

Call Carolina

October 16, 2019

Developer: Jamaica Plain Neighborhood Development Corporation

Awarding Authority: Department of Neighborhood Development

General Contractor: Landmark Structures Corporation

Construction Cost: \$2,868,000

Construction Period: 10/19 – 8/20

Construction Monitor: Robert Woodson

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

Project Description:

The project is located at 79 Call Street, Jamaica Plain MA, 02130.

Call Carolina will be a new affordable housing real estate development construction, developed by Jamaica Plain Neighborhood Development Corporation (JPNDC), located on currently vacant land in Jamaica Plain across from the Southwest Corridor Park. Call Carolina will transform three vacant underutilized parcels into affordable residential units (homeownership and rental) that will complement the fabric of land uses in the area and will contribute to the affordable housing production goals of the City and the Commonwealth. **Highlights of the project include:** Production of eight new affordable housing units to households earning up to 100% of area median income whereas the demand for affordable housing production is high. Four of these units will be homeownership (affordable to two households earning up to 80% of area median income and two households earning up to 100% of area median income) and four will be rental units (affordable to two households earning up to 60% of area median income and two households earning up to 80% of area median income). Two of the parcels were designated to JPNDC by Massachusetts Department of Transportation (MassDOT), and the third parcel was designated to JPNDC by the City of Boston. **Transit-Oriented Development:** the site is approximately .3 of a mile from the MBTA Green Street Orange Line station. Bold design by award-winning architects DREAM Collaborative and an environmentally friendly design and construction (adhering to LEED and Energy Star standards). **Workforce development and diversity:** the project will generate construction employment for local residents. JPNDC is committed to meeting or exceeding all city minority-owned and women-owned business procurement and local resident, female and minority construction workforce goals. **Construction Start Q3 2019.** Approximately 11,708 square feet of built square footage across the site (2 buildings at 5,850 square feet each). **Height:** approximately 35 feet (3 stories) and 8 units at 2 (2BR), 6 (4BR). **Tenure:** 4 rental units and 4 homeownership units.