

MISSION MAIN Roxbury, MA



Category:	Rental, Tax Credit
Size:	535 Low and Middle Income Rental Housing Units
Architect:	Chia Ming Sze Architects
Total Development Cost:	\$127 Million
Financing:	MassHousing, Department Housing and Community Development, 4% and 9% Low Income Housing Tax Credits
Completion:	December 2001



Located in the Roxbury neighborhood of Boston, Mission Main was originally a large housing project with over 1,000 residences constructed in 1940. Over time crime, drugs and a deep concentration of poverty contributed to the neighborhood's eventual deterioration.

After a competitive selection process by the Boston Housing Authority (BHA), the team was selected to redevelop the project and was awarded a Hope VI grant from the US Department of Housing and Urban Development (HUD). The \$127,000,000 project was financed with \$50 Million in Hope VI funds, a \$28 Billion Comprehensive Grant, tax-exempt bond financing through MHFA along with 4% and 9% LIHTC bond financing from the DHCD.



EA Fish served as a lead developer and principal sponsor through all phases of the project, including the community review and entitlement process; the project financing; the phasing of the resident relocations; as well as the coordination of the urban construction. Despite these challenges, the project was completed on time and under budget in December 2001 and is now a community that houses a vibrant cross-section of the city's dynamic population.



EA Fish COMPANIES

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