

Boston Employment Commission Special Presentation

Burbank Gardens

April 18, 2018

Developer: Fenway CDC

Awarding Authority: Department of Neighborhood Development

General Contractor: Landmark Structures

Construction Cost: \$3,724,356 **Construction Period:** 02/18 – 01/19

Construction Monitor: Robert Woodson

BRJP Goals: **51% Resident** **40% People of Color** **12% Female**

Project Description:

Burbank Gardens is a 52-unit building with a footprint of 10,753 square feet and is located at 31 Burbank Street in the Symphony section of the Fenway neighborhood in Boston, Massachusetts. The Fenway Community Development Corporation ("FCDC") purchased the property as the Massachusetts Department of Housing and Community Development's ("DHCD") designee pursuant to M.G.L. 40T. The property is a four-story building including 28-0BR, 22-1BR, and 2-2BR units. The building was an expiring use Section 13A property (similar to the federal 236 interest subsidy program) with a mortgage scheduled to mature on April 1, 2018, which created a significant risk of displacement for existing low and moderate income residents and the future affordability of the housing. FCDC purchased the property in order to preserve Burbank Gardens as affordable, viable, mixed-income housing.

Of the 52 units, 39 will be eligible for tax credits. At permanent financing, 18 of the 39 tax credit units will receive additional rental assistance (10 MRVP units plus eight-Section 8 Project-Based Vouchers [PBV's]). The PBVs will assist 5 0BR, 2 1BR, and 1 2BR units occupied by existing eligible households.

PROJECT STATISTICAL REPORT

4/9/2018 11:00:24 AM

BURBANK GARDENS -- ID: 10128 Award Dept: ND3 Const Cost: \$3,724,356.00 Neigh: FENWAY/KENMORE

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GC: -- ID: 0

Date Range: 07/01/2009 - 04/09/2018

Worked on Project

BRUP Report #8

Group	Job Code	Start Date	End Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
ADEP GROUP	12689	02/18/2018	04/01/2018								
	01 Asbestos Worker			296.0	48.0 16.2%	296.0 100.0%	64.0 21.6%	13	1	13	2
	Totals:			296.0	48.0 16.2%	296.0 100.0%	64.0 21.6%	13	1	13	2
JKA CONSTRUCTION	12303	03/17/2018	03/31/2018								
	03 Carpenter			24.0	24.0 100.0%	24.0 100.0%	0.0 0.0%	1	1	1	0
	15 Laborer			24.0	0.0 0.0%	24.0 100.0%	0.0 0.0%	1	0	1	0
	Totals:			48.0	24.0 50.0%	48.0 100.0%	0.0 0.0%	2	1	2	0
NEW ENGLAND MECHANICAL	9334	02/24/2018	03/31/2018								
	07 HVAC			120.0	96.0 80.0%	96.0 80.0%	0.0 0.0%	3	2	2	0
	Totals:			120.0	96.0 80.0%	96.0 80.0%	0.0 0.0%	3	2	2	0
PROFESSIONAL FIRE SYSTEM	12537	03/11/2018	03/11/2018								
	43 Sprinkler Fitter			16.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
	Totals:			16.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
Project Totals:				480.0	168.0 35.0%	440.0 91.7%	64.0 13.3%	19	4	17	2