

THE METROPOLITAN Boston, MA (Chinatown)



Category:	Rental, Condominium, Tax Credit, Mixed-Use
Size:	251 Units, 450,000 GSF Total
Architect:	The Architectural Team, Inc.
Total Development Cost:	\$93.6 Million
Financing:	MassHousing, Massachusetts DHCD, City of Boston, SunAmerica Affordable Housing Partners, Citizens Bank
Completion:	2005



EA Fish was designated for the Metropolitan along with a non-profit limited partner, the Asian Community Development Corporation, through an RFP process run by the Boston Redevelopment Authority.

After a three-year predevelopment process that involved close collaboration with community leaders on the program, a comprehensive City, State and Federal permitting process, and the assemblage of a complex capital structure that included a \$64 Million construction loan and the syndication of 9% Low Income Housing Tax Credits, EA Fish successfully broke ground on the 23-story Metropolitan tower.

In excess of 450,000 square feet, the project includes 251 residential units (both for-sale and rental), underground parking facility, a landscaped public park, and 40,000 square feet of commercial space for office, education and retail use.

Development challenges included the need to create a condominium regime to incorporate the building's myriad uses and mitigating construction impacts in a dense urban setting. The housing component addressed a broad spectrum of resident income levels where units range from multi-million dollar duplex condominiums to rental apartments for seniors earning less than 30% of the area median income.



EA Fish COMPANIES

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