



Harvard & Standish

TLEE Development + CoEverything

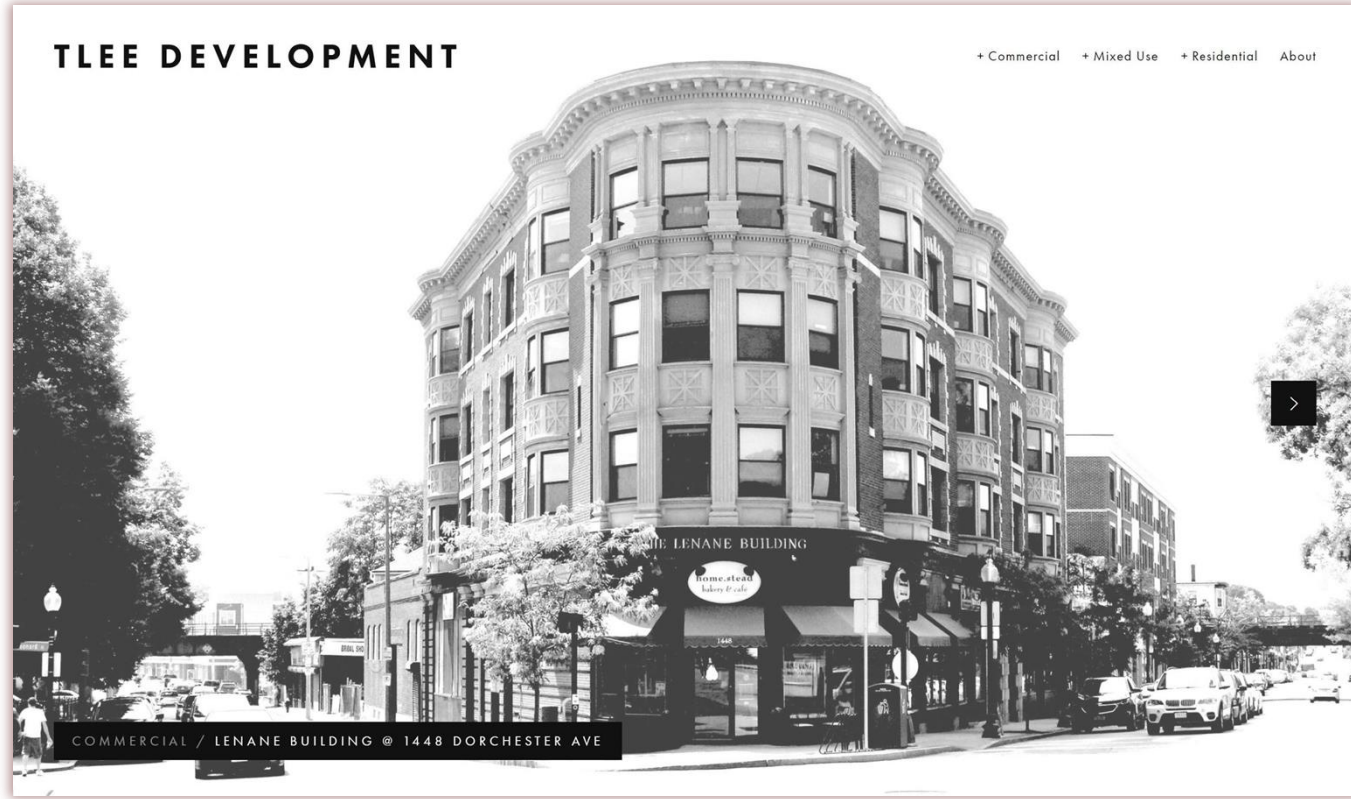
CO Everything

Travis Lee and Milton Bramble

Dorchester Residents & Local Developers

Our core mission is to understand a community's vision for itself and to be a small part of executing it.

- 80 units of housing in Dorchester - *all units are income-restricted*
- 45,000 SF of neighborhood retail/office space



Miriam Gee and Declan Keefe

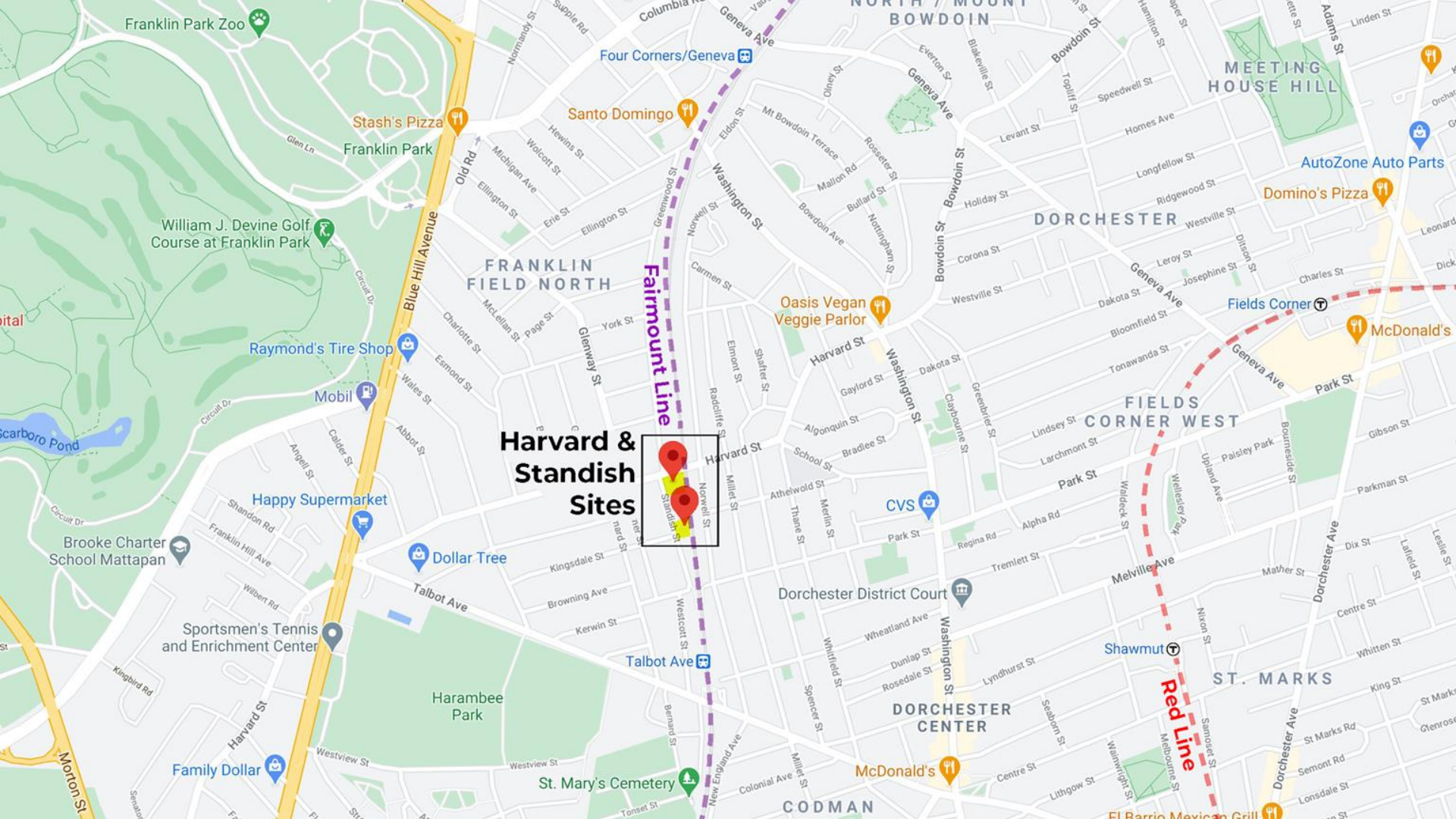
Community Designers

Our mission is to create a net positive impact through design, development, and cooperation.

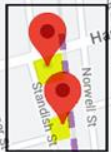
- 50+ units of sustainable/Passive House housing in Roxbury and Dorchester
- 15+ years of community-driven design - *like the 130+ members involved with design planning of the Dorchester Food Co-op*



 **DORCHESTER FOOD CO-OP** Illustration and Community-Driven Design by CoEverything



Harvard & Standish Sites



FRANKLIN FIELD NORTH

DORCHESTER

FIELDS CORNER WEST

DORCHESTER CENTER

ST. MARKS

CODMAN

Franklin Park Zoo

William J. Devine Golf Course at Franklin Park

Raymond's Tire Shop

Mobil

Happy Supermarket

Brooke Charter School Mattapan

Sportsmen's Tennis and Enrichment Center

Family Dollar

Stash's Pizza

Franklin Park

Santo Domingo

Oasis Vegan Veggie Parlor

CVS

Dorchester District Court

McDonald's

MEETING HOUSE HILL

AutoZone Auto Parts

Domino's Pizza

McDonald's

Shawmut

El Barrio Mexican Grill

THE SITES

DND went to the community for feedback to help shape the Harvard & Standish & Standish RFP.



RFP asked for:

Contextually appropriate,
mixed-income housing
with neighborhood
commercial space and
parking.

Views from the corner of Harvard &
Standish Streets and also on Standish
Street.



On Housing Affordability:

"...broader displacement occurs when households can no longer afford housing prices in their neighborhoods. Boston's competitive housing market has put average rent prices for units on the 2017 rental market at approximately \$2,300, and sales prices at approximately \$600,000."

- *City of Boston, Housing A Changing City Boston 2030*





MAYOR MARTIN J. WALSH
HOUSING A CHANGING CITY
BOSTON 2030
2018 UPDATE

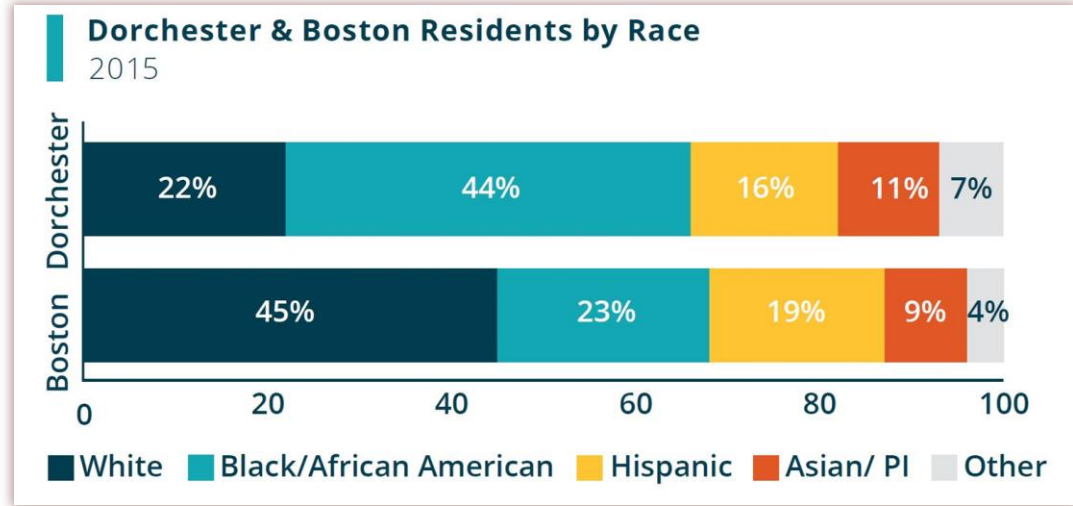
| Income Group | Housing Targeted To: | Updated 2030 Goal (# of units) |
|--|--------------------------------|-----------------------------------|
| Low (<\$49,000 household of 3) | Low-Income (non-senior) | 8,300 |
| Low (<\$49,000 household of 3) | Low-Income Senior | 2,000 |
| Middle (\$49,000 - \$116,000 household of 3) | Middle-income-restricted | 5,520 |
| | Total income-restricted | 15,820 |

City of Boston Housing Affordability Goals

- We need more low and middle-income housing to prevent displacement
- Low-income housing development uses Government Subsidy
- *Middle-income housing can be developed without Government Subsidy*

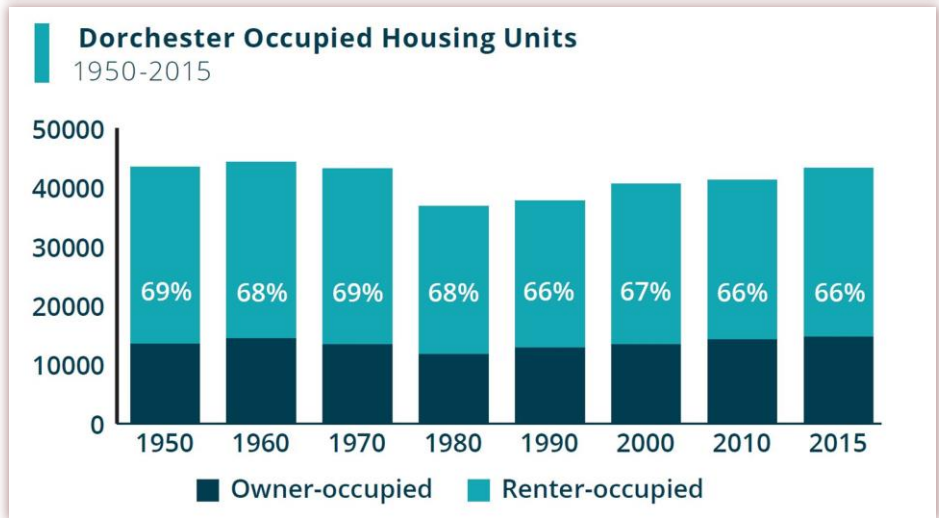
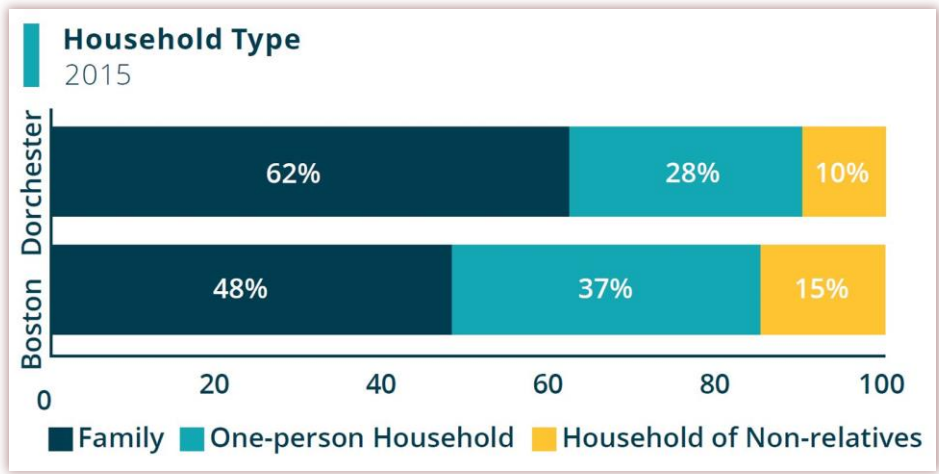
Households in Dorchester

- Dorchester Population ~150,000
- Majority Black, Brown, and People of Color
- ~50,000 Households



Households in Dorchester

- Median Household Income is ~\$54,000 per year or ~\$4,500 per month
- Majority are families, some are one-person households
- Majority are renter-occupied



Our proposal includes:

- Affordable housing units.
- Real estate ownership opportunities for community members.
- Small business space for entrepreneurs of color.
- Buildings that reflect the history & context of the neighborhood.
- Sustainable and energy-efficient buildings.

Two Options:

A. Affordable Rental Housing + "Crowdfund"

B. Affordable Homeownership

(The proposed design is the same for both options, and all units are income-restricted for both options)

Option A

A. Affordable Rental Housing + "Crowdfund"

- Income-restricted Rents at ~10-20% below Market Rate
- Option for community members and residents to invest in and own the project alongside our team
- Market to long-term local residents

Rental:

- studio - \$1450 - \$1550
- 1BR - \$1650 - \$1750
- 2BR - \$1850 - \$1950
- 3BR - \$2050 - \$2150

**Average Boston Rent in 2017 = \$2,300*

Option B

B. Affordable Homeownership

- Condo units for sale with income restrictions
- Technical assistance for first-time homebuyers
- Market to long-term local residents

Condo:

- studio - \$175,000 - \$199,000
- 1BR - \$225,000 - \$250,000
- 2BR - \$250,000 - \$275,000
- 3BR - \$299,000 - \$350,000

**Average Boston home sale price in 2017
= \$600,000*

Project Design for Harvard & Standish

(Same for Option A or B)

22 Units +1500 SF Commercial +19 parking

Income-restricted for 90% AMI or below

We will refer to the buildings as:

1. "Harvard Building" (114-122 Harvard St.)
2. "Standish Building" (18-24 Standish St.)

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NEIGHBORING 3-DECKERS ON STANDISH



Harvard & Standish

22 Residential Units and
1500 SF Corner commercial space
19 Parking Spaces

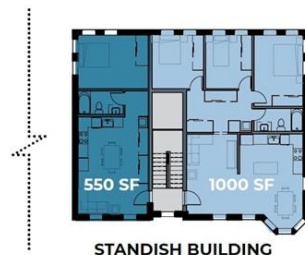
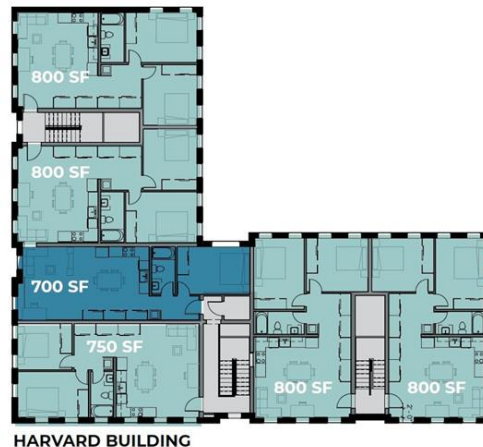
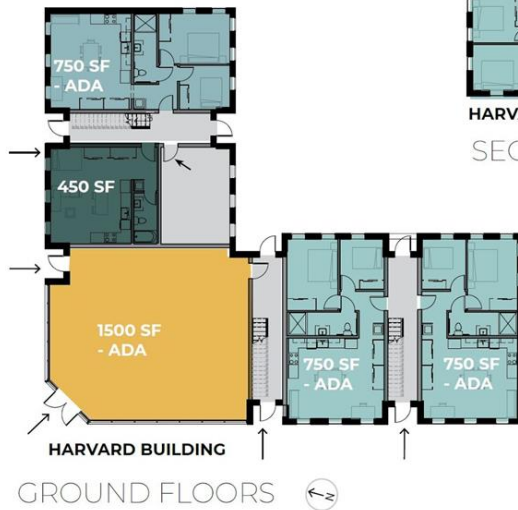
Unit Mix:

- 1 Studio
- 5 One Bed
- 14 Two Bed
- 2 Three Bed

FLOOR PLANS



KEY PLAN



UNIT MIX

| | | |
|--------------|-----------|--|
| STUDIO | 1 | |
| 1 BED | 5 | |
| 2 BED | 14 | |
| 3 BED | 2 | |
| TOTAL | 22 | |
| COMMERCIAL | 1 | |

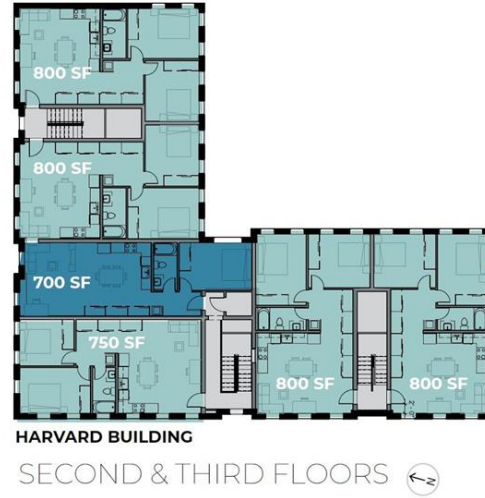
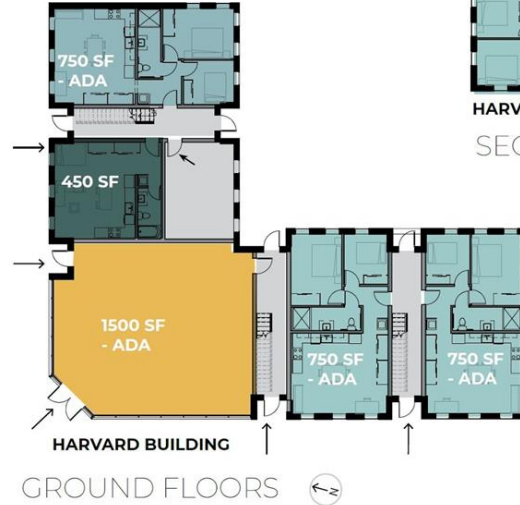
Breakdown per Building:

- Harvard Building
 - 1 Studio
 - 2 One Bed
 - 13 Two Bed
 - 13 Parking
- Standish Building
 - 3 One Bed
 - 1 Two Bed
 - 2 Three Bed
 - 6 Parking

FLOOR PLANS



KEY PLAN



UNIT MIX

| | | |
|--------------|-----------|--|
| STUDIO | 1 | |
| 1 BED | 5 | |
| 2 BED | 14 | |
| 3 BED | 2 | |
| TOTAL | 22 | |
| COMMERCIAL | 1 | |

Design Highlights

Corner of Harvard & Standish shows the entry to ground-level commercial space

›Contextually appropriate, mixed-income housing with neighborhood commercial space and parking.



Harvard Building has views onto a Courtyard wrapped by landscaping and existing trees

▸ **Local Art Opportunity**

▸ **Easy Access from Parking**

▸ **Keep Existing Trees**





*View of the Harvard Building
along Harvard Street*

- ▶ **Corner
Commercial Space**
- ▶ **3-story building
with covered
entries matches
the neighboring
triple-deckers**



*View of Standish Building
from Standish Street*

- **Bay windows to match neighboring triple-deckers.**
- **3 Bedroom units for Families**

Harvard Building - another view of the Courtyard entry for residents.

- ▶ **Multiple Entrances bring in sunlight**
- ▶ **Energy Efficient, Sustainable Construction**



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Timeline

- Project Designation: April 2021
- □ Community Design Process: June 2021 - Jan 2022
- Zoning/Permitting: Feb 2022 - August 2022
- Start Construction: Jan 2023
- Occupancy: September 2024

Details for the Two Options:

A. Affordable Rental Housing + "Crowdfund"

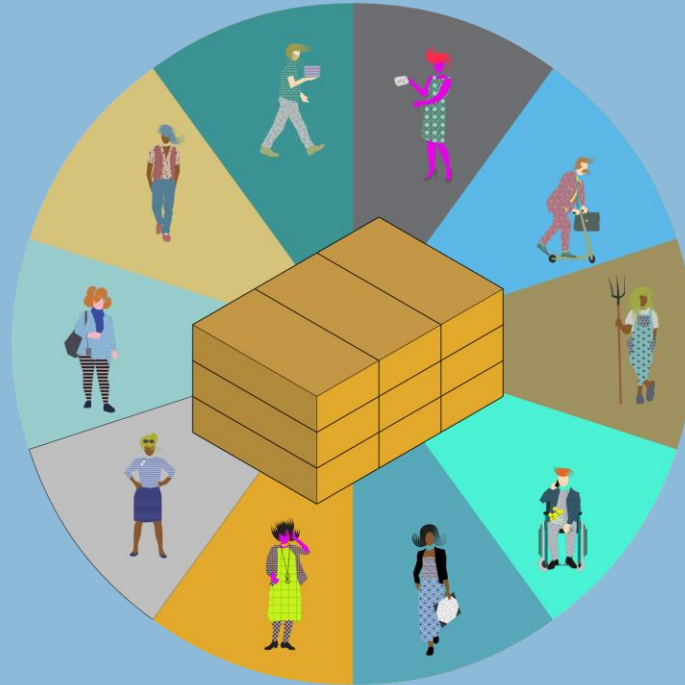
B. Affordable Homeownership

OPTION A:

Residential Rental Units with Community Investment and Ownership

- Crowdfunding:
 - Community members invest and own shares of the development project alongside the development team.
- Local investment & local ownership
- Education about investing locally

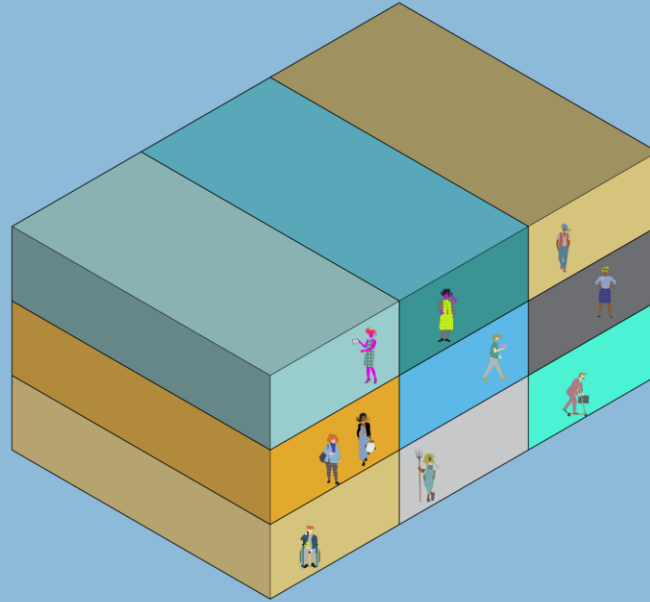
*** if we are unable to raise the proposed amount of funds via crowdfunding, the development team will fill the gap.*



OPTION B:

Condominium Homeownership

- An individual or family owns each condo unit
- Bring homeownership within reach
- Education to assist new homeowners in the homebuying process.
- Market to local long-term community residents to buy the units



Thank you!

Any Questions?

Check out:

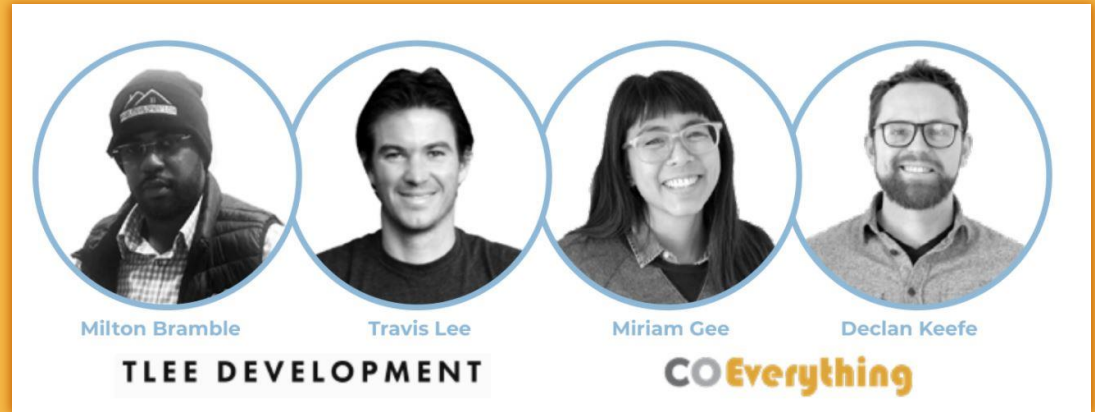
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