



30-36 MILDRED AVENUE

Project Update and Developer Presentation



Zoom Interpretation Services

Language and Communications Access



English: For interpretation in Haitian Creole or Spanish:

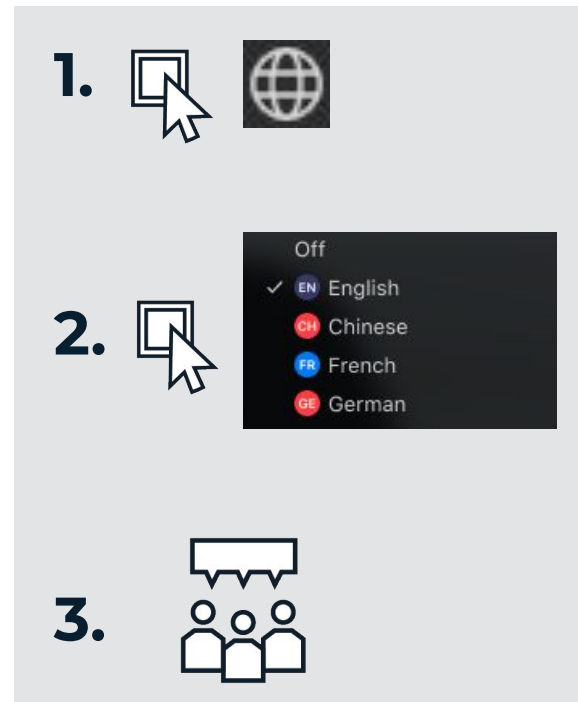
1. Go to the horizontal control bar at the bottom of your screen. Click on "Interpretation."
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in your selected language.

Haitian Creole: Pou entèpretasyon Kreyòl ayisyen:

1. Ale nan kontwòl ba nan pati anba ekran an epi klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

Spanish: Para traducción en Español:

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla "Interpretation".
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma "Español".



Meeting Agenda



- ❖ Introductions
- ❖ Project & Process Summary
- ❖ RFP Overview & Proposal Summary
- ❖ Developer Presentation
- ❖ Q+A
- ❖ Next Steps

Project & Process Summary

30-36 Mildred Avenue



- ❖ [M.G.L. c. 30B \(Chapter 30B\)](#) establishes an advertised proposal process that COB must follow in acquiring and disposing real estate property by purchase, sale or rental with a cost greater than \$35,000.
- ❖ **Under Chapter 30B** we are required to conduct an **open and fair competitive process** that places all proposers on common footing, solicit information that will allow **manageable and meaningful comparisons of offers** and base decisions solely on the information solicited. (what we've heard from the community).

MOH Land Disposition Process



1 Identify Site

2 Evaluate Development Feasibility

3 Public RFP
Planning Meetings

4 Issue RFP Including
Community Feedback

5 Advertise/Developer List

6 RFP Pre-Applicant
Conference

7 Review RFP Responses
for eligibility

8 Developer Presentation

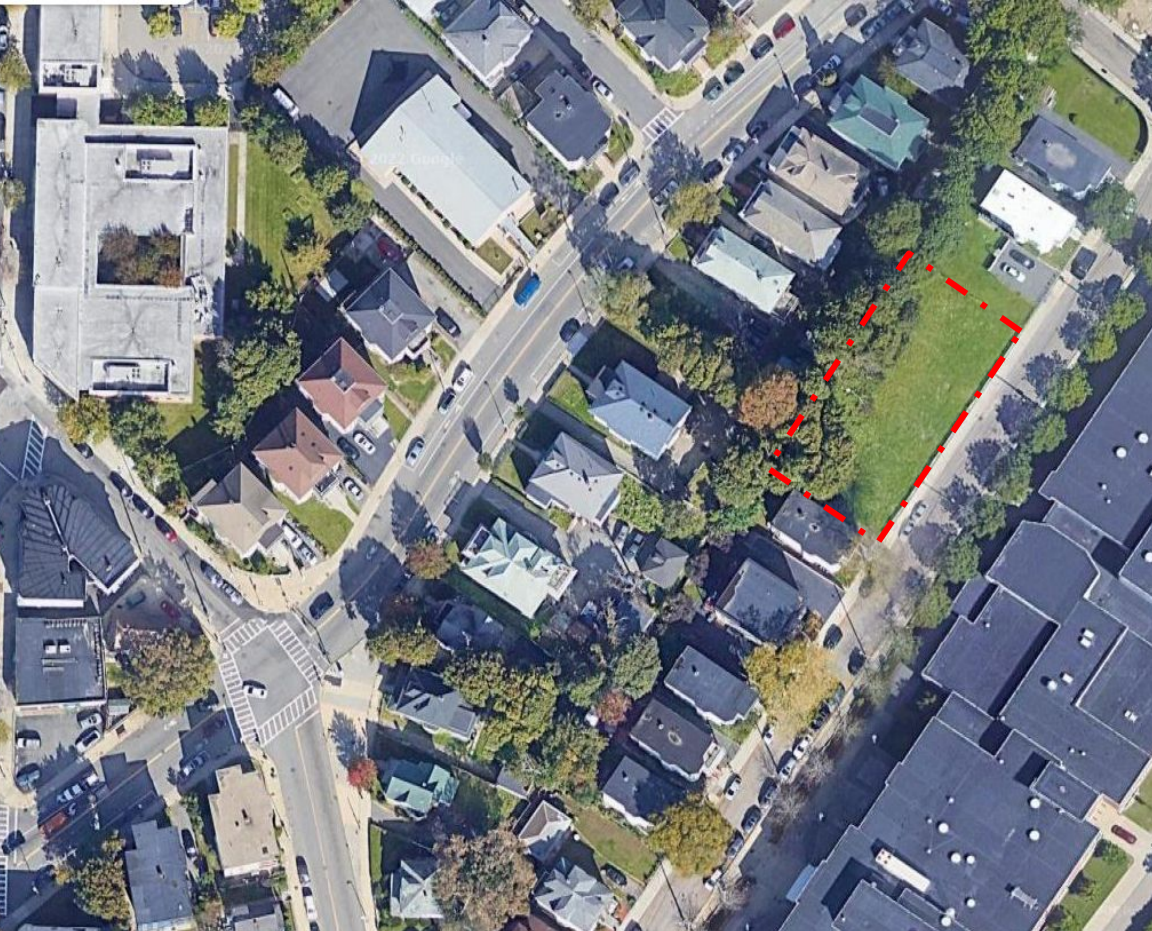
9 Tentative Developer
Designation

10 Developer financing
and permitting

11 Property transferred
to developer

12 Construction

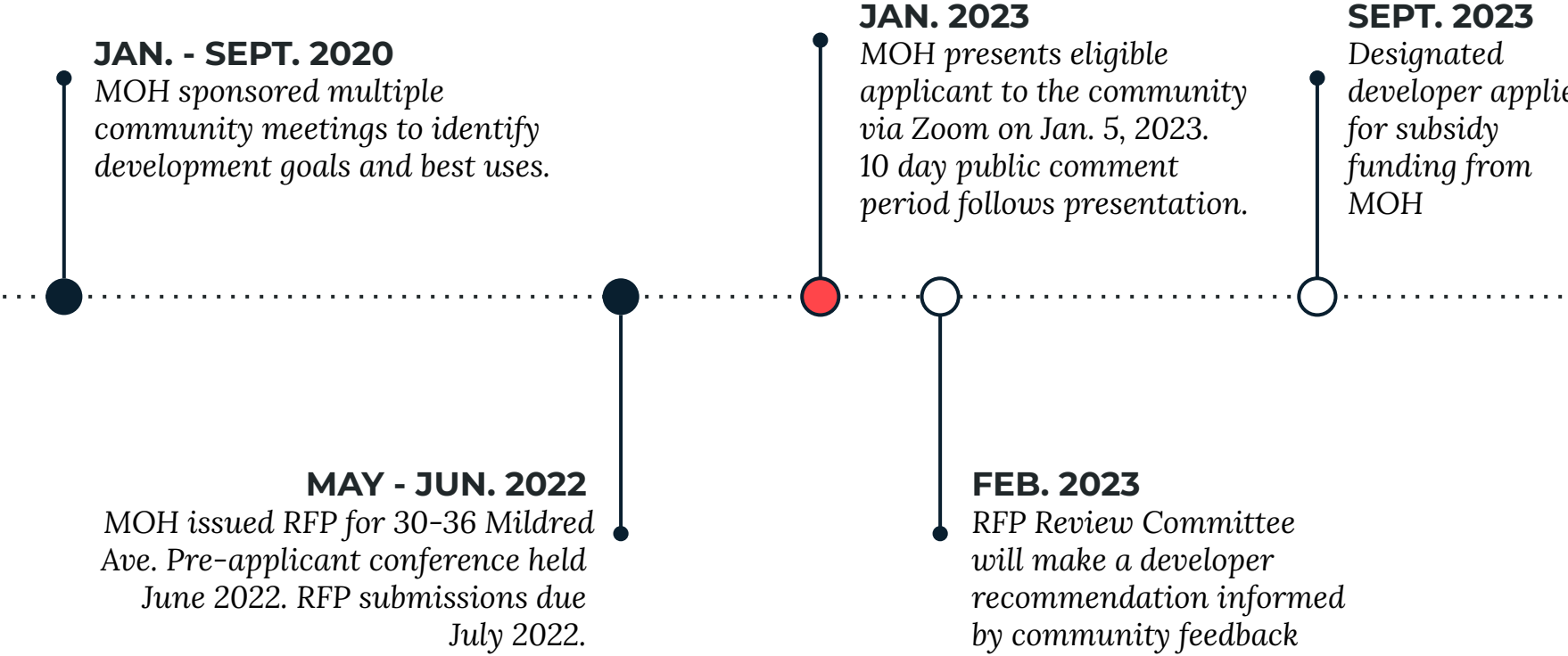
Project Summary



- **Available Property:** 4 parcels
- **Location:** Mattapan
- **Parcel Area:** 14,133 sf
- **Background:** *The Mayor's Office of Housing (MOH) worked with the community to identify best uses for four publicly-owned parcels.*

In May 2022 MOH issued an RFP for the 30-36 Mildred Ave sites. One eligible respondent, Norfolk Design & Construction responded by the due date of July 5th, 2022.

Project Timeline



RFP OVERVIEW & PROPOSAL SUMMARY



RFP & Related Events:

- RFP issued May 2, 2022 with proposals due on July 5, 2022 by 4:00 PM (EST).
- RFP Pre-Applicant Conference held on June 1, 2022.

Available Parcels:

- 30, 32, 34, 36 Mildred Avenue, Mattapan

Preferred Uses:

- New affordable homeownership housing with approximately half of the total lot size used for a community garden.

Sustainability:

- MOH's Zero Emission Building requirement. Achieve USGBC's LEED for Homes Platinum requirements.



Norfolk Design & Construction and The Trustees

Housing:

- **Address:** 30 Mildred Ave and 32 Mildred Ave, Mattapan
- **Unit Mix:** (6) 2-BR homeownership units
- **Affordability Mix:** (3) 80% AMI, (3) 100% AMI
- **Parking:** 6 Parking Spaces
- **Anticipated City Housing Subsidy Request:** \$1,500,000

Garden:

- **Address:** 34 Mildred Ave and 36 Mildred Ave, Mattapan
- **Anticipated City Garden Subsidy Request:** \$100,000

NORFOLK DESIGN & CONSTRUCTION, THE TRUSTEES





Agenda

- Introduction of the development team
- Developer qualifications, including any previous projects.
- The proposed development plan, including affordability, and unit mix
- Design overview



30 - 36 Mildred Project

A vision that provides
affordable housing and
community garden space
for the community

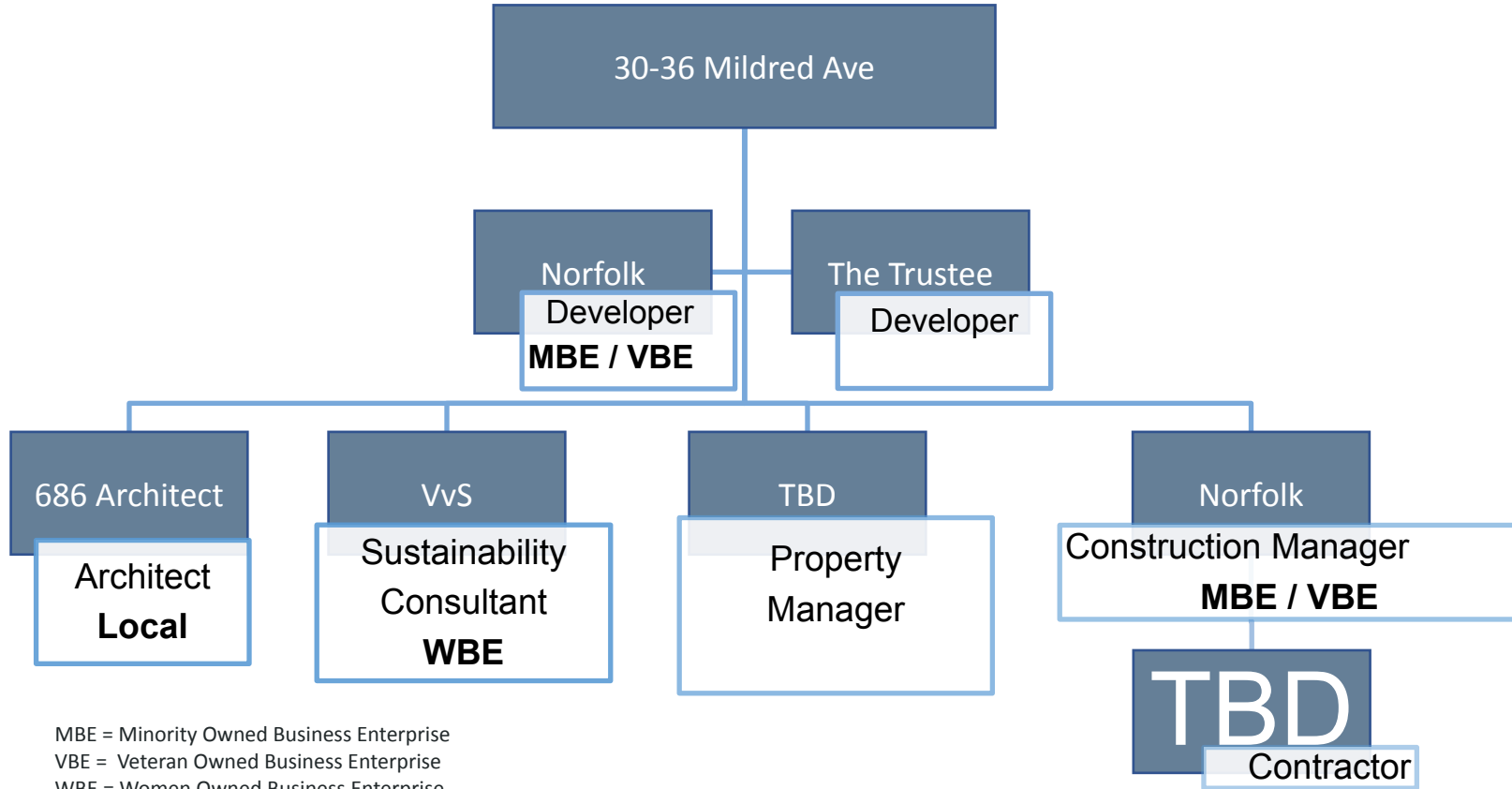




Development Team



Development Team



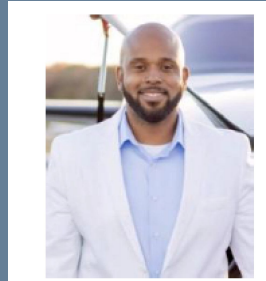
MBE = Minority Owned Business Enterprise
VBE = Veteran Owned Business Enterprise
WBE = Women Owned Business Enterprise



Development Team



Adler Bernadin
President / Founder
Norfolk Design & Construction



Duane Boyce
Vice President / Founder
Norfolk Design & Construction



Jordan Takvorian
Stewardship Manager, Trustees

Education

Bachelor Degree in Construction Management
Wentworth Institute of Technology 2007
Master Degree in Project Management
Northeastern University

Education

Bachelor Degree in Mechanical Engineering
Boston University 2006

Education

Bachelor's Degree in Horticulture
University of Connecticut, 2008

Experience

20+ Years of
Project /Construction Management

Experience

15+ Years of
Project /Construction Management

Experience

14+ Years Horticulture &
Landscape Experience

Highlights

United State Marine Corp Veteran
Overseen \$160M Annual Capital Program
Real Estate / Development / Estimating

Highlights

Execute commercial and utility infrastructure
projects ranging
from \$500K to \$50M
Real Estate Professional

Highlights

Manages 56 community gardens
across the city and a native plant
nursery in Mattapan



Boston Community Gardens

The Trustees

- Founded in 1891
- Nation's oldest land conservation organization
- 120+ properties across the Commonwealth





NORFOLK



Boston Community Gardens

The Trustees

- Largest owner of Community Gardens in the City of Boston
- Own 56 gardens, 8 Boston neighborhoods, 1600 plots
- \$2 million dollars worth of food grown annually that supplements family food budgets
- 8k-10k individuals engaged in programs annually
- Over 25k volunteer hrs secured annually for garden operations





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Boston Community Gardens

The Trustees

Recent Projects:

Windermere CG, Dorchester
Winthrop CG, Roxbury

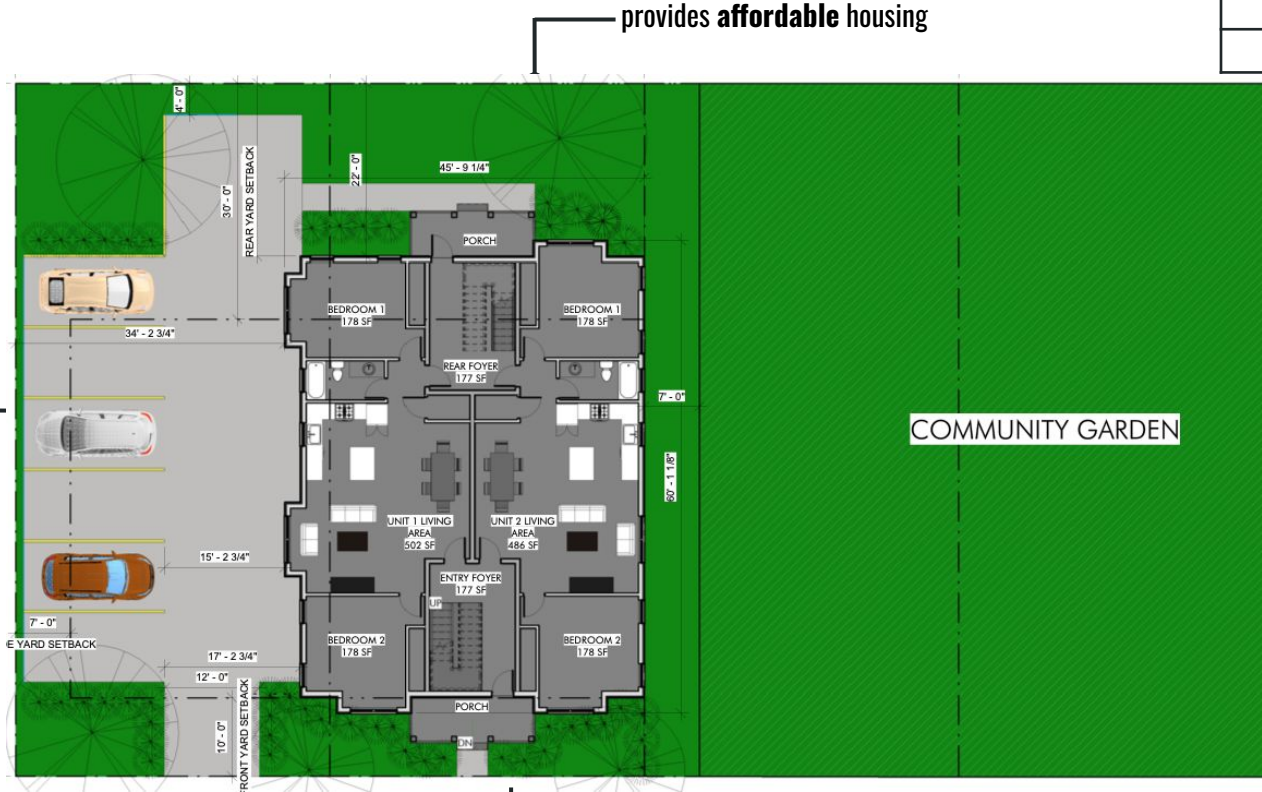




Proposed Development

30 - 36 Mildred Ave

UNIT MIX	
Unit Type	# of units
2-bedroom	6



provides affordable housing

offers opportunities for local abutters, to grow healthy food and join together as a community

Off Street Parking

prioritizes healthy living



30 - 36 Mildred Ave Project

focuses on an **Affordable Housing / Community Garden**

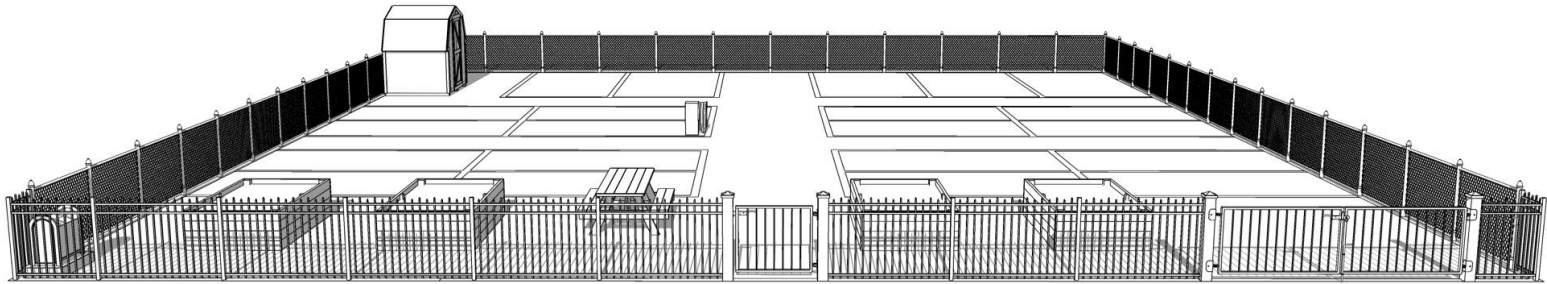
Program Breakdown:

UNIT MIX	
Unit Type	# of units
2-bedroom	6

INCOME MIX	
AMI	# of units
80% AMI	3
100% AMI	3



Community Garden Concept



Development Timeline

2023	2024	2025
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MOH Dev. Designation

Design Development

Zoning/Permitting

Const. Docs/Finance

Construction

Community Engagement Throughout Project Process

Commitment To Sustainability & Community

LEED-H Silver Certifiable

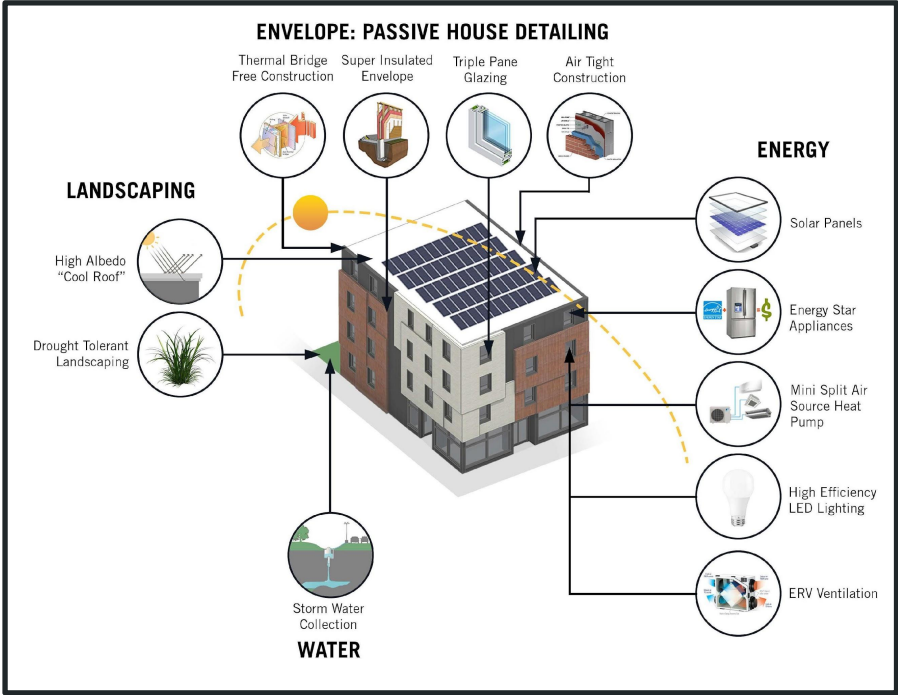
Passive House Certifiable

Sustainability

Affordable housing

Healthy Living

Neighborhood Development





Benefits To Community

6 Affordable Units

Local Business Growth

Job Creation 50 - 100

BRJP Goal

Sustainable Living

Diversity & Inclusion



Questions?

NEXT STEPS

Comment Period: You can continue to submit comments after this event until January 15, 2023 at bit.ly/30-36mildredcomment. All comments will be reviewed by the proposal review team as part of the proposal evaluation. At the conclusion of the Comment Period, the review team will recommend a developer designation decision to MOH, based on review of the proposal against RFP Evaluation Criteria and public comments.

The meeting will be recorded and shared on the *Building Housing* project page along with a copy of this presentation. The *Building Housing* project page also includes additional information, a development timeline, and the option to register to receive email updates: bit.ly/30-36mildredave

MOH Contacts:

- Stephanie Silva, Development Officer
(617) 635-0347, stephanie.silva2@boston.gov
- Joe Backer, Senior Development Officer
(617) 635-0226, joseph.backer@boston.gov

THANK YOU

