



# Quarterly Newsletter

## Q4 2023

### *On the Hill*

Holiday festivities with Mission Hill residents were a success! In November, Mission Hill Neighborhood Housing Services (MHNHS), in collaboration with New England Baptist Hospital (NEBH), provided residents with an abundance of food and gifts for Thanksgiving celebrations. This included culturally relevant Thanksgiving fixings for One Gurney Street residents, hot meals for Maria Sanchez House residents, and desserts and gift cards for seniors and families at Frawley-Delle and 706 Huntington.

The giving season continued into December as MHNHS and Northeastern graduate students spread more holiday cheer to our residents. Thanks to the generosity of New England Baptist Hospital (NEBH), we were able to provide all children with personalized gifts and families with household goods such as diapers, baby wipes, and laundry detergent. Volunteers also helped to deliver festive gifts to seniors at Maria Sanchez House, 706 Huntington, Frawley-Delle, and HERE House.

Many thanks to MHNHS Board Members for their donations and to Mission Hill neighbors for helping with deliveries. MHNHS is incredibly grateful to Board Member Chris Dwyer and NEBH for making the holidays merry. We would not have been able to make the holiday season so special without your incredibly generous contributions.



## *MHNHS: What's New at Roxbury Crossing One Halleck Street*

MHNHS has been working closely with our general contractor, NEI, to complete the construction of our second phase of affordable housing on Parcel 25, which is located across from the Roxbury Crossing MBTA stop. Despite many obstacles and challenges, MHNHS, NEI, and our management agent, Maloney Properties, worked tirelessly to finish and occupy Phase 2 before the end of the year. We are overjoyed to announce that Phase 2 (now to be known as One Halleck Street!) construction was completed in December and 46 families now call these affordable units home!

Occupying these units is another step toward achieving the community's vision of creating a multi-cultural, multi-aged, connected community at Roxbury Crossing. We look forward to meeting our new residents and enthusiastically welcome them to our community!



## *Come Eat in Roxbury Crossing*



Cilantro Latin Kitchen  
1415 Tremont St, Boston, MA 02120

A new and exciting restaurant has opened at our One Gurney Street building in Roxbury Crossing that is definitely worth checking out. Cilantro Latin Kitchen,

with a formal address at 1415 Tremont St, is a locally owned, fast-casual restaurant that combines delicious Latin flavors with affordable, healthy options. The cultural and customizable elements that Cilantro offers have become an exceedingly popular addition for our residents and nearby office workers. The success of this new spot is not surprising as owners Hector and Nivia Pina also own other flourishing Boston restaurants including Merengue, Vejigantes, and Dona Habana.

Having tried and tasted their delicious offerings, The staff and board at MHNHS cannot recommend Cilantro Latin Kitchen enough. So, make sure to stop by Cilantro Latin Kitchen and try it for yourself!!



# *MHNHS: What Else is New at Roxbury Crossing Parcel 25, Phase 3*

The good news at parcel 25 continues. Having completed Phase 2 (One Halleck Street) of the redevelopment of Parcel 25, MHNHS is now pursuing the development of the third and final phase of development at Parcel 25. The Phase 3 project (1R Gurney Street) was initially planned to be a 10-story office building but MHNHS has received approval from the Mission Hill Community and the BPDA through its notice of project change to build 94 homes instead. This change was approved by the BPDA and Boston Zoning Commission in December and January. Next, we go to State Executive Office of Housing and Livable Communities (EOHLC), to apply for additional critical funding before we can begin with the revised project. As always thank you to the Mission Hill community members for your letters and testimonies of support

MHNHS hopes this development will create a six-story building with 94 affordable rental units and 33 parking spots. Of these 94 units there are 24 one bedroom units, 55 two bedroom units, and 15 three bedroom units. 10% of these units will be set aside for extremely low income (ELI) homeless or formerly homeless individuals at our below 30% of area median income (AMI). An additional 10% will also be set aside for ELI families at or below 30% AMI. An additional 10% will be affordable at or below 50% AMI. 42 units will be affordable at or below 60% AMI. The remaining 23 units will be affordable to Workforce households at or

below 80% AMI. All 94 units will be income averaged Low-Income Housing Tax Credit (LIHTC) units at or below 60% AMI in perpetuity.

Phase 3 development will also to increase opportunities for handicapped persons by including 15 units that will be accessible and include special adaptations. Specifically, 9 units will be fully accessible and 6 units will be fully adaptable. Of these units, 3 will include special controls and alarms for those with aural and/or visual impairments.

This project has an expected total development cost (TDC) of approximately \$55 million. MHNHS is pursuing funding through sources such as LIHTC, Executive Office of Housing and Economic Development, MassHousing Work Force funds, and City of Boston/Neighborhood Housing Trust to name a few.

Thank you so much to the neighbors, community organizations, and institutions who have supported this project by providing letters of support and testimony at the various community meetings regarding this project. The progress that has been made so far on Parcel 25 and what we plan to do in the future could not have been done without the support of the Mission Hill community.





## *We're Hiring!*

### **Mission Hill Healthy Neighborhood Coalition Coordinator**

Mission Hill Healthy Neighborhood Coalition (MHHNC) is looking to hire its first Coordinator! MHHNC is a collaboration among Mission Hill Neighborhood Housing Services, Tobin Community Center, and Sociedad Latina, and other neighborhood partners. MHHNC promotes connecting youth and seniors through intergenerational programming that supports building more of a sense of belonging and interconnectedness among age groups in Mission Hill, as well as connecting different pockets of Mission Hill residents and language groups.

This is a newly-created, full-time, grant-funded position. The Coordinator will report to the MHHNC Steering Committee, made up by leaders from Sociedad Latina, Mission Hill Neighborhood Housing Services, and Tobin Community Center.

The Coordinator will work with partner organizations and residents to educate the community about the initiative, conduct outreach, plan and carry out events, and support the Youth and Senior Advisory Council that will help oversee the initiative.

Visit our [website](#) for more information!

## *Community Events*

### **BINGO!**

**(1/30, 12:30pm-1:30pm)**

Come to the Maria Sanchez House Community Room for prizes, refreshments, and Bingo!

We can't wait to see you there!

*Hosted by WIT*

### **Knitting Class (every Thursday, 1/25-3/21, 3:30pm-4:30pm)**

Join Kelly and other residents for this fun and free beginner's knitting class!

All materials will be provided. Class will be taught in English and Spanish. Call or text Sophie at 704-450-9344 by 1/24 to register for first class!

### **Get Involved**

Click [here](#) to sign up for our email list to get updates about the MHNHS and ways to get involved in your community.