

MHIC News

Bartlett Station project in Roxbury boosts economic development in Dudley Square – *Groundbreaking ceremony celebrates progress of transformative, multi-phase project* –

ROXBURY, August 2, 2017 – Roxbury-based Nuestra Comunidad and Windale Developers today held a groundbreaking ceremony at the Bartlett Station development in Roxbury to celebrate new economic opportunity for the neighborhood. Nearly 200 people – the project team, public officials, construction workers, lenders, and community residents – attended the event.

The Bartlett Station groundbreaking is a major milestone in realizing the economic development vision created by the community and embodied in the Roxbury Strategic Master Plan. For decades, the 8.6-acre site was a vacant, blighted former MBTA bus yard, with empty garages and contaminated soil. Today, the transformation is well underway. The environmental cleanup of the site and construction of a new public street and sidewalks has been completed, and construction of the first two buildings has begun.

The housing now under construction reflects the Master Plan's vision for a mixed-income community. A 60-apartment mid-rise will provide market-rate, workforce and low-income rental housing. A 16-unit condo building will provide market and affordable homes to new homeowners. The Master Plan vision will continue with future development, resulting in a site-wide total of 323 housing units, with an income mix close to 1/3 low-income, 1/3 workforce and 1/3 market-rate. This mixed-income approach makes Bartlett Station a model for anti-displacement development. Approximately \$184 million will be invested in this model, including \$39 million in the two buildings now underway.

The **Healthy Neighborhoods Equity Fund** (HNEF), co-sponsored by Massachusetts Housing Investment Corporation and the Conservation Law Foundation, invested \$2.9 million to support construction of the 28-unit rental portion as well as the retail portion of the mid-rise building (Building B) currently under construction.



During the project planning process, when the community asked for significant additional economic benefits, the developers listened. One example is the Mission 180 coalition, part of LISC's Resilient Communities/Resilient Families initiative, which engaged 200 Roxbury residents in a process calling for more opportunities for jobs for local workers, for business startups and for local artists.

The mid-rise under construction will provide 13,300 sq. ft. of retail, resulting in approximately 30 new permanent jobs to be provided by a grocery store tenant. Future commercial development will add another 70 permanent jobs in a variety of commercial spaces. These will include restaurants, a food retail incubator and a tech/office incubator.

More economic opportunity is being provided by the high contracting and employment standards set by the project developers. Sixty percent of the contracting dollars will go to MBEs and 60% of labor hours will be filled by workers of color, and 50% by Boston residents. As of today, at Building B, over 60% of the jobs are filled by workers of color, 11% by women and 55% by Boston residents. The entire Bartlett Station development will create 1,000 construction jobs, 100 permanent jobs and \$107 million in contracting opportunities.

Local artists will have gallery and living space in future development phases and will help plan the design of a 15,000-sq.-ft. public plaza which will serve as a major outdoor cultural venue for Roxbury, helping make Bartlett a creative village.

Economic opportunity also will be provided by 129 for-sale homes, allowing residents to build equity over time to help secure their families' future.

At the groundbreaking, the lenders and investors who made Bartlett Station possible were recognized and thanked. The \$32 million Building B development required a diverse array of funding sources and types, including:

Local Initiatives Support Corporation
Bank of America N. A.
Federal Home Loan Bank
Eastern Bank

Healthy Neighborhoods Equity Fund

Mass. Department of Housing and Community Development
Mass. Housing Affordable Housing Trust
Mass. Department of Transportation and the MBTA
Mass. Executive Office of Housing & Economic Development
MassWorks City of Boston Department of Neighborhood Development
Boston Planning & Development Agency
Environmental Protection Agency
MassDevelopment Brownfields Program
NeighborWorks Capital
Boston Community Capital
Enterprise Community Partners
Mass. Community Economic Development Assistance Corporation
National Equity Fund
Hyams Foundation
USGBC - Affordable Green Neighborhoods Program

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