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Related Beal and DREAM Development to create affordable workforce housing in the Nubian Sq. neighborhood of Roxbury, MA

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Roxbury, MA Related Beal (Related) and DREAM Development, LLC (DREAM) have been designated by the Boston Planning & Development Agency (BPDA) to develop the Boston Water and Sewer Commission's (BWSC) existing parking lots in the city's Nubian Sq. neighborhood into critical affordable and workforce housing. Through a 50/50 partnership between Related and DREAM, the team's proposal honors the Roxbury Strategic Master Plan and PLAN: Nubian to ensure that the selected development will address housing, wealth creation & equity, health & urban heat islands, equitable mobility, and community infrastructure.

Together, Related and DREAM will create an opportunity for the city through new housing options and 1.17 acres of community-focused open space. This includes a 25,000 s/f Central Green and several smaller open spaces, all of which are designed to support and engage the neighborhood. The development team aims to deliver 402 new housing units, with a specific focus on affordable homeownership, including over 79 units for low-income to moderate-income first-time homebuyers.

The team will also provide 323 units of affordable and workforce rental units, of which 94 units will be specifically dedicated for seniors. The program seeks to balance affordability, sustainability, density, design, and financial viability to minimize the public resource burden and align with the goals of both the mayor's office of housing and the city of Boston.

"Affordable housing is the foundation of Related and we are so proud to expand on that legacy with this transformational project," said Kimberly Sherman Stamler, president of Related Beal. "We are grateful to the city of Boston, the mayor's office of housing, and the BPDA for this incredible opportunity and look forward to partnering with DREAM while working closely with the Roxbury community to deliver on the city's promise of more affordable housing and homeownership opportunities."

The proposed project will completely transform the surface parking lots into a sustainable community with a variety of residential, community, and retail uses, while honoring the character of Lower Roxbury.

"We are thankful to the Roxbury community for their incredible support, and we are excited to partner with the city of Boston and neighborhood stakeholders to meet community needs while honoring the legacy of this once thriving part of Roxbury," said Greg Minott, managing principal for DREAM Development.

"Together with Related Beal, we will provide diversity of housing choice and recreation for families, opportunities for seniors to age in place and wealth building opportunities through homeownership, workforce development and affordable commercial space that supports the growth and success of local small businesses."

The experience and approach of Related and DREAM throughout permitting, design, construction, leasing and management will ensure a timely and successful delivery of this project at a time when there is a critical need for more housing options.

"I'm excited to move forward with this designation for such a large amount of land in our city, with a proposal that will add significantly to our housing stock, and genuinely advance this disposition of public land for public good" said chief of planning Arthur Jemison. "Ensuring that this land is a public benefit for the future responds to years of engagement with the community through the Roxbury Strategic Master Plan and PLAN: Nubian. I'd like to thank our staff for helping make the community's vision here become a reality, and I look forward to working with Related Beal and DREAM Development."

Related and DREAM are committed to the creation of sustainable careers and business ventures for underrepresented companies and individuals and have built a team with more than 50% M/WBE participation in all phases of development, construction, and management. The team shares strong relationships and partnerships with local organizations and intends to expand economic development in the community through workforce training and job creation in the neighborhood. These partnerships will honor the legacy of those who have been displaced from the BWSC parking

lot sites through urban renewal and seek to preserve their memory in concrete ways.

Related and DREAM are committed to building and maintaining energy efficient, healthy, and resilient buildings and will employ future-focused, high-quality sustainability strategies informed by the team's extensive experience in environmentally responsible real estate development and management.

As leaders in Greater Boston, DREAM Development actively advocates for equitable change. DREAM has a history of delivering transformative projects and specializes in the development of affordable, mixed-income housing and mixed-use commercial projects. DREAM has deep roots developing in Roxbury and is currently co-developing nearby 2147 Washington Street. Located on the site of a former parking lot, 2147 Washington is focused on local artists and individuals engaged in the neighborhood's creative economy. The development will add 62 affordable rental units and 12 homeownership options – including affordable and market rate – to the neighborhood, all built to Passive House standards, allowing residents to live in comfort while leaving a low-energy footprint. As part of DREAM's commitment to positively contribute to the revitalization of Nubian Square, 2147 Washington will also include an interior courtyard, rotating art installations, workshop, retail and commercial spaces, a gallery, parking, and a new home for community staple, Haley House Bakery Cafe.

Related started exclusively as an affordable housing developer in 1972 and is one of the largest owners, developers and preservationists of affordable and workforce housing in the country. Currently, Related owns and manages more than 55,000 affordable and workforce housing units. In 2018, Related completed and opened The Beverly across from North Station, delivering the largest new construction 100% income-restricted housing development in downtown Boston in 25 years. Consisting of 239 apartments with rents ranging from 30% AMI to 165% AMI, The Beverly provides affordable and workforce housing right in the heart of the city. Rising 14-floors, the building offers top-level amenities and onsite parking at below market rents. The Beverly is a prime example of Related Beal's commitment to making Boston a more equitable city.

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