

# BARTLETT STATION: A MODEL FOR CLOSING THE RACIAL WEALTH GAP IN BOSTON

Celebrating 40  
Years

**NUESTRA  
COMUNIDAD**

#CloseTheGap

*Nuestra Comunidad Development Corporation in 2022 is continuing to bring to life a vision and plan created by the Roxbury community for Bartlett Station. Formerly an abandoned eight-acre brownfield site in the midst of Nubian Square, today Bartlett is a venue for creating opportunity and racial equity and building community assets. It also serves as a model for stabilizing Boston neighborhoods through community-controlled economic development. Nuestra and our minority business enterprise (MBE) partner Windale Developers use the Bartlett development plan to help close Boston's racial wealth gap through targeted construction spending, homeownership and cultural economic development. And we seek to prevent displacement of Black, Latino and immigrant neighbors in Roxbury by raising the bar on housing affordability to industry-leading levels. **Here's a summary of our 2020-2023 plan to achieve those goals and our success to date.***

**Construction Contracting and Hiring** Bartlett Station's targets are for workers of color to fill over 60% of labor hours, a total of 600 jobs, and to pay over 60% of contracting dollars to minority business enterprises, a total of \$85 million. **Here's what we are doing:**

- **For 2022:** Three construction projects will create over 100 jobs for workers of color and pay \$25 million to MBE contractors.
- **Previously:** Workers of color filled 76% of construction jobs at the first two Bartlett Station projects, which paid 55% of contracting dollars to MBE's.



**Home Ownership** Bartlett Station is building 166 homes in Roxbury to allow Black, Latino and immigrant home owners to build wealth. \$23 million in equity will be realized for those homeowners at Bartlett Station over 10 years. **Here's what we are doing:**

- **For 2022:** Windale will begin construction on 24 affordable for-sale homes; and a new development partner led by The Nelson Group will begin construction on 65 for-sale homes.
- **Previously:** Sixteen for-sale homes were completed at 15 Guild Street.

**Placekeeping** The Oasis @ Bartlett arts and culture program creates stability and wealth for cultural businesses and artists, and draws visitors to local retailers.

- **For 2022:** We will pay \$75,000 to artists of color and \$75,000 to production teams and vendors of color and celebrate the new Oasis Park as an outdoor arts venue welcoming all Roxbury residents.
- **Previously:** In 2021, we paid artists of color \$50,000 and paid another \$50,000 to MBE vendors and production teams. Over 5,500 people attended the 2021 and 2020 programming.



**Affordable Apartments** Bartlett Station fights gentrification and the displacement of low- and moderate-income families with an industry-leading model for building affordable housing with a wide range of incomes. Our innovative “1/3 1/3 1/3” mixed-income model with one-third affordable and one-third middle-income housing is creating 244 affordable apartments and homes at Bartlett. That model was adopted for all large Roxbury projects in the City of Boston’s *Plan:Dudley* in 2019. ***Here’s what we are doing:***

- **In 2022:** 60 family apartments and 50 senior apartments will be completed, with 94% affordable. Partner Preservation of Affordable Housing is leading the senior building development. Permitting will be secured for another 44 affordable apartments.
- **Previously:** 60 family apartments were completed at 2565 Washington St with 53% affordability.

### Foster Opportunity, Increase Racial Equity, and Double Your Impact

Through the Community Investment Tax Credit, businesses and individuals have the opportunity to invest in Nuestra's efforts to promote wealth and opportunity at Bartlett Station for Black, Latino & immigrant families and businesses.

Nuestra Comunidad must raise \$400,000 by December 31. ***Be a critical part of our 2022 campaign to help close the racial wealth gap in Boston through development at Bartlett Station. Make your donation today and expand its impact.***

The Massachusetts Community Investment Tax Credit (CITC) provides a 50% state tax credit for donations to Nuestra of \$1,000 or more. If the credit exceeds your liability, then the state issues a payment for the balance of the credit.

To make a donation now, visit [nuestracdc.org/about-us/donate/](https://nuestracdc.org/about-us/donate/) or contact Tom Colligan at [tcolligan@nuestracdc.org](mailto:tcolligan@nuestracdc.org). Thank you!