

# **ISALIA PROPERTY GROUP AND THREE DUDLEY SQUARE NEIGHBORHOOD GROUPS RELEASE PIONEERING PROPERTY DEVELOPMENT GUIDELINES TO BENEFIT DUDLEY SQUARE AREA**

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**COLLABORATING NEIGHBORHOOD GROUPS: DUDLEY STREET NEIGHBORHOOD INITIATIVE (DSNI), MOUNT PLEASANT NEIGHBORHOOD ASSOCIATION, AND ROXBURY PATH FORWARD**  
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## **Zoning Board of Appeals (ZBA) Votes Approval of 9-unit Residential Development at 409 Dudley Street**

**BOSTON, MA – JUNE 25, 2015** – Isalia Property Group, a property developer based in Dudley Square, in collaboration with the Dudley Street Neighborhood Initiative, the Mount Pleasant Neighborhood Association, and the Roxbury Path Forward neighborhood group, has released a pioneering set of guidelines for sustainable development of real estate projects in the Dudley Square area.

“The guidelines create a milestone as there are no existing legal requirements regarding rent affordability, work force diversity, and neighborhood improvements for projects under 10 units,” explained an Isalia spokesperson. This agreement, she further said, “will ensure that smaller projects contribute to the neighborhood while also providing developers with a financially viable and streamlined roadmap towards neighborhood support.”

Over the past year the parties solicited input from various constituents including numerous residents, the Office of Mayor Marty Walsh, Councillor Tito Jackson, Councillor Ayanna Presley, and Councillor Michael Flaherty.

The framework calls for developers of 4-9 unit buildings to meet the following requirements:

- **Rent limits:** Rent limits for 33% of the units at the 70% AMI level for at least 3 years.
- **Workforce Diversity:** Minorities, women, and local residents shall comprise no less than 50%, 10% and 20%, respectively, of construction employees.
- **Public Mediation Improvements:** Developers shall contribute at least 1% of the project value to neighborhood improvements.

- Minimum Bedroom Size: The average bedroom size of such projects shall be no less than 100 square feet to allow for a bed, desk and nightstand.

On June 23, 2015, Isalia went before the City of Boston Zoning Board of Appeals (ZBA) to petition for the development of a 9-unit residential property at 409 Dudley Street, the former Police Station and current offices of Alianza Hispana.

Because of its commitment to these sustainable development guidelines, Isalia received broad support from three Dudley Square community groups, the Mayor's office, and several city councillors.

Kaira Fox of the Mayor's Office of Neighborhood Services said, "Isalia Property Group has gone above and beyond the neighborhood process, even meeting with abutting neighborhood associations, to come to agreement with an MOU that has been signed by all three neighborhood associations ... which provides community benefits and rent affordability."

Daniel Polanco of City Councillor Tito Jackson's office went on record saying that "Isalia has been very thorough with the community meetings, they have met with us, and they have done everything they could to accommodate the needs of the community, and we would like to go on record with strong support of the 409 Dudley Street project."

Board Members of the Dudley Street Neighborhood Initiative (DSNI), its Sustainable Development Committee, and Trustees of the Dudley Neighbors, Inc. Community Land Trust went on record with support, stating that "Isalia paid attention to the specifics and general soul of the community, and they've done a good job." They said further, "Isalia did what we hoped they would do. They conversed with DSNI, they listened to what we said, and they came to a MOU that incorporates the things we support."

Lorraine Wheeler, Director of Roxbury Path Forward and long-time neighborhood resident, also supported the project, saying that "Isalia has met with the Path Forward group several times, and we are here to support the project wholeheartedly."

Representatives from the offices of City Councillor Michael Flaherty and City Councillor Stephen Murphy also went on record with support.

### **About Isalia Property Group**

Isalia Property Group, LLC is a Dudley Square-based property development and management firm. We acquire, develop and manage multi-family properties in Boston. Our goal is to enhance and improve the communities in which we operate, and we dedicate significant resources to ensure that our projects are designed to improve their surroundings architecturally and environmentally. Further, we aim to develop properties that provide a range of rent and affordability levels and that create jobs for local residents. Many of our units feature innovative amenities including digital keyless code locks, high-speed WiFi Internet service, IP-based camera security systems, bike racks, online rent payment options, and online maintenance ticketing. Learn more at: <http://www.isaliaproperty.com>.