

1463 Dorchester Avenue

BOSTON, MASSACHUSETTS

New construction of a transit-oriented, energy efficient development with 29 affordable workforce apartments and 1,325 square feet of ground floor retail space.

PROJECT TYPE:

Affordable workforce rental housing and retail space

DEVELOPMENT TYPE:

New construction

UNITS:

29 homes and 1,325 square feet of commercial space

TOTAL DEVELOPMENT COST:

\$9.7 million

HNEF INVESTMENT:

\$1.35 million

DEVELOPER:

TLee Development, LLC

COMPLETION DATE:

March 2023

FIELDS CORNER, DORCHESTER

Fields Corner is a lively commercial district in Dorchester home to over 20,000 residents and well known for its diversity and close-knit community. A large Vietnamese American population resides in the neighborhood, attracting residents and visitors to a variety of cultural shops and restaurants. The area benefits from ample public transportation within easy reach of downtown Boston; 11,000 people travel to and from the recently renovated MBTA Red Line Fields Corner Station each day.

In recent years, the Boston Planning & Development Agency's Dorchester Avenue Project and community organizations such as Fields Corner Main Street have actively supported efforts to increase walking and biking access, beautify storefronts and streets, recruit and assist small businesses, and increase affordable housing. Consistent with these goals, local developer TLee Development will build a new five-story, mixed-use building at 1463 Dorchester Avenue, abutting the Fields Corner MBTA station, containing 29 affordable workforce rental apartments, and ground floor retail space.

COMMUNITY INPUT AND INVESTMENT

The developer sponsored meetings with residents and community leaders to receive input on the building's design and the area's needs, receiving support from the Fields Corner Civic Association, the Mayor's Office, and City Councilor Frank Baker. TLee Development also created a nine-person community advisory board to set priorities



and guide development. In addition, TLee Development is supporting local wealth creation by offering 300 neighborhood residents the opportunity to invest up to \$1,000 each in the development. Resident investors will be selected to join a committee that helps facilitate decision-making for the property.

AFFORDABLE WORKFORCE HOUSING

All 29 apartments will be affordable, four at or below 70% AMI, two at or below 80% AMI, and 23 at or below 90% AMI. Compact designs will increase supply—there will be 21 studio apartments, each ~420 square feet, and eight one-bedroom apartments, each ~520 square feet.

Proximity to the Fields Corner Red Line train station will provide residents with access to jobs in downtown Boston, and 1463 Dorchester Avenue will offer an additional four to six permanent jobs for building management and in the new retail space. TLee Development hopes to have a local business occupy the retail space.

ENERGY EFFICIENCY AND CLIMATE RESILIENCE

The development will be Passive House certified for energy efficiency, built to meet or exceed Energy Star and EPA Indoor airPlus standards. The building will include a

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20kW rooftop solar PV system, which will supply 100% of the common area electric load, and heat recovery ventilation and use of electric heat pumps for heating and cooling each apartment. The building will also have an emergency preparedness plan in case of extreme weather, and a stormwater pollution prevention plan.

VERY HIGH IMPACT DEVELOPMENT

1463 Dorchester Avenue received a very high impact HealthScore rating as an HNEF investment, the highest possible tier. Several options for healthy foods are within a short walk, including Foodland, Daily Table, Target (with grocery), the Josephine Street Gardens, The Fields Corner Farmers Market, and the DotHouse Health Farmers Market. The area surrounding 1463 Dorchester Ave. also has four parks accessible within a half mile walk of the site, and while there is not green space on site, there will be an outdoor patio.

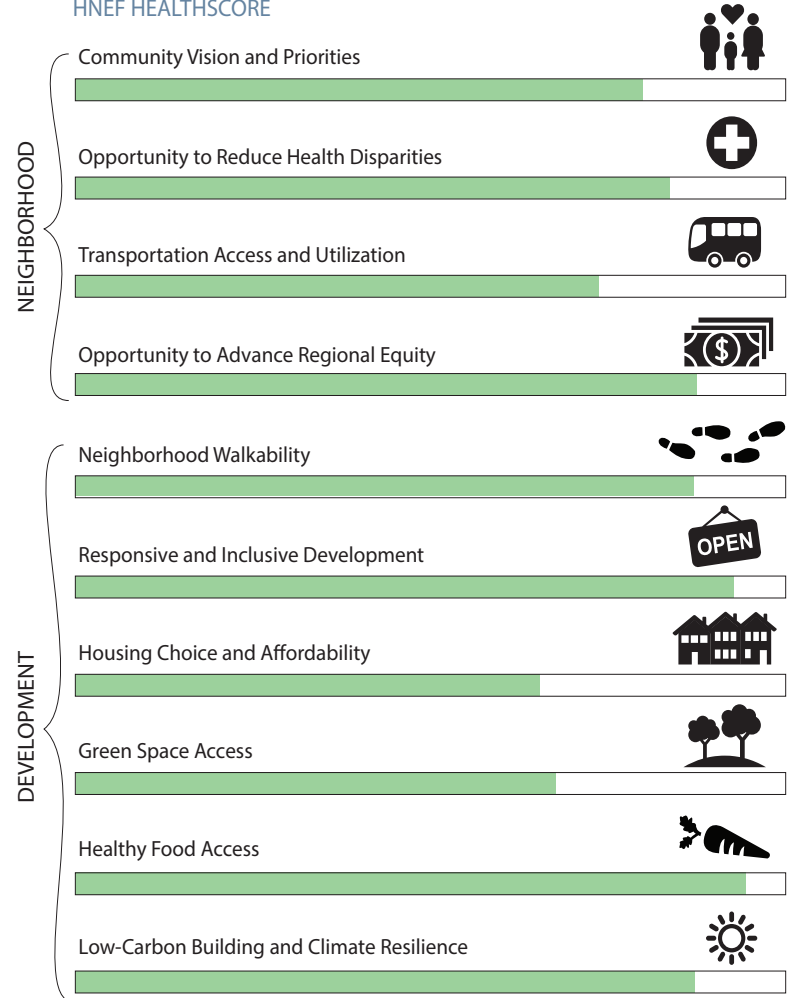
The Fields Corner neighborhood scored similarly well for HNEF’s walkability assessment, receiving high marks for accessibility to public transit and amenities, especially given improvements to sidewalks, and the addition of numerous crosswalks with pedestrian safety features. The development site received a Walk Score of 94 of 100 – “Walker’s Paradise” and a Bike Score of 71 of 100 – “Very Bikeable” from WalkScore.com. The city has also installed Blue Bike stations near the Fields Corner T Station.

INVESTING IN THE BUILDING BLOCKS OF HEALTHY COMMUNITIES IN MASSACHUSETTS

The Healthy Neighborhoods Equity Fund (HNEF) is a private equity fund created by the Massachusetts Housing Investment Corporation (MHIC) and the Conservation Law Foundation (CLF) to finance transformative, transit-oriented development in Boston and gateway cities in Massachusetts. HNEF I, a \$22 million fund, closed in 2019 after funding nine developments. HNEF II, a \$50 million fund, launched in 2020. For more information, visit www.hnefund.org.

1463 Dorchester Avenue, Boston

HNEF HEALTHSCORE



HEALTH SCORE: 81.48

RATING: Very High Impact

