



1035 Cambridge St. Suite 12, Cambridge, MA 02141

# Memo

**To:** Thomas Evans  
**From:** Bill Gordon  
**cc:** Robert Macarthur  
**Date:** 1/23/17  
**Re:** Fire Suppression System Grant/Loan for JAS Affordable Housing Consolidated Project

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Tom,

As I am sure you recall we meet just prior to the holidays to discuss the recent fire that impacted the Wellington Harrington Neighborhood (WHN) and JAS properties that are located there. One of the outcomes of that meeting was discussing ways the Cambridge Redevelopment Authority (CRA) might be able to assist JAS in rebuilding the properties that were damaged and that are part of the JAS Consolidation Project. At the time you informed Deborah and me that the CRA in the coming year will receive funds through MXD Development Revenue that would in part likely be dedicated to affordable housing efforts in the WHN.

Based on the above we identified sprinkler systems as a high priority area of need. This was not anticipated prior to the fire and not included in our project budget. We feel it is a good match with how the CRA might like to allocate a portion of MXD Development Revenue. Our request is for \$540,000 (nine buildings/46 units)

I have attached a brief project description of the JAS Consolidation project which is partially located in the WHN. It involves the consolidation of four separate projects into one and a refinancing of these project which will include approximately \$17M of renovations to 112 units of housing. This is a 2017 project and has a Tax Exempt Volume Cap allocation and 4% LIHTC's as its major source of financing along with the assumption of existing City and State debt.

Our original scope of work did not include sprinkler systems, but now, despite not being required by code we feel sprinkler systems need to be added where it makes sense. We have attached a spreadsheet that lists all the properties in the project, those that are in the WHN and that are a “high priority” for a sprinkler system. We have included two properties that are not in the WHN, but are buildings that need to be sprinkled. If CRA does not want to fund these two buildings we can remove them from our request. Buildings are placed in the “high priority” category based on material (wood), building style, ease of agrees in emergencies and density in terms of how close they are to other buildings.

After reviewing the attached project descriptions and spreadsheet please let me know what other information you need. If needed we will be happy to meet with you and/or present to your board. Finally, we are submitting a One Stop to MassHousing in three weeks. It would be helpful to get input (even if it is not a commitment) on the likelihood of receiving funds from the CRA prior to our submission.

Thank you.

Bill Gordon

## JAS Consolidation 1 – Brief Description

Just A Start Corporation is undertaking an initiative to consolidate a number of properties owned by JAS or by LLC affiliates, to refinance and rehabilitate them as one project utilizing 4% Low Income Housing Tax Credits and Tax Exempt Bond Financing. The intent of the consolidation is to create an economy of scale for efficient financing of necessary rehab work and to unify and simplify the management of debt, affordability restrictions and tenant selection policies and practices of the portfolio. The project includes 10 properties with 20 buildings and a total of 115 units (see the attached property descriptions).

### **Financing :**

The project will be primarily financed with 4% LIHTC and Tax Exempt Bond financing. We are working with Mass Housing on the Bond Financing and will be soliciting investment proposals from LIHTC Investors in the Spring of 2017. We are also seeking financial support in the form of Soft Debt from the Cambridge Affordable Housing Trust and Massachusetts Department of Housing and Community Development (DHCD). The project has an estimated total development cost of \$44 Million of which \$18.6 Million will be for construction cost including \$12.6 Million for rehab of 19 of the 20 buildings. The 20th building is the former St Pat's Church which was converted to 16 units of housing in the early 1990's. St Pat's Church was heavily impacted by the East Cambridge fire that occurred on December 3<sup>rd</sup>. The building will either need to be gutted and completely rebuilt or torn down and a new building built in its place. At this time we are projecting that a new building will be built and have allocated \$6 Million toward its construction.

### **Development Team:**

Developer:	Just-A-Start Corporation
Architect:	Winslow Architects Inc.
General Contractor:	Curtis Construction
Attorney:	Klein Hornig
Management Company:	Maloney Properties

**Anticipated Closing and Construction Start: Year End 2017**

## Description Of Properties

List of Properties

1. Webster / Bristol
2. 72 Elm Street
3. 54-56 Berkshire St
4. 409 - 415 Cardinal Medeiros
5. 206 - 210 Otis Street
6. 55 - 59 Norfolk Street
7. Trembridge, 106 Tremont Street
8. Putnam, 260 - 264 Putnam Ave
9. St. Patricks, 26 - 50 York Street
10. Churchill Court, 2505 - 2529 Mass Ave



City of Cambridge

text



0 0.1 0.2 0.4 0.6 0.8 Miles

Just A Start Consolidation

Schedule of Properties

FIRE SUPPRESSION SPRINKLER MATRIX														
	Name	location	# Units	# Bldgs	# fl's	Wellington - Herrington		Other Area		Sprinkled	Retail	Type	Date Built	Date Rehab
						High Priority	Low Priority	High Priority	Low Priority					
<b>JAS Wholly Owned</b>														
1	Webster/ Bristol	69 - 81 Webster, 51-53 Bristol	14	3										
	Bldg 1	51-53 Bristol & 69-73 Web	9		3	1						3 story multi-family	1930	1996
	Bldg 2	75-77 Webster	2		3		1						1997	
	Bldg 3	79 -81 Webster	3		2	1						duplex style buildings	1930	1997
2	Elm Street	72 Elm Street	6	1	3			1				double 3-decker	1930	1998
3	Berkshire	54-56 Berkshire	6	1	3	1						double 3-decker	1915	1997
4	Cardinal Medeiros	409-415 Cardinal Medeiros	6	1	3	1						double 3-decker	1930	1997
5	Otis Street	206-220 Otis Street	8	1	2				1			converted warehouse	1880&1960	1998
6	Norfolk Street	55 & 59 Norfolk Street	8	2	4					1	1 - 485sf	4 story multi-family	1900	2001
7	Trembridge	106 Tremont / 1175 Cambridge	8	1	3					1	1 - 3,000sf	3 story multi-family	2002	
<b>JAS Affiliated Entities</b>														
8	Putnam	260 & 264 Putnam Avenue,	12	2									1994	
	Bldg 1	260 Putnam	4		3				1			triple decker	1930	1993
	Bldg 2	264 Putnam	8		3			1				3 story multi-family	1993	
9	St Pats	26-50 York Street	32	4										
	Bldg 1	26 York	6		3	1						double 3-decker	1930	1991
	Bldg 2	30 York	6		3	1						double 3-decker	1930	1991
	Bldg 3	40 York	4		3	1						3-decker	1930	1991
	Bldg 4	50 York	16		3							Converted Church	1930	1991
10	Churchill Court		12	4										
	Bldg 1	2505-2509 Mass Ave	2		3				1		150sf	townhouse	1998	
	Bldg 2	2511-2517 Mass Ave	4		3					1		townhouse	1998	
	Bldg 3	2519-2525 Mass Ave	4		3					1		townhouse	1998	
	Bldg 3	2527-2529 Mass Ave	2		3				1			townhouse	1998	
<b>TOTALS</b>			<b>112</b>	<b>20</b>		<b>7</b>	<b>1</b>	<b>2</b>	<b>4</b>	<b>4</b>				
						7		2	@ \$60K / bldg =	\$	540,000			

**JAS 401 - WEBSTER BRISTOL APARTMENTS (14 units)**

**#1**

67-73 Webster Avenue | 51-53 Bristol Street (one building - 9 units)

75-77 Webster Avenue | 81-83 Webster Avenue (two buildings - 5 units)

Cambridge, MA 02141



**75-77 Webster Avenue (2 units)**



**81 Webster Avenue (3 units)**

**Size and Configuration:**

# of Buildings: **3**

# of Units: **9/3/2-** (14 total)

# of Stories: **2 & 3**

**Affordability Secured by:**

Cambridge Affordable Housing Agreement  
Mortgage with CAHT and City of Cambridge

**Financial Support**

East Cambridge Savings Bank / Massachusetts Housing Stabilization Fund /  
Cambridge Affordable Housing Trust  
Massachusetts Housing Stabilization Fund - HSF/Rehabilitation Initiative

**Construction Type**

Wood frame  
Rubber roof  
Wood siding

**Construction / Renovation date**

75-77 Webster new in 1997 / 81 Webster new in 1930, 100% Renovation in 1997  
Webster-Bristol new in 1930 /50% Renovation in 1996

Purchased and moderately rehabbed by Just A Start in 1996, the Webster-Bristol building includes nine smaller scale units served by three stairway entries. The Webster Ave. Apartments include 2 buildings adjacent to Webster-Bristol, a three unit building totally rehabbed in 1997, and 75-77 Webster, a new building with two 4-bedroom units. All units are affordability restricted. There are seven grade level parking spaces located behind the three structures.



**67-73 Webster & 51-53 Bristol (9 Units)**

**Owner:** Just A Start Corporation

**Unit Distribution:**

One bedroom - **5**  
Two bedrooms - **6**  
Three Bedrooms - **1**  
Four Bedrooms - **2**

**Rent Restriction:**

4 units must be 60% of median or CHA subsidized  
9 units must be 80%  
1 unit can be 100%

**Mechanical systems**

Unit gas fired boilers W/ zone controlled fin tube  
distribution  
Unit gas fired water heaters

**72 ELM STREET (6 units)**

72 Elm Street  
Cambridge, MA 02139



Located in the heart of Area 4 midway between Kendall and Central Square, this typical triple-decker dating back to the 1930s was enrolled in a City Rental Rehab program. After the owner failed to fulfill payment obligations Just A Start was able to purchase the property secure the affordability and complete the needed renovations.

**Size and Configuration:**

# of Buildings: **1**

# of Units: **6**

# of Stories: **3**

**Unit Distribution:**

Three Bedrooms - **2**

Four Bedrooms - **4**

**Owner:** Just-A-Start Corporation

**Affordability Secured by:**

Cambridge Affordable Housing Agreement

Mortgage to Cmlth of Massachusetts

Mortgage to City of Cambridge

**Rent Restriction:**

1 Low HOME unit 50% AMI

4 High HOME units 60% AMI

1 unit up to 80% AMI

**Financial Support**

Cambridge Trust Company

HOME funds from City of Cambridge and State of Massachusetts through DHCD

**Construction Type**

Wood frame

Rubber roof

Wood / vinyl siding

**Mechanical systems (new in 1998)**

Central gas fired boilers with zone controlled fin tube distribution and individual unit gas fired hot water heaters

**Construction / Renovation date**

New in 1930 / 25% Renovation including de-leading in 1998



**54 BERKSHIRE APARTMENTS (6 units)**

54-56 Berkshire Street  
Cambridge, MA 02141



Purchased on favorable terms from a Just A Start supporter and long time Cambridge resident who was relocating to a nursing home. This East Cambridge multi family is located adjacent to Donnelly Field, just steps from an elementary / middle school, public library, community center and public swimming pool. The property was substantially rehabbed and reconfigured in 1998.

**Size and Configuration:**

# of Buildings: 1  
# of Units: 6  
# of Stories: 3

**Unit Distribution:**

Two Bedrooms - 2  
Three Bedrooms - 4

**Owner: Just-A-Start Corporation****Affordability Secured by:**

Cambridge Affordable Housing Agreement  
Mortgage to Cambridge Affordable Housing Trust  
Mortgage to City of Cambridge

**Rent Restriction:**

3 units below 60%AMI  
3 units below 80% AMI  
(??3 Low HOME??)

**Financial Support**

Cambridge Trust Company  
Harvard Help Loan  
Cambridge Affordable Housing Trust  
Massachusetts Housing Stabilization Fund - HSF/Rehabilitation Initiative

**Construction Type**

Wood frame  
Rubber roof  
C/A siding

**Mechanical systems**

Central gas fired boilers w/ zone valve  
controller fin tube distribution  
Unit gas fired water heaters

**Construction / Renovation date**

1915 / 50% renovation in 1997

**CARDINAL MEDEIROS (6 units)**  
409-415 Cardinal Medeiros Avenue  
Cambridge, MA 02141

**#4**



Located in East Cambridge, 409-415 Cardinal Medeiros Avenue is a three-story wood frame building that houses six rental units. It was acquired by Just-A-Start Corporation in 1997 after a fire.

**Size and Configuration:**

# of Buildings: 1  
# of Units: 6  
# of Stories: 3

**Unit Distribution:**

Two Bedrooms - 6

**Owner:** Just-A-Start Corporation

**Affordability Secured by:**

Cambridge Affordable Housing Agreement  
Mortgage to City of Cambridge

**Rent Restriction:**

6 units < 80% AMI

**Financial Support**

Cambridge Savings Bank  
Cambridge Neighborhood Apartment Housing Services  
Cambridge Affordable Housing Trust  
Massachusetts Housing Stabilization Fund - HSF/Rehabilitation Initiative

**Construction Type**

Wood frame  
Rubber roof  
Wood & vinyl siding

**Mechanical systems**

Unit gas fired boilers W/ zone controlled fin tube distribution  
Unit gas fired hot water heaters

**Construction / Renovation date**

1930 / 100% Renovation in 1997

**OTIS APARTMENTS (8 units)**

206-210 Otis Street

Cambridge, MA 02141



Located in East Cambridge, this development consists of a combined two-story brick building built around 1880 and a one-story block warehouse built in the 1960s originally used as a sausage factory in the 1880s and a fuel oil kerosene distributor in the 1930s. Prior to being abandoned in 1995 it was occupied by a distributor of soda products. In 1998 Just-A-Start Corporation converted the site into 8-townhouse style 100% affordable rental units. With the help of the Cambridge Historic Commission the exterior was restored as a landmark of the meat packing industry prevalent in East Cambridge in the 1800s.

**Size and Configuration:**# of Buildings: **2 connected**# of Units: **8**# of Stories: **2****Unit Distribution:**One Bedroom - **2**Two Bedrooms - **3**Three Bedrooms - **2**Four Bedrooms - **1****Owner:** Just-A-Start Corporation**Affordability Secured by:**

Cambridge Affordable Housing Agreement

Mortgage to State (HOME)

Mortgage to City (HOME &amp; CAHT)

**Rent Restriction:**

4 Project based Section 8 units

4 Low HOME Units

2 High HOME Units

**Financial Support**

East Cambridge Savings Bank

Cambridge Affordable Housing Trust

HUD:

- Project Based Sec-8 by Cambridge Housing Authority
- HOME – City of Cambridge
- HOME – Cmlth of Massachusetts through DHCD
- CDBG funding by Cambridge Historic Commission

**Construction Type**

Renovated factory building

Masonry exterior walls

Timber interior

Rubber roof

**Mechanical systems**

Unit gas fired boilers

W/ fin tube distribution &amp; individual

unit gas fired hot water heaters

**Construction / Renovation date**

1880 &amp; 1960 / 100% Renovation in 1998

**NORFOLK STREET (8 units)**

55 & 59 Norfolk Street  
Cambridge, MA 02139



A 1900 brick four story 8-unit rental apartment building located in the Area 4 Neighborhood just a few blocks from Central Square. Adjacent is a single storey retail building. This building was bought in 1998 by Just-A-Start Corporation from its then landlord who had threatened to evict the residents and had kept the building in poor conditions. The residents organized and took the landlord to court. Realizing the indefensibility of his position, the landlord sold the building to Just-A-Start. The building was substantially gutted. Renovations included the installation of a new heating system. Seven of the residents were relocated during the renovations and were moved back once the renovations were completed. One original tenant bought a unit elsewhere.

**Size and Configuration:**

# of Buildings: 2 (1 commercial)

# of Units: 8

# of Stories: 4

**Unit Distribution:**

Two Bedrooms - 3

Three Bedrooms - 5

**Owner: Just-A-Start Corporation****Affordability Secured by:**

Cambridge Affordable Housing Agreement

Mortgage to State (HOME)

Mortgage to City (HOME & CAHT)

**Rent Restriction:**

4 Project Based Section 8s

2 Low HOME units

6 High HOME units

**Financial Support**

Cambridge Savings Bank

Cambridge Affordable Housing Trust

HUD:

- Project Based Sec-8 by Cambridge Housing Authority
- HOME – City of Cambridge
- HOME – Cmlth of Massachusetts through DHCD
- CDBG funding by Cambridge Historic Commission

Area 4 Grant

**Construction Type**

Masonry exterior walls

Wood frame interior

Rubber roof

**Mechanical systems**

Unit gas fired boilers

Unit gas fired water heated

**Construction / Renovation date**

1900 / 75% Renovation in 2001

**JAS 409 - TREMBRIDGE (8 units)**

106 Tremont Street  
Cambridge, MA 02139



Located on a major commercial corridor just blocks from Inman Square, this property was developed on the site of a single story retail building. The newly constructed building in 2002 includes 1 commercial condominium on the ground floor which serves as home to the Just A Start Youth Build Program and 1 residential condominium of 8 units.

**Size and Configuration:**

# of Buildings: 1  
# of Units: 8  
# of Stories: 3

**Unit Distribution:**

Two bedrooms - 4  
Three Bedrooms - 4

**Owner:** Just-A-Start Corporation

**Affordability Secured by:**

Cambridge Affordable Housing Agreement  
Mortgage to Cmlth of Massachusetts  
Mortgage to City of Cambridge  
Cambridge Housing Auth. HAP Contract

**Rent Restriction:**

8 Project Based Section 8  
4 Low HOME units  
4 High HOME units

**Financial Support**

City of Cambridge HOME/ Cmlth of Massachusetts DHCD HOME / Cambridge Affordable Housing Trust / East Cambridge Savings Bank / Harvard University through Local Initiatives Support Corp / Massachusetts Institute of Technology /  
[YOUTH BUILD TRAINING SPACE- Funded by: Charles Bank Homes (Bridge Loan Trust)]

**Construction Type**

Wood frame  
Wood siding  
Rubber roof

**Mechanical systems**

Apartments - unit gas fired boilers W/ zone controlled fin tube distribution  
Office - roof top gas fired air handlers W/ A/C forced air duct work

**Construction / Renovation date**

2002

**PUTNAM PLACE** (12 units)  
260 & 264 Putnam Avenue



Located in the Riverside area of Cambridge, this project includes a 4 unit triple-decker fully rehabbed in 1995, and a new 8-unit building completed that year. Putnam Place was Just A Start's second LIHTC project (100% affordable), and was placed in service in 1996. It includes 11 surface parking spaces.

**Size and Configuration:**

# of Buildings: 2

# of Units: 260 Putnam 4  
264 Putnam 8

# of Stories: 260 Putnam 3  
264 Putnam 3

**Unit Distribution:**

Two bedrooms - 7  
Three Bedrooms - 5

**Owner:** Putnam Place Limited Partnership  
**Limited Partner:** National Equity Fund  
**General Partner:** Putnam/JAS, Inc.

**Affordability Secured by:**

Cambridge Affordable Housing Agreement  
Mortgage to Commonwealth of Mass.  
Mortgage to City of Cambridge  
Tax Credit Regulatory Agreement/  
Restrictive Covenant

**Rent Restriction:**

Section 8 = 8 Units  
LIHTC = 100% at 60%AMI

**Financial Support**

Citizens Bank  
HUD CDBG funding thru City of Cambridge

**Construction Type**

Wood frame  
Rubber roof  
Wood siding

**Mechanical systems**

Unit gas fired boilers W/ zone controlled fin  
tube distribution  
Unit gas fired water heaters  
#264 new in 1995  
#260 older

**Construction / Renovation date**

#264 new in 1995 / #260 1930 75% renovation in 1993

**413 - St. Patrick's Place (32 units)**

26/30/40/50 York Street



Purchased from the Boston Archdiocese and converted to housing in 1992, this Church and three adjacent triple deckers comprised the first LIHTC Development of JAS. The Property has recently been refinanced and successfully transitioned from the syndication limited partner to JAS after completing its 15 year compliance period. Surface parking for 11 cars supplements 12 garage spaces located under the former church.

**Size and Configuration:**

# of Buildings: 4

# of Units: 32

# of Stories: 3

**Unit Distribution:**

One bedroom- 5

Two bedrooms- 11

Three Bedrooms- 13

Four Bedrooms- 3

**Owner:** St. Patrick's Place Limited Partnership**Limited Partner:** Just A Start**General Partner:** Patrick's/JAS, Inc.**Affordability Secured by:**

Cambridge Affordable Housing Agreement

Mortgage to City of Cambridge

Tax Credit Regulatory Agreement/

Restrictive Covenant

**Rent Restriction:****Section 8 PBA #'s** 0**Mobile Vouchers** 21**LIHTC #'s** 30**Unrestricted** 2**Financial Support**

East Cambridge Savings Bank / City of Cambridge CAHT

**Construction Type**

# 50 York Renovated church building

Masonry Exterior walls

Timber frame interior

Stucco siding

Slate roof

# 26, 30, 40 York

Wood frame

Rubber roof

Wood siding

**Mechanical systems**

30, 40, 50 Central gas fired boilers

Central gas fired water heaters new 1991

# 26 older central systems

**Construction / Renovation date**

1930 / 100% renovation in 1991

**CHURCHILL COURT LIMITED PARTNERSHIP** (12 Units)  
**2505-2529 Massachusetts Avenue**

**#10**



Churchill Court was the third LIHTC development by JAS, placed in service in 1999. Located on a main thoroughfare in north Cambridge, it includes 12 residential units for families (all affordable) and one commercial space (ATM lobby). Completed in 1999, its four visually striking buildings surround a courtyard area with 10 surface parking spaces.

**Size and Configuration:**

# of Buildings: 4  
# of Units: 12  
# of Stories: 3

**Unit Distribution:**

One bedroom - 2  
Two bedrooms - 3  
Three Bedrooms - 7

**Owner:** Churchill Court Limited Partnership

**Limited Partner:** Just A Start

**General Partner:** Churchill/JAS, Inc.

**Affordability Secured by:**

Cambridge Affordable Housing Agreement  
Mortgage to Commonwealth of Mass.  
Mortgage to City (HOME & CAHT)  
Tax Credit Regulatory Agreement/  
Restrictive Covenant  
Cambridge Housing Auth. HAP Contract

**Rent Restriction:**

Section 8 - 7 units  
HOME - 11 units (6 High & 5 Low)  
LIHTC - 1 unit

**Financial Support**

HUD Project Based Sec 8/Cambridge Housing Authority  
Cambridge Savings Bank / HOME thru Mass Dept. of Housing and Community Development  
and thru City of Cambridge

**Construction Type**

Wood frame  
Rubber/asphalt roof  
Wood siding

**Mechanical systems**

Unit gas fired boilers with zone controlled  
fin tube distribution  
Indirect fired hot water heaters

**Construction / Renovation date**

New Construction completed in 1999