

**PROPOSED SECOND MODIFICATION TO THE  
AMB BOARD APPROVAL OF THE  
Bunker Hill Community College Campus Redevelopment Project**

DCAMM Office of Real Estate Management

June 25, 2026



# Agenda

- Introduction from BHCC President Pam Eddinger
- Proposed Modification
- Recommended Board Action

# President Pam Eddinger

“

**Our students deserve facilities that match their aspirations. We envision our future campus as a community hub that supports student’s needs, celebrates their diversity, and positions them as leaders in the next-generation workforce.”**

Pam Eddinger, President, BHCC



# Proposed Modification

As discussed at the April Board meeting, the next steps being contemplated in this process by are not explicitly addressed in the FPP approved by the Board in 2022. BHCC and DCAMM are proposing a project modification to explicitly authorize the Commonwealth to collaborate with a provisionally designated developer on an in-depth master planning process prior to proceeding with any real estate transactions.

In the event that the master planning process results in a proposed change to goals and/or requirements of the Project as proposed in the FPP and approved by the Board in its Board Action of November 3, 2022, any such proposed modifications will be brought to the Board for its review and approval.



# Recommended Board Action

1. In accordance with the powers granted to the Board pursuant to M.G.L. Chapter 7B, Section 4(b) and 810 CMR 2.02(2), the project is hereby modified by the terms set forth in the proposed Project modification.
2. In accordance with 810 CMR 2.07(2), that the proposed modification is not of such significance as to require compliance with 810 CMR 2.05 and that public notice and a public hearing are not necessary to ensure that the proposed modification meets the standards for approval set forth in M.G.L. Chapter 7B and 810 CMR 2.00.
3. DCAMM, in consultation with BHCC, may provisionally designate a developer for the Project (the “Designated Developer”) and work with the Designated Developer during the planning process contemplated by the BHCC Project Second Modification.
4. The approval of the BHCC Project Second Modification does not change the Project’s goals and requirements in any material manner and any operative documents to implement the Project and the redevelopment of the BHCC campus between DCAMM and the Designated Developer must meet all of those goals and requirements and any change to such goals and requirements shall be subject to approval of the Board.



# Discussion



**Veterans Home at Chelsea**  
Asset Management Board Briefing  
June 2026



DIVISION OF  
CAPITAL ASSET  
MANAGEMENT &  
MAINTENANCE

# Redevelopment Context + Strategy

**Malone Park**  
Will be fully restored

**Community Living Center**  
Opened Dec. 2023

**Quigley Building**  
(DEMOLITION UNDERWAY)

**Domiciliary Campus**  
Site for redevelopment



## Today

- The Veterans Home at Chelsea has provided housing for Veterans since 1882
- ~120 Veterans in SRO-style units, shared bathrooms & dining. Services provided by EOVS
- 8.7 acres, 9 structures, 266,000 SF
- 3 of the 8 residential buildings are out of service
- High capital needs

## Redevelopment Strategy

- Ensure continued provision of quality veteran housing and services via:
  - 99-year ground lease to private affordable housing developer (Pennrose) who will contract a partner service provider (Soldier On)
  - Interagency collaboration between EOVS, EOHLC, and DCAMM
- Creation of 240 independent apartments for veterans with diverse on campus income mix

# Key Milestones + Timeline

## Predevelopment

AMB Approval  
Jan 2020



RFP Release  
Dec 2020



Developer Selection  
Sep 2021



Master Development  
Agreement signed  
Oct 2022

## Construction

**Phase 1 – 65 units**

Aug 2026

Aug 2028



**Phase 2 – 85 units**

Aug 2027

Aug 2029



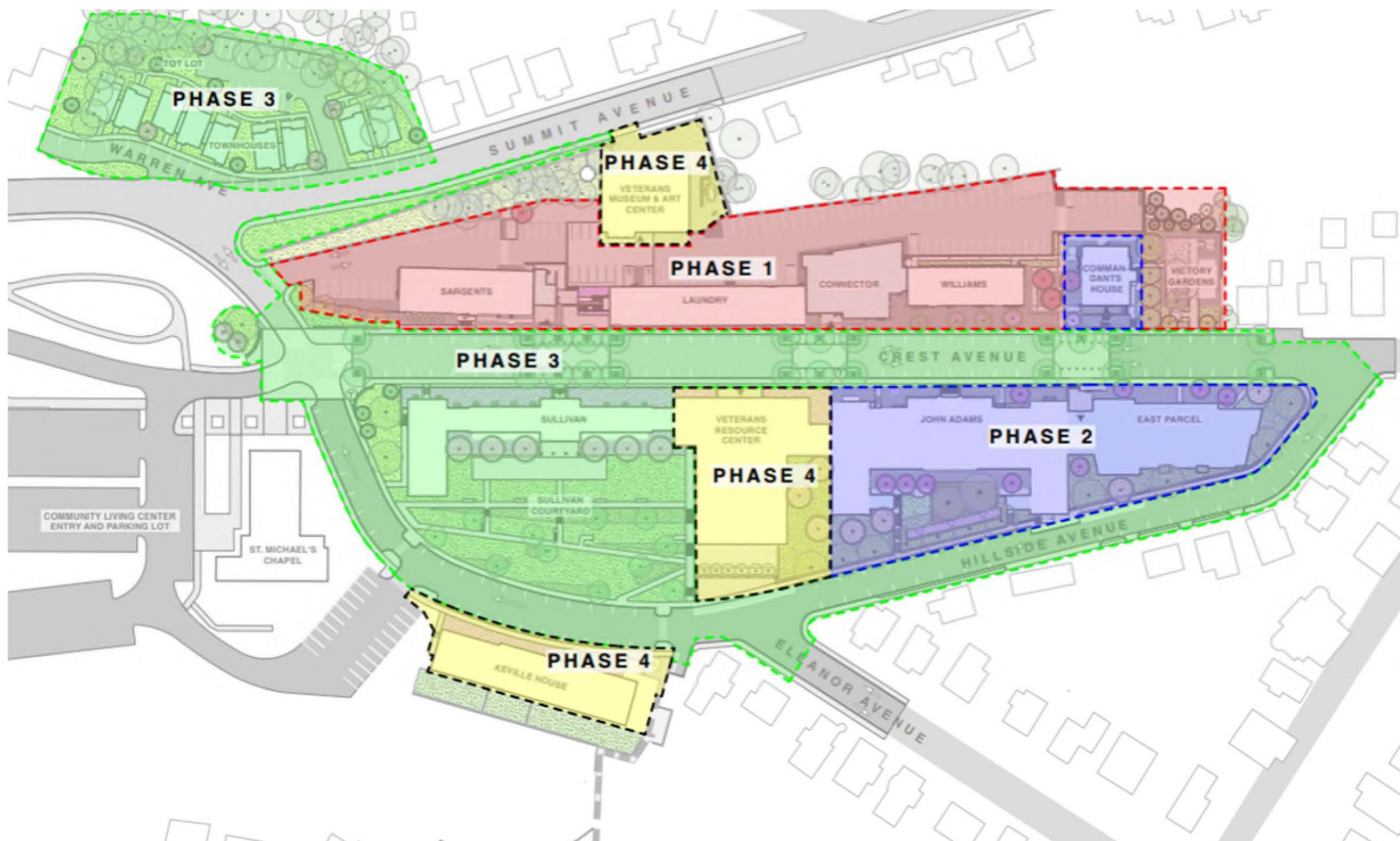
**Phases 3 & 4 – 90 units**

Mar 2030

Mar 2032



# A Closer Look



- 100% veteran preference
- Service delivery coordinated by SoldierOn
- All domiciliary residents should be housed in Phases 1 and 2
- **Phase 1:**
  - **\$99MM budget**
  - **65 studio, 1B, 2B, 3B apts**
  - **Project-based vouchers for 90% studio and 1B units, rest available for incomes between 60-80% AMI**
  - **Renovation of 3 historic buildings, creation of new connector building & victory garden**



**Example Kitchen/Living Space – Illustrative Only**



**Example Kitchen/Living Space – Illustrative Only**