

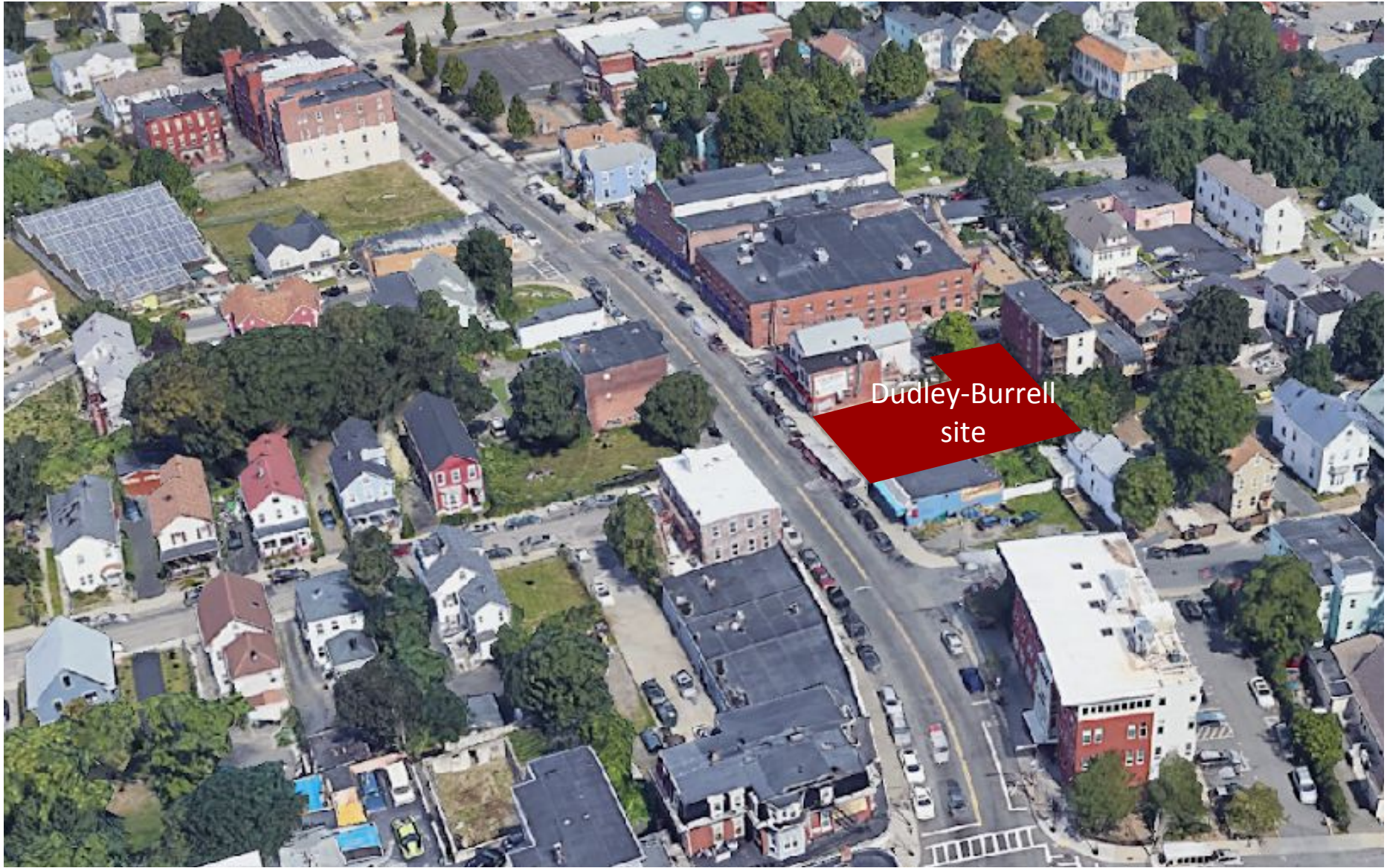
# A Proposal for Affordable Housing At Dudley-Burrell

Response to a Request for Proposals Submitted to DND

Three Sites at 526-528, 530 Dudley St and an unnumbered Parcel on Burrell Street



Community Meeting  
August 7, 2019

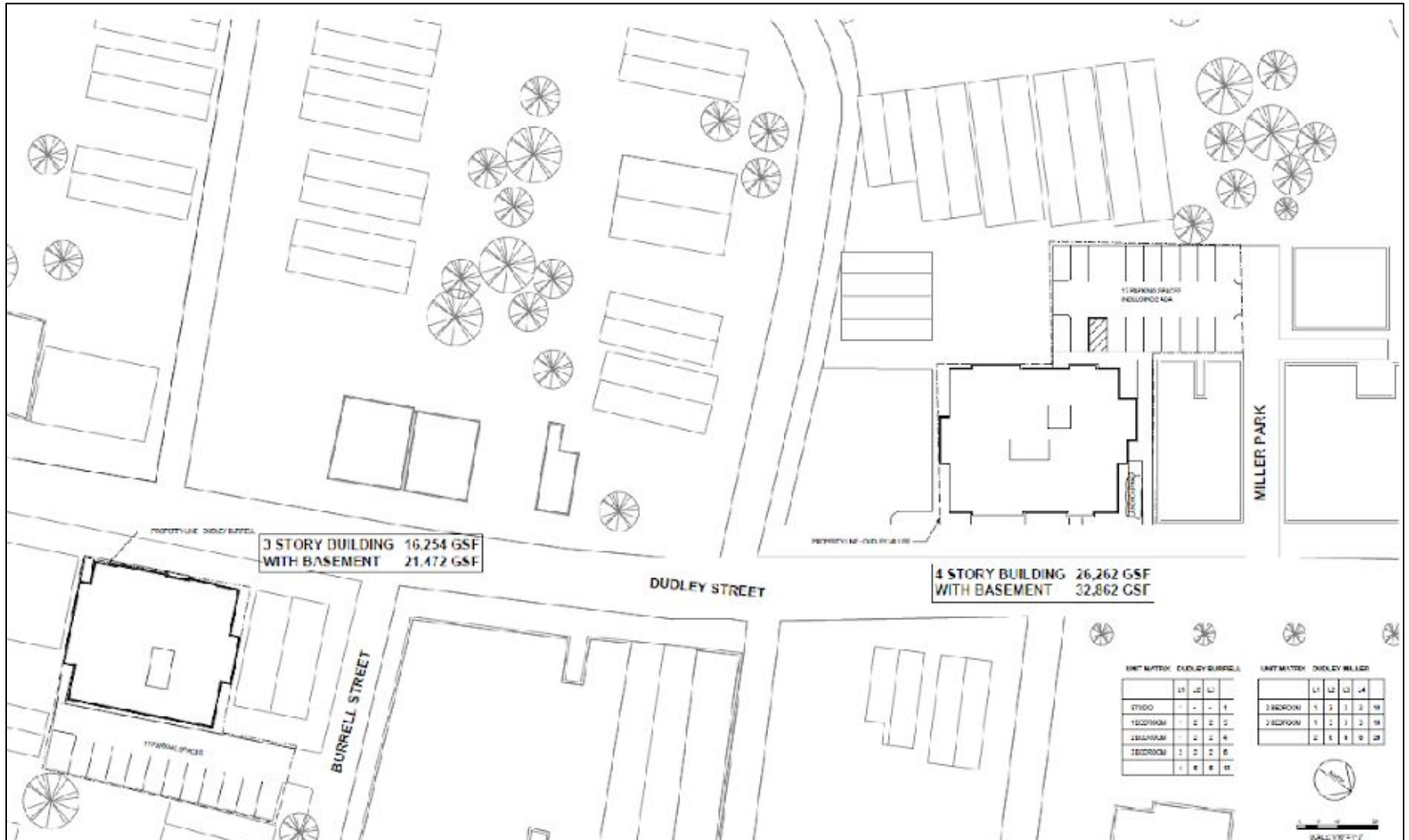


Dudley-Burrell  
site



Dudley Miller  
site

Dudley-Burrell  
site



**3 STORY BUILDING 16,254 GSF  
WITH BASEMENT 21,472 GSF**

**4 STORY BUILDING 26,262 GSF  
WITH BASEMENT 32,862 GSF**

UNIT MATRIX DUDLEY-BURRELL

	L1	L2	L3
STUDIO	-	-	1
1BEDROOM	2	2	0
2BEDROOM	2	2	4
3BEDROOM	1	2	0
	5	6	15

UNIT MATRIX DUDLEY-MILLER

	L1	L2	L3	L4
2BEDROOM	1	1	2	14
3BEDROOM	1	1	2	14
	2	2	4	28



SCALE 1" = 20'



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ARCHITECTS

DUDLEY STREET FIT TEST  
483-487, 526-528 & 530 DUDLEY STREET, ROXBURY MA 02119  
DUDLEY DURELL PERSPECTIVE VIEW

A9

DORCHESTER BAY  
ECONOMIC  
DEVELOPMENT  
CORPORATION



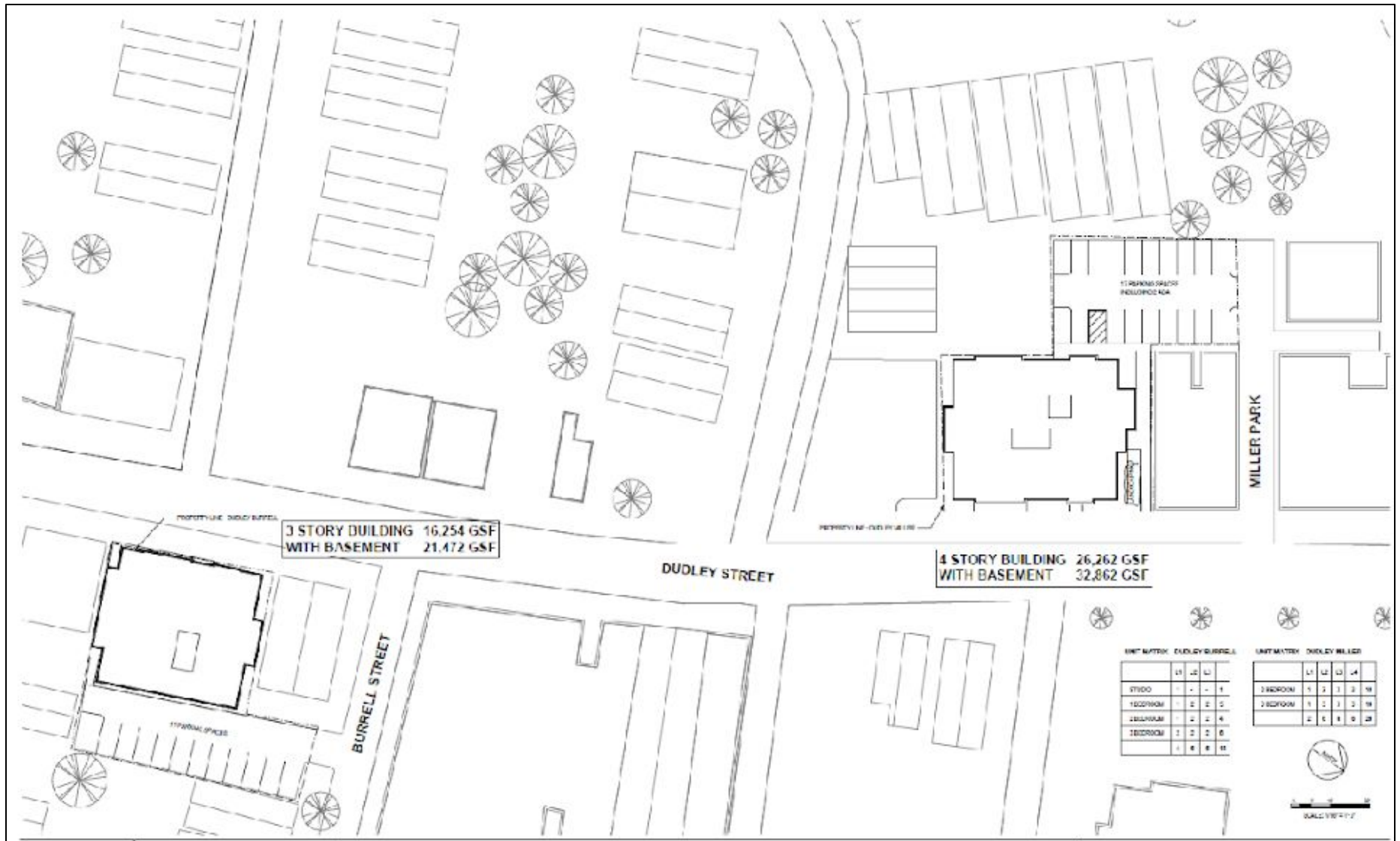
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111 Lincoln Street, Boston MA 02111 617.551.1422 | www.bakerwohl.com

DUDLEY STREET FIT TEST  
483-487, 526-528 & 530 DUDLEY STREET, ROXBURY MA 02119  
DUDLEY MILLER PERSPECTIVE VIEW

A5

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DUDLEY STREET FIT TEST  
483-487, 526-528 & 530 DUDLEY STREET, ROXBURY MA 02119  
SITE PLAN

A1

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ECONOMIC  
DEVELOPMENT  
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## Unit Summary

	Dudley-Burrell	Dudley Miller Park	Total Units	Unit SF
Studio	1	0	1	500
1 BR	5	0	5	600
2 br	4	10	14	750
3 br	6	10	16	1,000
<b>Total Units</b>	<b>16</b>	<b>20</b>	<b>36</b>	
Commercial SF	1,000	2,000		3,000
Community SF	0	665		665



UNIT MATRIX	DUDLEY-BURRELL			DUDLEY MILLER			
	1B	2B	3B	1A	2A	3A	4A
STUDIO	1	-	-	1			
1 BEDROOM	-	2	2	5			
2 BEDROOM	-	2	2	4			
3 BEDROOM	1	2	2	5			
	1	4	4	15			

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DUDLEY STREET FIT TEST  
483-487, 526-528 & 530 DUDLEY STREET, ROXBURY MA 02119  
SITE PLAN

A1

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## **Commitment to Affordability**

36 total housing units within the following income ranges:

- 6 units for households earning <30% of AMI
- 12 units for households earning <50% of AMI
- 18 units for households earning <60% of AMI

## Commitment to Affordability

Affordability Matrix - Dudley-Burrell			
Income Level	Unit Size	# of Units	Monthly Rents
30% AMI - PB Section 8	0BR	0	30%
	1BR	2	of
	2BR	1	household
	3BR	1	income
MRVP - 50%	0BR	0	30%
	1BR	2	of
	2BR	3	household
	3BR	2	income
60% AMI - LIHTC	0BR	1	\$ 1,032
	1BR	1	\$ 1,178
	2BR	0	\$ 1,326
	3BR	3	\$ 1,473
<b>TOTAL</b>		16	

Affordability Matrix - Dudley Miller Park			
Income Level	Unit Size	# of Units	Monthly Rents
30% AMI - PB Section 8	0BR	0	30%
	1BR	0	of
	2BR	1	household
	3BR	1	income
MRVP - 50%	0BR	0	30%
	1BR	0	of
	2BR	2	household
	3BR	3	income
60% AMI - LIHTC	0BR	0	\$ 1,032
	1BR	0	\$ 1,178
	2BR	7	\$ 1,326
	3BR	6	\$ 1,473
<b>TOTAL</b>		20	

## Commitment to Affordability

Eligibility for Unit Types by Household Income (2019)			
	30% of AMI	50% of AMI	60% of AMI
1 person	\$ 23,800	\$ 39,700	\$ 47,600
2 person	\$ 27,200	\$ 45,350	\$ 54,400
3 person	\$ 30,600	\$ 51,000	\$ 61,200
4 person	\$ 34,000	\$ 56,650	\$ 68,000
5 person	\$ 36,750	\$ 61,200	\$ 73,450

## **Commitment to Affordability**

3,000 SF of ground floor commercial space

- preference for locally-owned businesses
- below-market rents
- small spaces sized for small businesses
- long-term leases to ensure stability

# Development Schedule


Dudley-Burrell and Dudley Miller Park Project	
Task	Date
<b>Predevelopment: RFP Submission</b>	
RFP Submission	7/22/2019
Tentative Designation Date	12/22/2019
<b>Predevelopment: Permitting and Design</b>	
Develop schematic design with community input	2/15/20
Finalize schematic design	7/15/2020
BPDA board vote	12/15/2020
ZBA approval	2/15/2021
Design Development	4/1/2021
Construction Drawings	7/1/2021
Building permits secured	11/1/2021
<b>Development: Financing</b>	
DND subsidy funding award received	12/15/2020
DHCD subsidy award received	6/15/2021
Close on all financing needed to start construction	12/15/2021
<b>Development: Construction</b>	
Construction start	12/15/2021
Construction completion and buildings occupied	5/15/2023

## Relevant Experience

- **40 years of experience** developing affordable housing in Dorchester and Roxbury
- Highly **skilled real estate staff** dedicated to building affordable housing
- Experience with navigating **affordable housing finance** systems
- Relevant projects:
  - **Indigo Block** – 80 units of affordable and middle-income housing for families, 20,000 SF of light industrial space, 9 below-market condo units (2019/2020)
  - **Leyland Street** – 43 units of affordable senior housing (2021)
  - **Cottage Brook Apartments** – 147 units of deeply affordable housing for families (2018)
  - **Quincy Heights Apartments** – 129 units of affordable housing (2015)
  - **Pearl Food Production Center** – 36,000 SF of food production space (2014)

## Diversity and Inclusion

- DBEDC is certified as an MBE entity
- Committed to meeting Roxbury Master Plan goals – 51% local, 51% minority, 15% women worker hours during construction
- Will maximize MBE and WBE development team members
  - Participating via two current projects in Mass Minority Contractors Association pilot program for tracking M/WBE contracts
- Local hiring goal of 50% for permanent jobs created on site
  - Lease requirements for tenants to make best faith efforts to meet our goal

An aerial photograph of a city street scene. A central road runs vertically, with various buildings on either side. Two red arrows are overlaid on the image: one points from the left side towards a large brick building, and the other points from the right side towards a blue building. A semi-transparent white box is centered over the road.

Thank you!

Questions?



**Dorchester Bay**  
Economic Development Corporation