



GMNC Monthly Meeting
October 5, 2020 6:30-8:00 pm
Online Meeting via zoom

Meeting Minutes

I. Council Members Present

Fatima Ali-Salaam, Chair
Janae Tooley, Vice Chair
David Halbert
David Lopes
Ruby James Saucer
William King
Matthew Skelly, Secretary
Cynthia Brewington
June Joseph
Nikkia Jean-Charles
Joy Gary

II. Presenter: Gregory Minott, AIA, LEED AP, Managing Principal – DREAM Collaborative

- Working over 15 years in the City of Boston, but it's still great to come to meetings like this to get to speak with people who have their own unique experiences to share.
- We're living in unprecedented times. There are some decades that go by that feel like nothing's really happened, and then other weeks that go by where it feels like decades happen. DREAM Collaborative thinks a lot about those issues.



- **MBE firm founded in 2008** by Greg Minott and Troy Depeiza, both Caribbean immigrants
- **Committed to increasing racial and gender inclusion** in architecture and real estate development
- DREAM's key focus is to **bring design excellence and an inclusive process to all neighborhoods to help build more equitable communities.**
- 2451 Washington Street, Roxbury; WeWork Workspace in the Back Bay; Dorchester Bay City are all recent projects.
- DREAM Collaborative is a diverse team with many different perspectives. Even in their own office they have many different opinions on their projects, which enriches their design.

- The concerns about development related to long-term sustainability for the community are topped by Traffic/Parking Challenges, increased cost of living, environmental concerns, overcrowding, neighborhood character, gentrification, and urbanization in more rural areas.
- 2147 Washington Street, Nubian Square – DREAM Collaborative is teamed with New Atlantic Development as an architect/developer combination working with many other DBE trades. It's a 6 story, 99,000SF, 74-unit new mixed-use building. New affordable units, LEED Gold, Passive House standards.
 - Ongoing community engagement
 - It's been approved through Article 80 and the ZBA
 - Gearing up for construction in 2021
 - Building occupancy in spring 2023
 - Diverse housing – 30-80% AMI for the rentals, 70% AMI – market rate for the 12 home owner units
 - Lot of different subsidies to make the affordability work
 - Creation of 160 full time jobs
 - 51% Boston residents, 51% minority, 15% female
 - Walk on application system for local workers
- Sustainable Design
 - DREAM has signed on to the AIA 2030 Commitment of being carbon neutral by 2030, so there's a lot of electrification and making sure they don't need to rely on fossil fuels
 - New master plans use LEED ND, can be good even for existing neighborhoods with a lot of infill going on.
 - 9 Leyland Street in Dorchester and Bartlett Lot D in Roxbury are both examples of sustainable design project they've worked on recently.
- Greg is the President Elect of the BSA, and they're about to start a series of discussion about architecture and race: <https://www.architects.org/race-and-architecture-series>

Q: Chair Fatima Ali-Salaam – We definitely agree that traffic and parking are major issues in our neighborhood, and in terms of affordability, are your projects affordable to the people who live in the neighborhood?

A: It's definitely intended to be built for people who live here and their current incomes. We can offer a local preference, or an artist preference, but we can't prohibit people who aren't in the neighborhood from

Q: Allentza Michel – Can you share your experience as a person of color in the design world?

A: We've worked really hard on making strong relationships in the City, it's a relationship based industry, so we've worked really hard on that.

Q: Joy Gary – What's the retail space square footage and pricing? What went into the proposals DREAM as put together? Why are we not seeing more proposals like that?

A: In Nubian Square, it's 1400 SF of commercial space and it's slightly below market for the area, partly because of how the rents were structured. The commercial space is subsidized by the residential space. You can also get a shared work surface for about \$150/month. There's more competition for the home ownership, which is part of the reason why there isn't as much as we'd like to see in communities of color. We're really passionate about pushing through projects with home ownership, but they're tough.

Q: Patricia Bellfield – Were any of your projects 40B, or what other sources did you guys use?

A: We did not use 40B, but that's a potential in some locations. The case study we reviewed tonight used a mix of sources from the City and from the State in the form of tax rebates, and is going through the community process.

Q: Barbara Crichlow – What management company is handling the housing for seniors?

A: We have two senior housing projects, but we're not the developer for those

Q: Secretary Matthew Skelly - For the 2147 Washington Project, how did you decide on the unit count and the blend of rent/ownership and affordability? Was it totally based on the subsidies you were able to get, or did you have predetermined goals?

A: We did have some predetermined goals, such as a mix of the rental and home ownership, which was a must. As far as the mix of income levels, we knew we needed a mix of income levels to help drive getting different amenities into the neighborhood. You need some people with expendable income to help support the amenities. There's deep levels of affordability up to moderate. Could we do more home ownership? Potentially, but it's largely based on the amount of funding that's available.

Q: Symone Crawford, MAHA – CPA is pretty new in the City. Have you looked into CPA funding for home ownership?

A: We're definitely interested in the potential for CPA to be used for that purpose, but as of now we have not used it yet.

Q: Nikkia Jean-Charles – Would it be possible to get 60% of the jobs to Boston people, and only 15% of the jobs going to women seems really low.

A: Those percentages are only the floor, not the ceiling. We always hope to do better than that. We always look for ways to be better at that. Our goals are to help local people enter the industry, and we use the architecture as a tool to leverage into opportunity.

Q: Chair Fatima Ali-Salaam – In Greater Mattapan we still have 20% unemployment, how do we get those minimum percentages up?

A: It's a great question, and I think the event we're taking part in right now is part of the process to become a collective voice and demand policy change. Our collective voices have to be heard on the issue to make some progress. It's important to engage with the City Councilors, the City Council President.

Q: Cassandra Cato-Louis – where is the available artist housing, and where are you working with POAH?

A: We're working with POAH in a number of different communities, and the 2147 Washington Street project in Nubian Square.

III. Meeting Minutes

Motion to approve the September 8, 2020 minutes, subject to revisions:

Seconded:

The minutes were approved.

VI. Committee Reports

1. Public Services – Report from Committee Co-Chair Matthew Skelly: Cummins Highway Pilot, AARP on September 9
2. Environmental Committee – Report from Committee Co-Chair William King – Met with Chief Cook and have a walking tour scheduled for October 23. There have also been a lot of
3. Zoning Committee – Report from Committee Chair David Lopes: On September 17, 2020 we heard an application for zoning relief at 33 Babson Street Mattapan. The application was in violation of 8 zoning violations, and they are looking for community support
 - a. Not enough space in the rear of the building

- b. Conflicting information about the size of the spaces
- c. Issues with access and egress
- d. Their reasoning for building 6 units on a single family lot did not meet muster
- e. The zoning committee recommends that the GMNC Board oppose the zoning relief be allowed.

Roll call vote: Halpert, King, Gary, Brewington, Saucer, J. Joseph, Skelly in support

Tooley, Jean-Charles no response

Lopes not called

Chair Ali-Salaam abstained

Approved unanimously.

V – Wrap Up Announcements

- Roudnie Celestin, ONS – BPS is now running on a hybrid model, check out Roudnie's newsletter for more details
- Chair Fatima Ali-Salaam – Tomorrow is PSC meeting, Matthew Skelly will send out the invitation.
 - October 7 is a DND Meeting about the Blue Hill Ave Parcels
 - October 8 is another DND meeting for different developments
 - Mattapan Food and Fitness is having a walking challenge this fall in honor of Harriet Tubman!
- Allentza Michel – Mattapan mapping project is getting up and going full steam now! Reach out to Allentza for details on how to participate