

United Congregational Church Redevelopment

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01 The Community

02 The Project

03 The Impact

The United Congregational Church Mission

610 Adams Street



Drawn together in the mystery of God and led by Christ, our priorities are:

Belong

As a community of faith, we strive to create an environment where every individual can be their authentic self and feel they belong. We will provide opportunities for fun, for relationship building, and for spiritual and intergenerational connections that cultivate diversity and value all people for who they are.

Grow

We will provide a nurturing environment where all people can pursue personal growth and deepen their faith and spirituality, wherever they are on their journey of life or faith.

Engage

We will provide and communicate ways to connect our members, visitors, and larger community with opportunities to engage in acts of community service, stewardship of the earth, and social justice in collaboration with other churches and organizations.

Our Priorities

Continue The United Congregational Church's Mission

- Care for neighbor and service to God's people
- Care for community through diversity of age, ability, race, and socioeconomic status
- Care for Creation through Sustainability



Benefit the East Milton community

- Increase Affordable housing inventory
- Support the local workforce especially nurses and teachers through 80% AMI units
- Promote inclusion of all community members
- Encourage community gathering

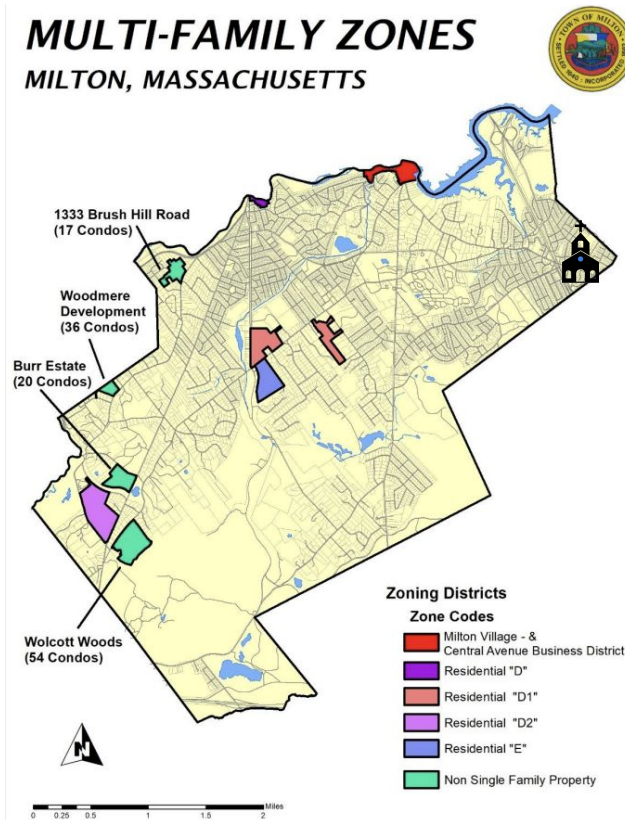
Housing in Milton MA

Problem

- An area is considered to have an Affordable housing shortage if more than **30%** of individuals and families are cost-burdened or severely cost-burdened
- In MA **Chapter 40B** requires **10%** of units in an area to have long term affordability restrictions
- In **Milton 7.63%** of Units are affordable

Statistics

- **76%** of units in Milton, MA, are single-family homes
- **56%** are working-age adults
- **35%** of households are family households with Children
- **31%** of households are cost-burdened
 - 30% or more of their yearly income is spent on rent
- **13%** of households are severely cost-burdened,
 - 50% or more of their yearly income is spent on rent



East Milton Square



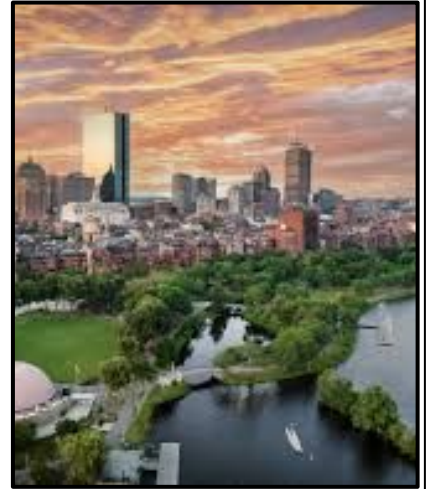
Strong Community



Walkability



MBTA Access



Proximity to Boston

Current Aerial View: 610 Adams Street



East Church Development

60 Units

100% Affordable

21 1-bedroom Units

33 2-bedroom units

6 3-bedroom Units

- Adjacent Parking Lot
- Central Courtyard
- MBTA Stop



Proposed building footprints produced by Design Distill - Cambridge MA

East Church Development Street View



Development Street View produced by Design Distill - Cambridge MA

East Church Development Community View



Development Community View produced by Design Distill - Cambridge MA

Community Impact

01

Economic Benefit

- Workforce retention
- Reduce cost burdens for residents
- Access to opportunities

02

Social Benefit

- Neighborhood inclusion
- Improve quality of Life through schools, healthcare, etc.

03

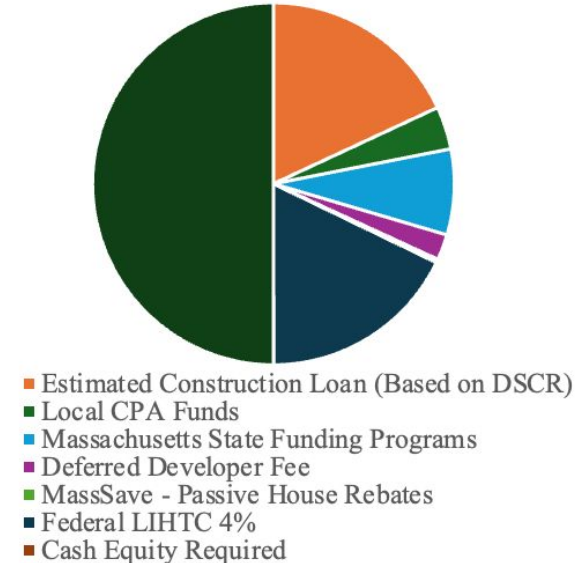
Environmental Benefit

- Walkability and access MBTA decreases car reliance
- Solar Panels provide clean energy

Financial Feasibility

- Chapter 40B
- Sale to a developer
- Long term commitment to affordability
 - Positive NOI
- Diverse funding
- Minor necessary gap funding
- Income averaging (AMI)

Sources Breakdown



The Residences at East Milton Square

- 40B Development
- Demonstrates Community Need
- Community Acceptance
- Implementation is realistic
- Shared property management



Thank You!