

PLAN DUDLEY- RFP APPLICATION SUMMARY OF APPLICATIONS

40-50 Warren Street

- 1) Nuestra Comunidad and Dakota Partners
- 2) New Urban Collaborative

1) NUESTRA COMUNIDAD AND DAKOTA PARTNERS

TEAM

- Developer - Nuestra Comunidad, GC - Dakota Partners, Architect - MASS Design Group, Legal - Green Consultant - Thornton Tomasetti

DEVELOPMENT PLAN

- Mixed use; rental units ranging from 30% AMI to 60% AMI (possibly with some units at 80-110% AMI); 2,035 sq. ft. commercial space for local businesses and pop-up retail

UNITS – 41 RENTAL

BEDROOM MIX

- OBR – 2, 1BR – 11, 2BR – 21, 3BR - 7

AFFORDABILITY

- 8 @ 30% AMI (Sec 8 PBVs), 33 @ 60% AMI or below, (Possible alternative of including several units at 80%-110% AMI)

COMMERCIAL

- 2,035 SF commercial space with preference for local, MWBEs and for pop-up businesses

DIVERSITY & INCLUSION-MWBE

- Consultants - Bevco Associates (MWBE); Pristine Engineers, Inc. (MBE); RSE Associates (MBE); Offshoots, Inc. (WBE); Nitsch Engineering (WBE), Property Management - Maloney Properties, Inc. (WBE)

DEVELOPMENT WITHOUT DISPLACEMENT

- Affordable housing production - 100% new construction, deed-restricted units
- Developer track record - Nuestra's Economic Development Initiative provides jobs, technical assistance, MWBE-oriented contracting, homebuyer education, foreclosure prevention counseling

SUSTAINABILITY

- LEED Gold, possibly LEED Platinum or Passive; Design focus on energy-efficient envelope; Solar-ready roof; Tree/vegetation cover to reduce heat island effect

ADDITIONAL BENEFITS

- Primary commercial space could be used as community center or job training facility
- Prioritized recruitment of existing businesses for retail space

PARKING

- 3 spots; planned as car sharing spaces; Shared parking with 135 Dudley St

TOTAL DEVELOPMENT COST and SUBSIDY

- \$17M- all Res.- \$418K/unit
Subsidy- City - \$2,800,000 (\$68K/unit) & State - \$1,976,196 (\$48K/unit)

40 – 50 Warren Street

2) NEW URBAN COLLABORATIVE

TEAM

- Developer - New Urban Collaborative, GC – Janey, Architect - Zephyr Architects, Legal - none specified, Green Consultant - enviENERGY

DEVELOPMENT PLAN

- Mixed use; rental units ranging from 30% AMI to 80% AMI and market rate; 11,000 sq ft. office and co-working space plus 4,400 sq. ft. commercial space

UNITS – 24 RENTAL

BEDROOM MIX

- 0BR – 18, 1BR – 6; All units are “Micro” UNITS; avg. of 457 SF per unit

AFFORDABILITY

- 8 @ 50% AMI, 8 @ 80% AMI, 8 @ market rate

COMMERCIAL

- 11,550 SF Office/Coworker space; 5,900 SF Retail space

DIVERSITY & INCLUSION-MWBE

- Developer - New Urban Collaborative ("Principally MBE owned"); GC - Janey (MBE); Consultants - Property Mgmt - United Housing Management (MBE); Maloney Properties (WBE); Green Consult.- EnviENERGY (WBE)

DEVELOPMENT WITHOUT DISPLACEMENT

- Affordable housing production - 67% new construction, deed-restricted units
- Meeting community needs - Micro units to support senior residents and/or younger residents
- Developer track record - projects relating to affordable housing development
- Other - Prioritization of affordable commercial rents targeting local businesses

SUSTAINABILITY

- Passive House standards for building envelope; Water conservation methods incl. possible rainwater harvesting; Solar PV; Extreme heat and extreme precipitation mitigation/adaptation

ADDITIONAL BENEFITS

- Retail/commercial space could be used for arts/cultural/civics programming

PARKING- 5 spots for retail use

TOTAL DEVELOPMENT COST

- **\$11.5M** – all Res.- \$464K/res. unit
 - **Subsidy-** City - \$1,000,000 (\$62K/unit) and State - \$0