time, but this updates has been delayed because this situation has been changing by the day. Insist that along with a request to amend the PDA to increase height and add more units comes an increased responsibility to the community. **Tell the BRA that they should require Samuels & Associates to make 15% of the units affordable at 70% of the AMI and to put any cash contributions into the IDP fund for use in the Fenway.**

**In order to send in your comments, please hit reply all. Simply write in your comments and then click send. They will only go back to the BRA staff and myself since all of you have been Blind Carbon Copied.**

### **Update on the BRA public meeting on the Fenway Point**

More than 50 people attended the BRA public meeting on January 14<sup>th</sup> at the Landmark building to review the changes that Samuels & Associates is requesting to their previously approved proposed project at the Point. Almost all of the community members who spoke indicated they wanted more affordable units on site.

According to the Project Notification Form (PNF) filed with the BRA, Samuels and Associates want to add 5 more residential floors and one mechanical floor to the building, bringing the height from approximately 270 feet to approximately 340 feet (top of amenities). In addition, they are proposing to add more residential units – going from approximately 320 to 350 and changing from all rentals to 109 units for sale as condominiums and 240 units for

rent. They are also seeking to reduce the retail area from approximately 40,000 sq ft to 20,000 sq ft.

We learned at the meeting that the usual Inclusionary Development Policy (IDP) rules do not exclusively govern the affordable housing requirements in this area. Instead article 66 of the zoning code also comes into play. In summary it states that the developer has a choice between making 20% of the units on site affordable or making a minimum of 10% of the units affordable and making cash contributions for the remaining units not built on site into various agreed upon community benefits.

At the meeting of 1/14/15 the developer proposed to take the second option and make 10% of the units on site affordable and contributing cash to the IDP fund for the remainder of units not built. The proposed mix of affordable units would be 32 rental units and 3 condominiums. Samuels & Associates maintain that it is not financially feasible to make 20% of the units on site affordable. Almost all of the community members who spoke indicated they wanted more affordable units on site.

**Fenway CDC believes that along with a request to amend the PDA to add height and more units comes an increased responsibility to the community – the BRA should require Samuels to make 15% of the units affordable at 70% of the Area Median Income and to put any the cash contributions into the IDP fund for use in the Fenway. This is in fact what the developer had agreed to in the previously approved set of changes to the project!**

**So we are asking you to email the BRA project manager Phil Cohen and Erico Lopez. Insist that the BRA require Samuels & Associates to make 15% of the units affordable at 70% of the AMI and to put any cash contributions into the IDP fund for use in the Fenway.**

**Thank you for your concern and involvement to help get affordable housing produced here in the Fenway. – Richard.**