

# MATTAPAN STATION REDEVELOPMENT

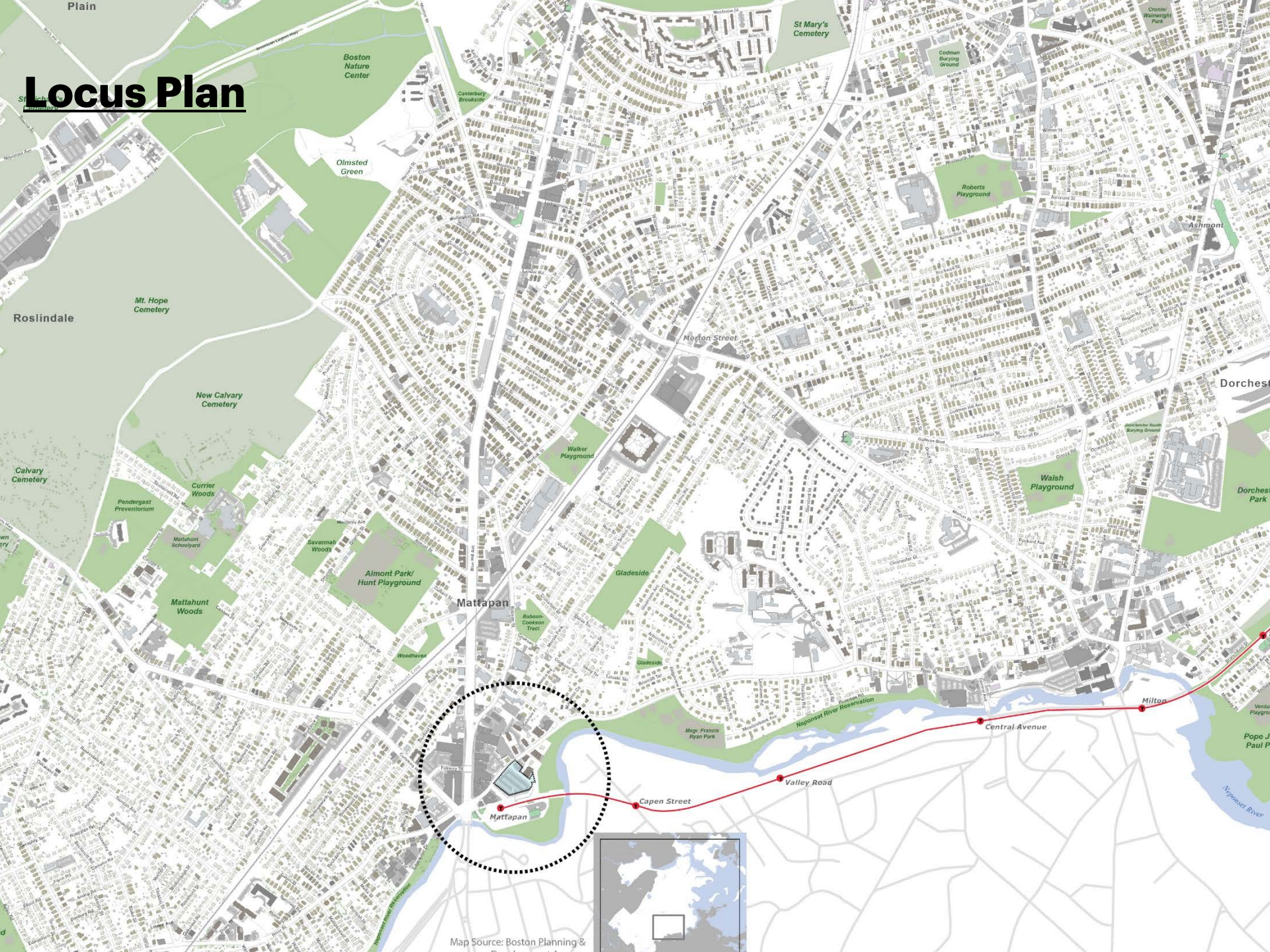
An architectural rendering of the Mattapan Station Redevelopment project. The image shows a multi-story building with a modern design. The upper floors have a facade of dark brown vertical wood slats and large, irregularly placed windows with yellow frames. Some windows show interior details like a lamp or people. Three balconies with light-colored wood slat railings are visible, with people standing on one of them. The ground floor features a large glass-fronted entrance on the left, revealing a colorful interior with people. To the right of the glass entrance is a section with a grey stone wall, and further right is another glass-fronted area labeled 'COFFEE SOCIETY CAFE'. The building is surrounded by a landscaped area with young trees, a paved walkway, and a green-painted curb. Several people are depicted in various activities: a person on a bicycle, people walking, and others sitting on outdoor furniture. The sky is bright and clear.

**Public Meeting**

January 24, 2018



# Locus Plan





# Aerial View





# Development Goals



**1** Build high quality, transit-oriented housing that is affordable to a range of incomes. 50% of units are affordable.



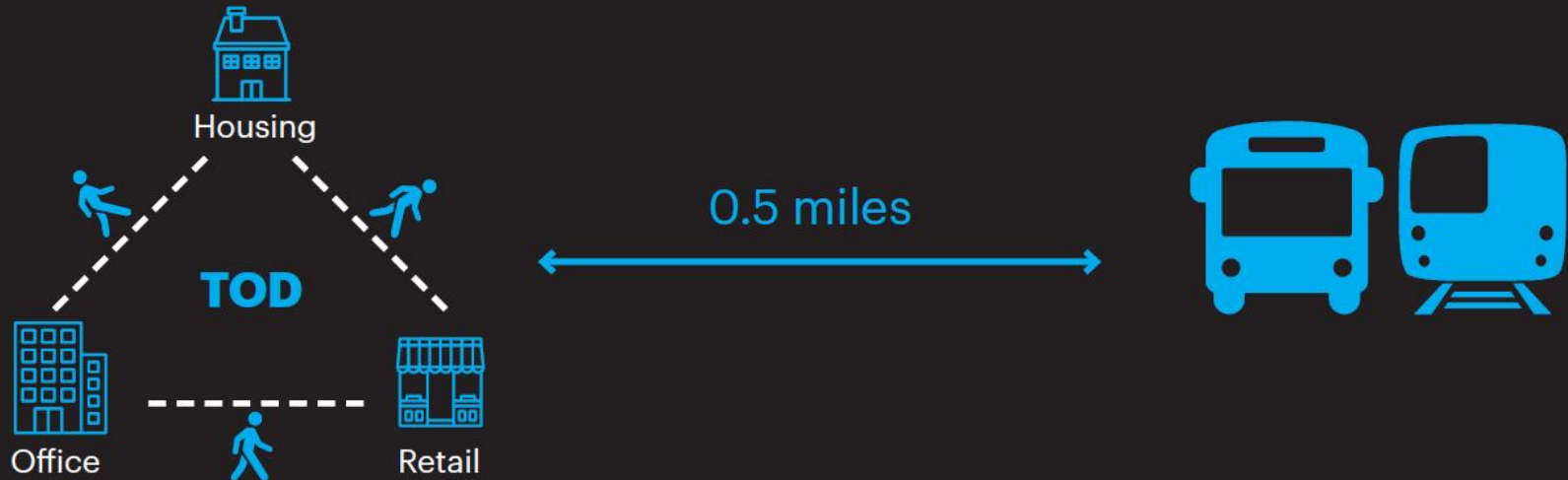
**2** Develop retail and commercial spaces to complement the existing business mix and attract new merchants and patrons to the Mattapan Square neighborhood



**3** Create inviting and accessible connections to the surrounding landscape of the Neponset River and the new Greenway

# Transit-Oriented Development

*Community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation*



# Transit-Oriented Development



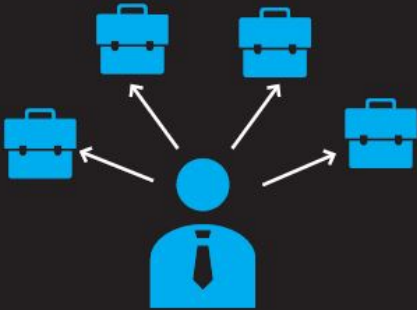
Reduced dependence  
on driving



Increased public  
transit ridership.  
Reduced  
Transportation costs



Walkable community  
Healthy, active lifestyles



Improved access to jobs



Increased foot traffic  
and customers for area  
businesses



Increased and/or  
sustained property  
values from transit

# Development Plan

## Phase I Development

- **135** residential units
- **Affordability:** minimum of 50% of the units at 60% AMI and below

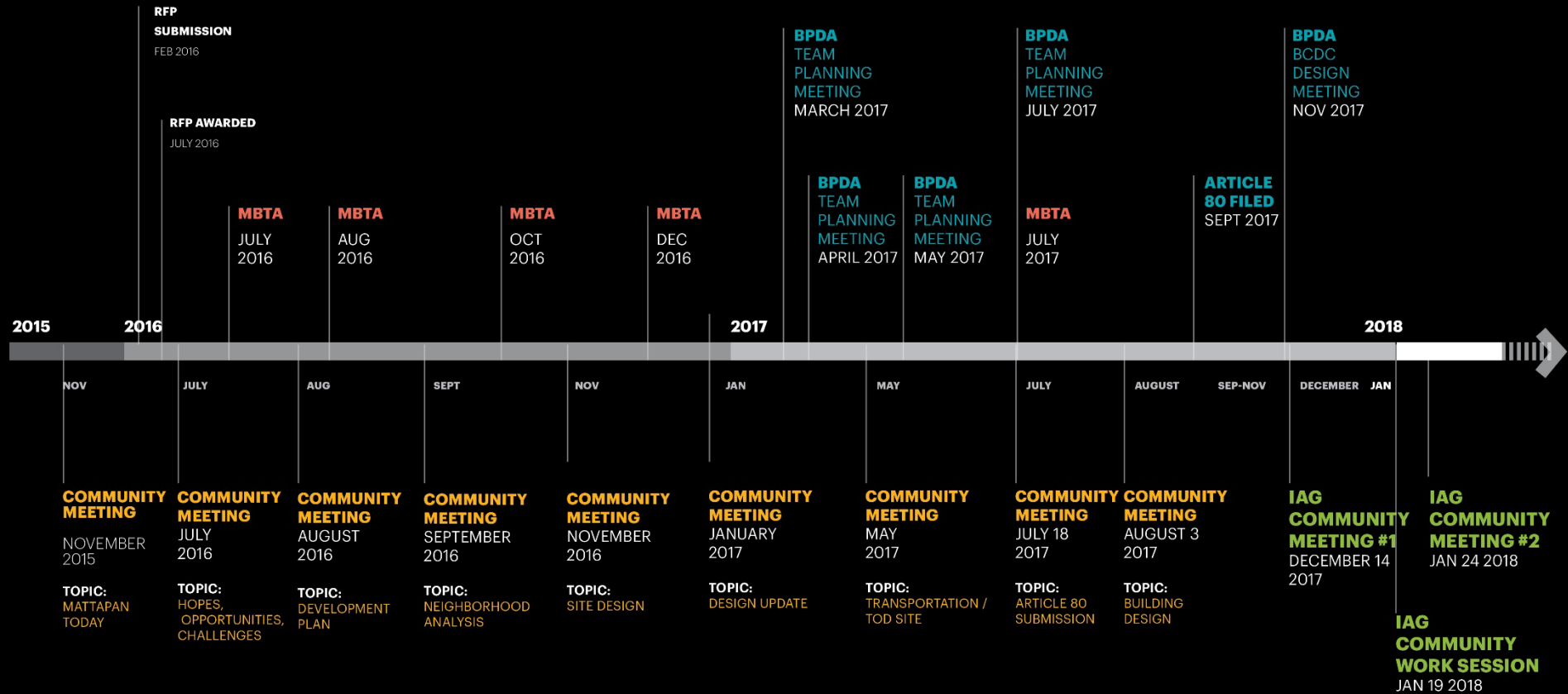
Unit Type	Total Count	Affordable Units*	
		Totals	Gross Rent
Studio	6	3	\$1,086
1 BR	38	18	\$1,164
2 BR	81	37	\$1,396
3 BR	10	10	\$1,613
Total Units	135	68	

- 10,000 s.f. commercial space
- 70 underground residential spaces with 50 MBTA commuter spots at grade
- 8 on-street parking spaces
- Bicycle parking for all units
- 2,000 s.f. Community Space
- Public outdoor landscape space

## Phase II Development

- Nine 2-bedroom residential units
- 6 residential parking spaces

# Timeline





# The POAH-Nuestra Team: Mattapan Station Community Benefits



Shaped by Input from the Community Meetings and the IAG

- Commitment to the **renewal of Mattapan Station** for the benefit of residents and the community
- Commitment to **many levels of affordability** and the use of housing as a platform for success
- Commitment to **healthy housing** and **sustainable design**
- Commitment to **local and minority / women owned contractors** and hiring
- Commitment to **TOD design** with a coordinated site planning to ensure safe routes for all
- Commitment to engage **local stakeholders and organizations** to shape the commercial presence on River Street

# Housing as a Platform



**We Foster Community.** POAH and Nuestra have designed Mattapan Station to strengthen community connections: Community Room, Local Retail/Commercial, Connections to the NRG and Public Greenspace

**We Create Housing Options.** The Mattapan Station project will meet the needs of Mattapan residents by creating rental housing for families and individuals: mix of units sizes as well as units with mobility impaired features.

**We Build for the Future.** POAH & Nuestra will utilize materials and building methods for long-term sustainability – both environmental and financial.

**We Invest in Our Residents.** POAH & Nuestra provide amenities and services to promote resident success and economic security.

**We Bring Creative Solutions.** POAH & Nuestra will apply their expertise and creativity to deliver an affordable housing asset generations of Mattapan residents can rely on and be proud of.



# **Housing as a Platform**



## **Resident Services at Nuestra**

Seek to create opportunity for residents and businesses to revitalize their community, increase their incomes, gain wealth and improve community health.

### **Outcomes for People**

- Resident Empowerment
- Organizations working together
- Resident access to economic opportunity

### **Outcomes for Places**

- Safe & attractive public spaces
- Community that promotes health
- Businesses that meet the needs of community residents and attract others

# Housing as a Platform



## Community Impact at POAH

A portfolio-wide approach that mobilizes every site team towards shared goals with residents and community partners in these 6 areas:



### HOUSING

Ensuring all residents have opportunity to realize their goals by removing barriers to staying in their home and growing within the community.



### COMMUNITY ENGAGEMENT

Integrating our goals with those of the community to encourage resident leadership in support of a better quality of life.



### HEALTH

Supporting access to quality healthcare for youth, adults, and senior across our portfolio



### EDUCATION

Pledging to grow pathways to quality, affordable childcare, afterschool programs, and adult education.



### EMPLOYMENT

Strengthening partnerships with local employers and educational institutions to support income growth for individuals and families.



### FINANCIAL STABILITY

Encouraging the use of quality financial products, coaching, savings, and planning for the future.





# Sustainability



**POAH and Nuestra** recognize that managing the environmental footprint of our properties is a critical piece of our missions. Our green initiatives weave throughout our work and impact development, operations, and property management practices.





# **Local and M/WBE Hiring**



## **•Preconstruction:**

- ☐ Prioritize local and M/WBE hiring requirements for general contracting selection
- ☐ Meet with local and M/WBE organizations to strengthen outreach
- ☐ Tap into the resources offered by the City of Boston and our many community partners

## **•Onboarding with Selected GC:**

- ☐ Host/Require job fairs
- ☐ Establish a list of local and M/WBE subcontractor
- ☐ Oversee subcontractor procurement
- ☐ Establish Recruitment and Training Requirements

## **•Construction:**

- ☐ Timely Monitoring and Reporting Compliance
- ☐ Corrective Action Meetings

## **•Property Operations:**

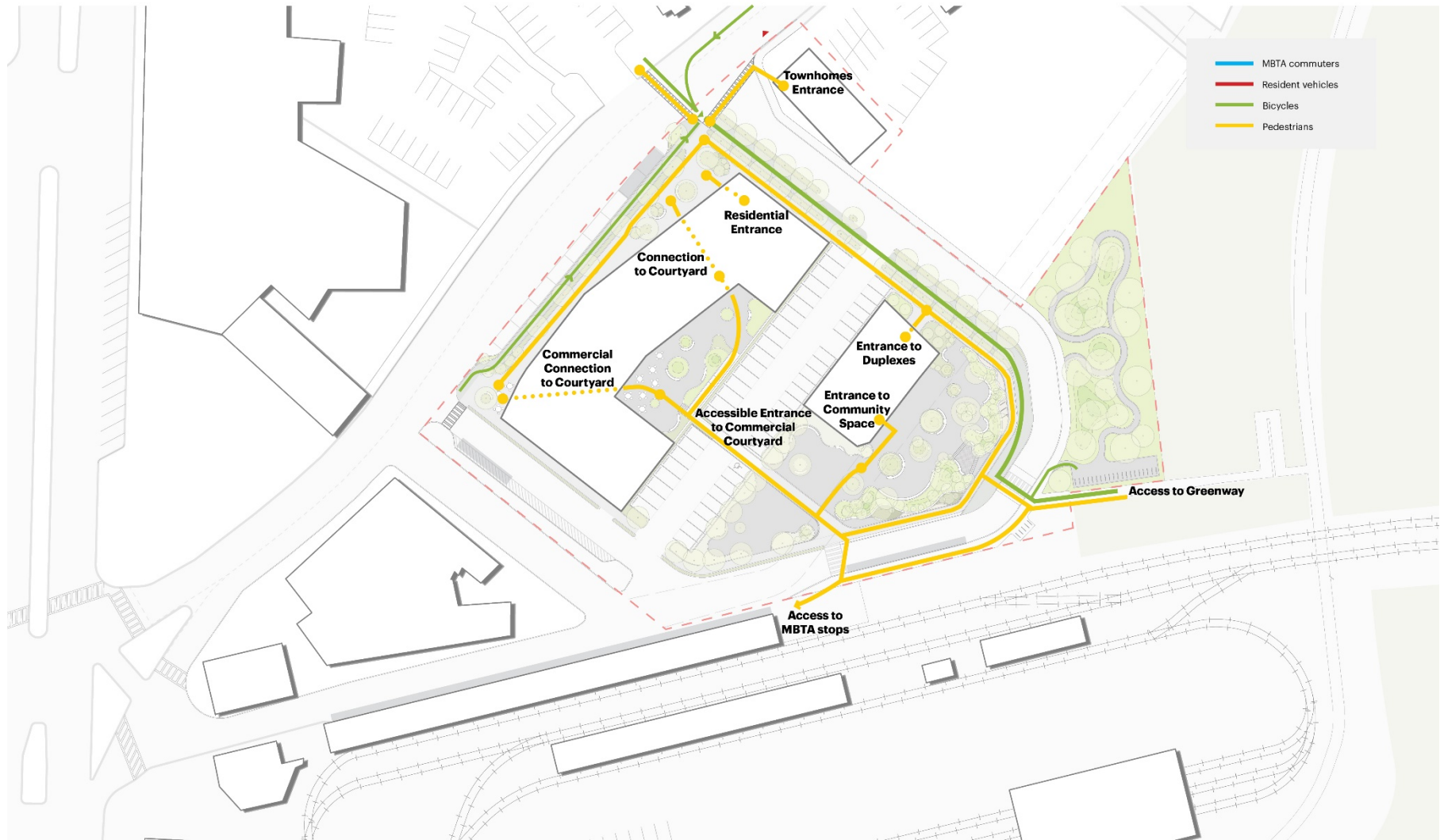
- ☐ Concentrate recruitment efforts locally
- ☐ Secure M/WBE operating contracts



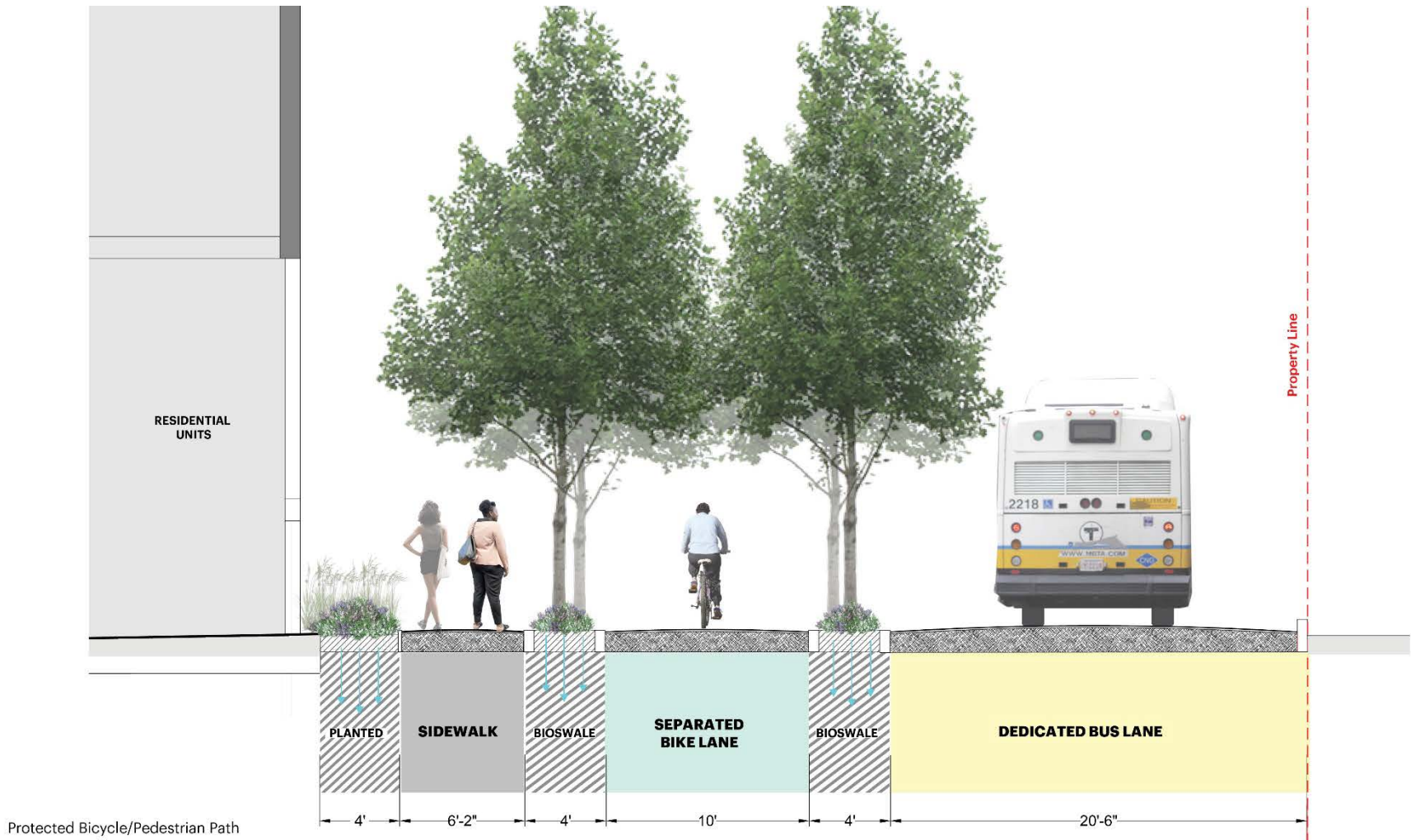
# TOD Design: Accommodating Multimodal Transit



Worked closely with the MBTA to develop a site plan that accommodates busses, cars, pedestrians, and cyclists



# **TOD Design:** **Accommodating Multimodal Transit**





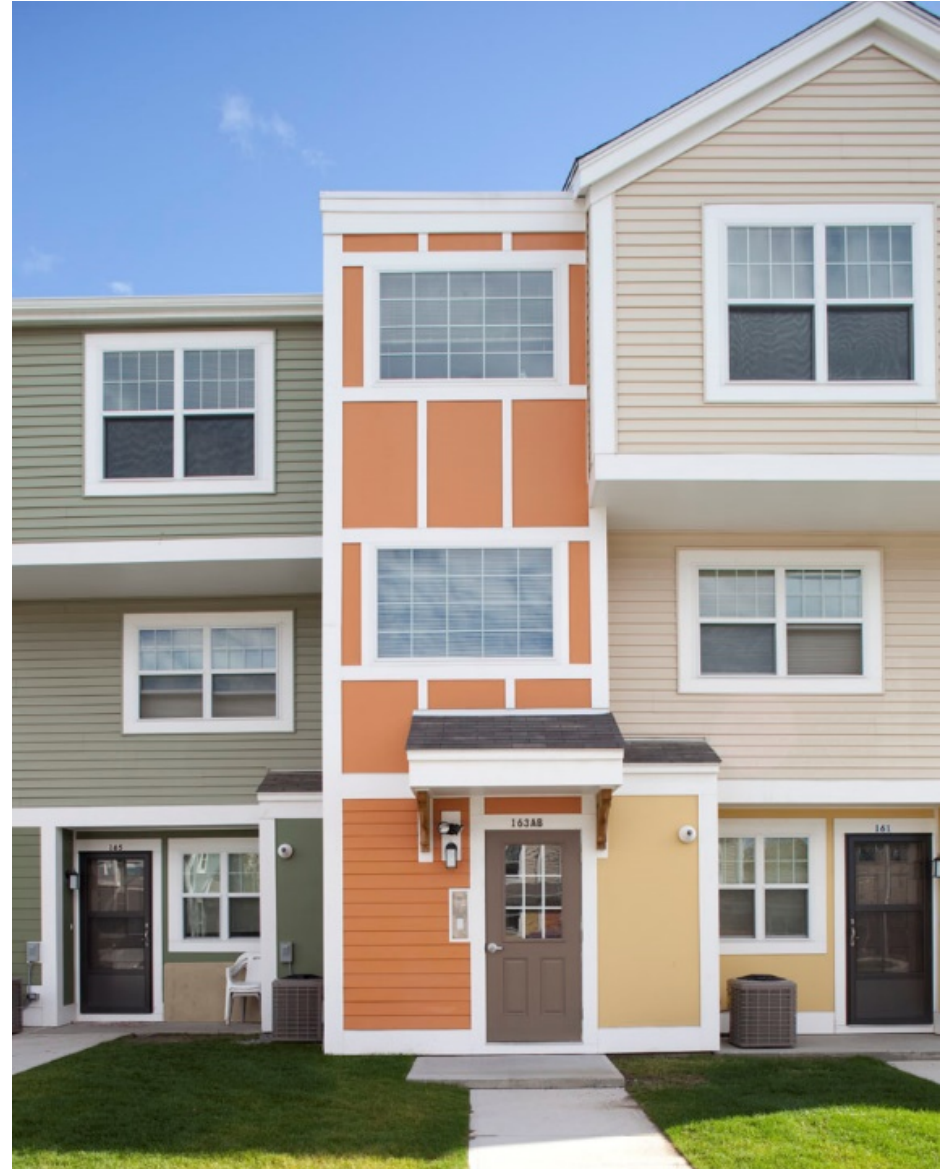
# **TOD Design:** **Accommodating Multimodal Transit**



# Property Management



- POAH Communities oversees the **leasing and operations** of our properties in nine states and the District of Columbia.
- POAH Communities provides **high-quality property management and customer service** to our residents, connecting them with the opportunities and partnerships that improve their quality of life.





# MATTAPAN STATION REDEVELOPMENT



**IAG Meeting**

January 24, 2018