

## 566 COLUMBUS AVENUE

### WHY THE NEED TO SELL NOW?

- **Excessive deferred maintenance costs of the building at 566 Columbus, along with two recessions since 2001, and the quickly changing field of non-profit funding have all contributed to a **nearly depleted endowment for United South End Settlements (USES) and has brought the organization to this point . . . a need to sell.****
- **USES is burdened by significant annual building maintenance costs totaling over \$700K per year; these costs are not sustainable now nor will they be over time.**
- **USES cannot afford the millions of dollars it will cost to replace mechanical systems and repair the structural issues at 566 Columbus Avenue.**
- **The only way USES can continue to serve the community is through the funds of the sale.**

### HOW WILL THIS PROJECT SAVE & SECURE USES' FUTURE?

- **Sale proceeds will be reinvested in the South End/Lower Roxbury community to continue & expand programs for the whole family**
- **Create a comprehensive campus at their 48 Rutland Street property to include a new **(fourth)** Harriet Tubman House**
- **Establish an endowment for long-term financial sustainability**
- **Preserve & protect USES's 128-year legacy of serving children & families**

*“This is our **LAST FINANCIAL LIFELINE** that will sustain USES today — and well into the future.”* United South End Settlements

### **USES Serves**

*More than **350 Families** / **82%** People of Color / **70%** Low-Income*

## HOW WILL THIS PROJECT BENEFIT THE COMMUNITY?

- **Full relocation expenses to all six of the existing non-profit tenants, including rental subsidy, re-design and build-out where required**
- **11 income-restricted artist live/work homeownership units, exceeding Boston's *Inclusionary Development Policy (17% IDP)***
- **50% of income-restricted artist units will be allotted through the City's *Neighborhood Preference Diversity Preservation Policy***
- **Pursuing 4 additional income-restricted homeownership units for families to be developed off site, in the South End, which would increase overall IDP to over 20%**
- **Generous contributions to neighborhood non-profit organizations**
- **Commitment to honoring the iconic wall mural, which includes forming a mural advisory committee made up of local prominent figures of the arts community**
- **180 New construction jobs, exceeding the Boston Residents Jobs Policy (BRJP)**
- **Equity participation in the development by communities of color**
- **Large scale capital infusion to save USES enabling them to keep their doors open and continue serving at-risk children & families in the South End, Lower Roxbury and other Boston neighborhoods**
- **4,800 SF ground level non-profit community program space in perpetuity, (Donated Free & Clear By Developer)**

## SUPPORT OF COMMUNITY & ELECTED OFFICIALS

- **Mel King**
- **State Rep. John Santiago**
- **City Councilor Ed Flynn**
- **Joyce King**
- **David Lee**
- **John Drew, CEO ABCD**
- **City Councilor Kim Janey**
- **Former State Rep. Byron Rushing**
- **State Rep. Aaron Michlewitz**
- **Frieda Garcia**
- **Jovita Fontanez**

### Community Organizations

- **Inquilinos Boricuas en Acción (IBA)**
- **The Pine Street Inn**
- **South End Business Alliance**
- **Ellis Memorial**
- **Castle Square Tenants**