



225 Centre Street

Boston, MA

THE PROJECT

Building America CDE provided New Market Tax Credits for the construction of 225 Centre Street, a new mixed-use property in the economically-disadvantaged Jackson Square district of Jamaica Plain, near downtown Boston. The six-story building will have 103 rental units, 35 of which will be affordable to lower-income households, as well as almost 17,000 square feet of first floor commercial space and parking. The \$53.2 million project is the first phase of a \$250 million redevelopment plan for Jackson Square. The plan involves a mix of multifamily housing, retail and office space, recreational areas, and green space on 11 acres of public and private land adjacent to the Jackson Square Massachusetts Bay Transportation Authority (MBTA) station.

“The 225 Centre Street development is an important investment in Jamaica Plain. It increases access to affordable housing for neighborhood residents, puts people to work and will be an important contribution to the vitality of Jackson Square.”

—Boston Mayor Thomas M. Menino

COMMUNITY IMPACT

Jackson Square is one of Boston's poorest neighborhoods, where approximately 30% of the residents live below the poverty level. Forty years ago, the area was the site of a failed highway expansion project that bulldozed many homes and businesses, leaving much of the area vacant or underutilized. Today, the 225 Centre Street project is the first phase of a \$250 million, community-based redevelopment plan designed to turn Jackson Square into a vibrant, sustainable, mixed-use neighborhood that effectively links the Jamaica Plain and Roxbury neighborhoods.

The Jackson Square redevelopment is the first project in the Northeast to be designated a Silver Certified Plan by the U.S. Green Building Council as part of the Council's LEED Neighborhood Development pilot program. 225 Centre Street's residential component will be LEED Certifiable and Energy Star compliant. Envisioned as a sustainable mixed-income, mixed-use development, 225 Centre Street will also be a model of transit-oriented development due to its strategic location adjacent to the Jackson Square MBTA station.

Work on the project is expected to generate approximately 300 union construction jobs as well as 20 permanent jobs in the businesses that will occupy the commercial space.

The project provides an opportunity to continue helping meet critical housing needs targeted by the HIT's Massachusetts Housing Initiative.

“We are glad that the site preparation work has begun at 225 Centre Street. As the construction activity ramps up this spring, this project is going to provide good jobs for many more of our members at a time when we really need the work.”

—Martin J. Walsh, Secretary-Treasurer of the Metropolitan District Building and Construction Trades Council, Boston

FINANCING

225 Centre Street is the first project in which the AFL-CIO Housing Investment Trust (HIT) and its subsidiary Building America have invested together to revitalize an underserved community. Building America provided \$5.5 million of New Markets Tax Credits (NMTCs) to help finance the project's commercial space. The HIT purchased \$9.9 million in MassHousing taxable and tax-exempt bonds to help finance the residential component of the project.

“Union pension capital invested by the HIT and tax credits allocated by Building America will help transform the Jackson Square neighborhood into a vibrant and sustainable community.”

—Eric W. Price, HIT Executive Vice President and CEO, Building America

DEVELOPER

225 Centre Street is being developed by 225 Centre LLC, a joint venture between Mitchell Properties and The Community Builders (TCB), both based in Boston. TCB is the country's largest nonprofit developer.

ABOUT BUILDING AMERICA

Building America CDE was established as a subsidiary of the AFL-CIO Housing Investment Trust (HIT) in 2010. The U.S. Treasury Department's CDFI Fund certified Building America as a Community Development Entity, making it eligible to offer federal New Markets Tax Credits to investors. Building America was awarded \$35 million of these tax credits in 2011 and received a second allocation of \$50 million in 2012. Building America's parent company, the HIT, is a fixed-income investment company registered with the Securities and Exchange Commission. It manages \$4.6 billion in assets for over 360 investors, which include union and public employee pension plans. The HIT invests primarily in government and agency insured and guaranteed multifamily mortgage-backed securities. The HIT is one of the earliest and most successful practitioners of socially responsible, economically targeted investing, with a track record of almost 50 years that demonstrates the added value derived from union-friendly investments.