



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, May 16, 2022
6:00 PM to 7:45pm
Zoom Virtual Meeting

Attendees

RSMPOC Members: Valeda Britton, Dorothea Jones, Steven Godfrey, Nefertiti Lawrence, Marisa Luse, Charlotte Nelson, Frederick Fairfield, Susan Sullivan, True-See Allah, Frank Williams, Norman Stembridge

Not in Attendance: Catherine Hardaway, City Councilor Kim Janey (Ex-Officio), Rep. Liz Miranda (Ex-Officio), Rep. Jon Santiago (Ex-Officio), State Senator Sonia Chang-Diaz (Ex-Officio)

BPDA Staff: Jenn Kaplan, Rebecca Hansen, Jonathan Short, Jamarhl Crawford, and Naoise McDonnell

City Staff: Councilor Tania Fernandes Anderson

Link to PowerPoint:

<https://www.bostonplans.org/getattachment/f45b0925-0b16-4ef1-860f-3eca6fa1d9c9>

Opening

On May 16, 2022 Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order and welcomed everyone. Jenn Kaplan, BPDA Planner, welcomed all and made initial announcements of meeting recording and Zoom and interpretation channel instructions. The Spanish interpreter gave their introduction and initial instructions, the Haitian Creole interpreter followed. Jenn began the meeting recording and continued with zoom etiquette instructions and an overview of the meeting agenda, to include a brief P3 timeline update, followed by presentations from each P3 developer respondent teams. Norman then continued with greetings and reviewed the calendar of upcoming RSMPOC meetings over the year, gave a brief overview of the RSMPOC and its responsibilities and encouraged people to get involved and remain engaged.

P3 Timeline Update

Rebecca Hansen, BPDA Real Estate, reviewed the P3 process and timeline so far, including past meetings and scheduled meetings to come. After all workshops to develop and release the P3 RFP, there have been two PRC meetings so far to begin evaluation of the two proposals. The two development teams are presenting to the RSMPOC today, with more public and PRC meetings to come to continue proposal evaluation. The intention is to bring a recommendation from the PRC to the RSMPOC either in August or September of this year.

Developer Presentation (1)

RPP/Tishman Speyer

Kai Grant introduced the team's proposal and some of the team's partners including Benjamin Franklin Institute of Technology, Boston While Black, Roxbury Community College, Frugal Bookstore, and others. A member of the Tishman Speyer team introduced other members of the team and reiterated their presence developing in Boston over the past 25 years. The team prioritizes affordable housing on site. Their proposal includes nearly 500 units total of income-restricted housing, with some flexibility on affordability levels based on feedback from the RSMPOC and community. The proposal also includes ground floor retail, open space, co-working space for local entrepreneurs, as well as seed money contributed to an anti-displacement fund. The Whittier building will not only be preserved on site, but also accentuated, with the African American History Museum relocating from Beacon Hill to the Whittier building. The team also intends to continue to create job opportunities after construction is completed, including workforce development training provided by BFIT. The team also proposes for up to 50% of its retail space to be subsidized affordable ownership space for local businesses. Also the team has committed to preserving as many mature trees on site as possible, in addition to the nearly 5 acres of created additional open space.

RSMPOC and Community Questions and Comments (For Developer 1)

Rebecca opened the floor for questions and comments from the RSMPOC and Community.

- A community member asked how the team intends to compensate and do outreach for construction workers?
 - There is a 50/50 partnership between Consigli and Smoot as the General Contractors for the project. The team intends to bring on as many additional partners for remaining work through the issuance of multiple RFPs.
- A community member asked for clarification on the "Next" anti-displacement fund, stating that in the proposal there is an initial contribution of \$50k mentioned, yet tonight it was mentioned this initial contribution will be \$250k. A second question was asked seeking clarification on the affordability levels of both the rental and ownership units.
 - After the internal conversation the team determined the original \$50k proposed was not sufficient and now have committed to raising \$250k of initial seed capital for the fund*. A team member added that this is intended to be initial seed money and that subsequent projects in Roxbury should continue to contribute to this fund as well as a part of their community benefits package.
 - In response to the second question, the team added that current affordability levels will be done across 4 separate phases and will start with extreme low income and up to

workhouse development housing. Development finance is a shifting industry and field right now so all efforts are being made to improve as the project moves along.

- A community member asked what is the strategy for small business owners to have an opportunity for the affordable ownership retail space on site?
 - Outreach will be done to local businesses to have an opportunity to access the 50% of the proposed retail ownership space at subsidized levels. It is important to the team to add not just affordable housing but affordable retail ownership opportunities as well.
- Jonathan Short, BPDA Real Estate, read a question from the chat - how many total housing units in the proposed project?
 - 498 rental units and 62 condo units.
- Jonathan Short, BPDA Real Estate, read a question from the chat - when did Roxbury Progressive Partners (RPP) form?
 - The team officially formed during review of the RFP, but most members of the team have previously worked together on other ventures.

*Disclaimer: Please note that the final amount proposed by the team cannot be adjusted while the proposal is under review, and this matter will be addressed with the Project Review Committee

Developer Presentation (2)

HYM/My City My Peace

Rev Jeff Brown with My City My Peace, introduced proposal and team. The team will be a 50/50 partnership with HYM. Their primary goal is to create the greatest number of affordable ownership opportunities - ~144 condos ~168 rentals. Will generate about \$124 M from life science funds to subsidize affordable housing. The team also partnered with Denisha M for homeownership education. They are also working with BFIT, RCC, and madison park on workforce development and training for construction and for life science job opportunities. MPDC, DREAM Dev, Onyx group, Prive Parking are all listed as equity partners. Greg Minott of DREAM shared that the team recently held meeting with 60 Roxbury residents and multiple neighborhood associations to hear what is important for the P-3 site. Team intends to integrate the site with Roxbury and rest of City, also cultivate small biz and retail and arts, and activate the site with life science subsidizing many other uses. Tom O'Brien of HYM introduced many other members of the team. Life science use will be subsidizing affordable housing which will allow owners to keep all equity if they remain for 15 years - unique/rare to other affordable housing proposals in the City. The project in total will require ~\$1.5 billion and the team is ready to deliver.

RSMPOC and Community Questions and Comments (For Developer 2)

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- A community member commented that it is important to emphasize the importance of value and equity in these projects and thinking innovatively about that is important
- Team added that 144 affordable condos vs 42 condos from other team - this is largely subsidized by life science financing
- Team added that typically affordable housing in the City is capped at keeping 3-5% equity and the this proposal allows for keeping 100% equity after 15 years
- A community member asked how many units will be subject to 15 years affordability because after, those units will convert to market rate
 - Team responded that they are aiming to strike a balance with the rest of the city and states affordable homeownership efforts. Other team members added that team recognizes the tension but the proposal seeks to redress historical housing discrimination by allowing families to keep value they have earned through
 - Denisha added that they have been teaching at Roxbury Community College about how to build wealth and create intergenerational wealth so go is not to just cash out after 15 years but pass wealth down within family
- A community member asked are about green roofs and also are there any entertainment aspects of project
 - Team responded that there are green roofs to help offset heat island in roxbury as well as other resiliency measures such as net zero energy and other strategies. Families on site will also be able to access and use sites
- Community member asked if the green roofs will be above or below 3 stories
 - Team responded that one is currently proposed at 2 stories but others will be above, happy to connect and consult on best practices
 - Onyx added they intend to add active engaging space that is needed in Roxbury
- Steven G of RSMPOC asked about phasing of life science dollars being infused in project
 - Team replied that financing from life science will be available very early in project timeline
 - Steven also asked about continued thinking and innovation and intentionality around deed restrictions
 - Team added their project has opportunity to rethink and recreate and modify deed restriction to emphasize asset and wealth building. There will be negotiation but intent is to be address new paradigm
- A community member asked what is the budget to support local groups after construction
 - Team responded that they are committed to Roxbury and uplifting the community and there are details in proposal that highlight where the \$124m will be distributed

Norman thanked all for participating. Charlotte of RSMPOC added it is important for folks to remain engaged in upcoming meetings related to P-3.

Meeting was adjourned.