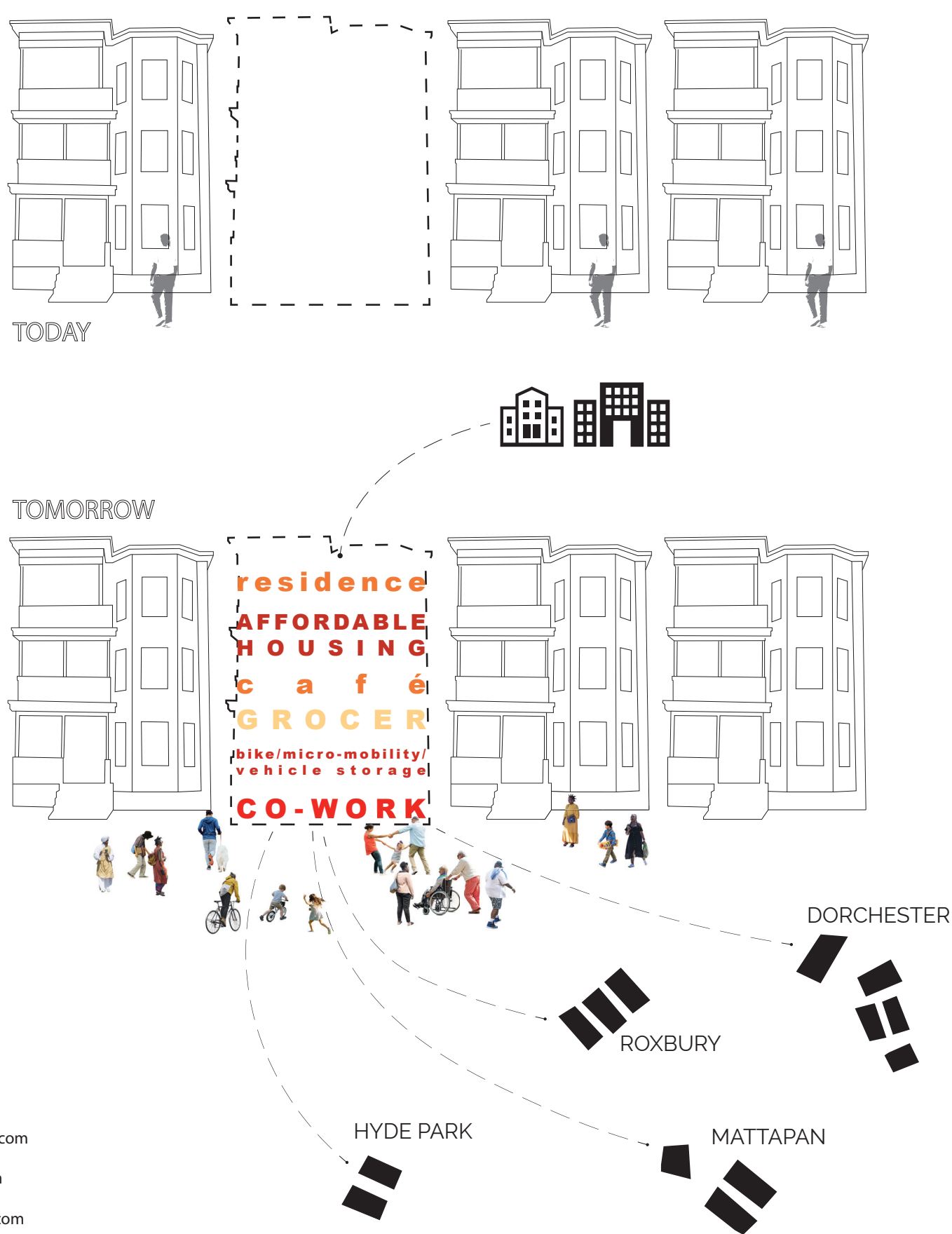


# CO-CREATING BOSTON'S FUTURE-DECKER



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## INTRODUCTION

We are Architects, Community Planners, Retail Development and Housing Consultants. We are experienced local and international urban enthusiasts.

Our idea is to use the capacity and knowledge of Boston's key private employers and institutions (the PE&Is) to achieve the goals of this housing initiative. The PE&Is will be directly responsible for co-creating Boston's Future-Decker. They will use their industry advances and resources of the last 100 years to co-create sustainable and socially inclusive Boston Future-Decker residences. The PE&Is will work with Community Development Corporations and will advance racial equity.

The PE&Is will individually bid on, own and develop one or more of the available parcels. **THEY WILL BE GUIDED AND MONITORED ACCORDING TO STANDARDS SET BY THE BOSTON FUTURE-DECKER EXECUTIVE COMMITTEE. AN ENFORCEMENT MECHANISM WILL BE IN PLACE SO SUCH STANDARDS ARE NOT VIOLATED.** A property management agency should be established to serve all parcels.

We believe this concept will achieve a means for diverse home ownership and become a new model for enhancing residential neighborhoods in Boston and eventually nationwide.

## AFFORDABILITY THROUGH INNOVATION

The City will auction all the parcels to a diverse group of **PE&Is consisting of major Boston private employers and institutions** in one single competitive event. These PE&Is represent the best of kind in healthcare, education, and finance and employ high income earners whose demand for housing is directly related to the low supply of affordable inventory.

An Affordable Housing Restriction will be recorded with the parcels. The PE&Is will identify housing needs within members of their organizations, and affiliated organizations, to deliver for-sale housing units affordable to households earning between 60% and 100% of the AMI. This approach would expedite the procurement process, gain access to funding, development capacity, and provide housing to a wide range of households.

## DIVERSIFY THE CITY'S HOUSING STOCK

Different types of households have different needs; e.g., unit size, configuration, special features, building types. Each PE&I will create housing options for, but not limited to, individuals, families, couples, people with disabilities and the elderly.

## CREATE EQUITABLE, SUSTAINABLE AND HEALTHY NEIGHBORHOODS

On selected parcels, the PE&Is will incorporate a non-residential use to act as an economic driver and neighborhood amenity; e.g., small grocer, café/bakery, co-work office. Developed parcels will provide amenities and features for households to store vehicles, including bikes, other micro-mobility devices, and electric chargers. Designs will favor fully electrified buildings and open spaces. The PE&Is will bring their viewpoints to create and implement equitable, sustainable and healthy neighborhoods.

## CO-CREATE & MAKE CONNECTIONS

The PE&Is have experience working with community members and elected officials. This experience will be invaluable as they form direct relationships with the communities involved. The community engagement will be enriched as the PE&Is meet within themselves to discuss the various projects. The design and development of the new Future-Deckers will be informed by open conversations and vision of the community at large, the end-users, as well as the PE&I collaboration.