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B'nai B'rith Housing breaks ground at 1201 River St. in Hyde Park

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Hyde Park, MA A groundbreaking and beam-signing was held at 1201 River St., a 63-unit B'nai B'rith Housing development for senior residents on September 26th.

In attendance were chief of housing Sheila Dillon; B'nai B'rith Housing executive director Susan Gittelman; BBH board member Gio Valencia and additional BBH board and staff members; Patricia Capalbo of Eastern Bank; Emily Shea, commissioner of the Age Strong Commission; Tony Fracasso of MassDevelopment; state rep. Rob Consalvo; Pete Flynn of Red Stone Equity Partners; city council president Ruthzee Louijeune; city counselor Enrique Pepen; Nikko Mendoza of the Executive Office of Housing and Livable Communities; elected officials; friends of B'nai B'rith Housing, and neighbors.

The 1201 River St. development will be a four-story, 63-unit apartment community for seniors, ages 55 and up, with a commercial space on the first floor.

The building will offer a fitness center, a community room, a library, a laundry center, a management office and 36 bike parking spaces. It will feature one-bedroom apartments, of which 43 will be

income-restricted up to 60% of area median income (AMI), and 20 units for households earning up to 30% of AMI. The building will set aside seven units to house older Bostonians who are exiting from homelessness.

The project embraces the principles of smart growth and transit-oriented development. It benefits from its strategic location in proximity to both Fairmount and Hyde Park MBTA Commuter Rail Stations as well as bus services, multiple Bluebikes stations, and a range of amenities including the Hyde Park Library and the Menino Art Center. The development is designed to be energy efficient and sustainable, built to BERDO Zero Emission Buildings requirements and Passive House Certified standards as a non-carbon-producing, all-electric building.

The project's financing is made possible in part through the city of Boston's mayor's Office of Housing, the city of Boston's Neighborhood Housing Trust Fund, the Executive Office of Housing and Livable Communities (EOHLC), MassDevelopment, MassHousing, Eastern Bank, Red Stone Equity Partners; Tax Incentive Finance, and the Charles H. Farnsworth Charitable Trust.

The creation of the 63 new homes at 1201 River St. development aligns with mayor Wu's commitment to produce more affordable housing for older Bostonians.

"Area seniors will benefit from this housing option, like others created by B'nai B'rith Housing," said Gittelman. "1201 River St. will provide the kind of programming and services that allow seniors to maintain and build new relationships, combat loneliness, and be as active and engaged as they want to be where they live and beyond."

B'nai B'rith Housing will provide on-site resident service coordination with programs designed to enhance social, wellness, and health. In addition to the indoor amenities, residents will be able to enjoy an outdoor courtyard with a grilling and seating area, a bocce court, benches, and a thoughtfully landscaped yard.

B'nai B'rith Housing's affiliate CCC River LLC is using a \$21.8 million tax-exempt bond to build 1201 River Street. The new building replaces an underutilized commercial space with an auto repair shop and will be certified to LEED and Passive House standards as well as solar-ready.

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