

From: Sharon Durkan <sharon.durkan@boston.gov>
Date: Tue, 24 Dec 2024 19:37:02 -0700
Subject: Merry Merry Progress on 27-29 Hancock Street

Dear Neighbors,

On this Christmas Eve, as many of us are enjoying and celebrating the season of giving and togetherness, I'm thrilled to share an exciting update on 27-29 Hancock Street.

After extensive consideration and community input, collaboration among elected officials, and leadership from the Mayor's Office of Housing (MOH), Fenway CDC has been chosen and designated for their proposal for a 15-unit affordable homeownership project in JDMD's request for proposal process that has been shaped by extensive community input.

It's a wonderful reminder of what we can achieve when we work together, making this holiday season even brighter for our Beacon Hill community. I want to particularly thank Rep. Jay Livingstone for his support and help in bringing all parties together initially and his leadership throughout this process to support the RFP process and a good solution for our community!

I'm especially proud to highlight that this project was made possible by \$1 million in federal funding I helped secure as Chair of the Council's COVID-19 Recovery Committee through Mayor's Office of Housing! Leveraging once-in-a-lifetime American Rescue Plan resources, this funding has ensured that critical affordable homeownership projects like this one can move forward. This RFP process was quicker than usual because these funds needed to be obligated by the end of 2024 to be utilized for this purpose. This project and designation is a tangible example of how strategic investments in our recovery are being utilized to create lasting impacts for Boston residents!

MOH has endorsed JDMD's selection of Fenway CDC as the developer for this site. Fenway CDC's proposal prioritizes affordable homeownership, with half of the 15 homes sold at 80% AMI and the other half at 100% AMI, distributed evenly across unit types. JDMD has committed up to \$300,000 to address potential funding gaps—an investment that ensures the project remains financially viable if there are additional costs. Fenway CDC is an incredible organization that I get the opportunity to work with in the Fenway, and I'm excited to see such a skilled organization get designated.

Here is what to expect next: JDMD will enter into an agreement with Fenway CDC, granting site control and setting the stage for necessary approvals. Between now and May 2025, Fenway CDC will work on securing any needed variances or approvals — ISD, Beacon Hill Historic, BPDA, and ZBA. It is important to note that the project is contingent on approvals from the BPDA board, Zoning Board of Appeal, and other entities, and will need our community's continued support. With financing secured, construction is anticipated to begin by Fall 2025.

This milestone is a true success story of community collaboration: I want to especially acknowledge the advocacy of Homes on Hancock (particularly John Gulliver and Harold Brink who were part of the RFP process), the Beacon Hill Civic Association (particularly Josh Leffler), as well as the behind-the-scenes leadership of Mayor Michelle Wu and her team at MOH, including Adam Goldstein and Chief Sheila Dillon.

My office remains committed to supporting this project as we engage neighbors and move closer to bringing much-needed 15-units of affordable homeownership to Beacon Hill. This hasn't been an easy road, but it's one we can celebrate as a victory!

Wishing you and your loved ones a Merry Christmas, a joyful start to Hanukkah tomorrow or however you celebrate this season! May this season bring light, hope and warmth to all in our community. Should you have any questions, don't hesitate to reach out!

Onward,

Sharon Durkan
Boston City Councilor, District 8
617-635-4225