

Neighborhood Homes Initiative - Angell Spencer Update



City of Boston
Mayor Michelle Wu



Mayor's Office
of Housing

Agenda

Presentation Objectives:

Introduce Max Charles, general contractor for the Angell Spencer NHI development, provide updates, and answer questions from the community.

1. Brief Refresher on the Project and MOH updates
2. Introduce Development Team and Contractor
 - a. Contractor Background and Experience
 - b. Provide an overview of the construction schedule
 - c. Answer any questions or concerns
3. Provide Contact Information



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Summary of the Neighborhood Homes Initiative

- **New Homeownership Housing on Vacant City Land**
- **Increasing the Supply and Opportunities for Homeownership Housing**
- **Affordable Homes to Moderate & Middle Buyers**
- **Subsidy Funding to Support Moderate and Middle Income Homes**
- **Reduced Acquisition Price for City Land to Promote Affordable and Good Design**
- **Boston Home Center Will Market the Moderate and Middle Income Homes**
- **Prototype Design for All NHI Sites**
- **Community Participation To Select Design Prototype for Each Site**
- **Parcels packaged for small to mid-sized builders and developers.**
- **Local Employment Opportunities**
- **Promote Quality Design**



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Angell Spencer Development History

- Community Meeting Held March 23, 2017
- RFP Issued June 26, 2017 with a Due Date of July 31, 2017
- Prior Preferred Developer Introduced November 6, 2017
- Prior Developer De-designated
- MOH Re-issued the RFP on July 1, 2019 and Due on August 5, 2019
- MOH Introduced Preferred Developer on August 13, 2019



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Addresses and Building Types

Street Address	Assessor Parcels	House Type	Buyer Affordability
21 Angell Street	1404224000	Detached Two-Family Type BA2	Market- 4
		Detached Two-Family Type BA2	Market-4
22 Angell Street	1404259000	Single-family Type A2	Affordable 80% AMI -3
28 Angell Street	1404256000	Single-family Type A2	Affordable 80% AMI-3
37 Angell Street	1404229000	Side by Side Townhouses Type MB	Affordable 100% AMI-4
12 Lorne Street 14 Lorne Street	1404296000 1404295000	Flat Roof Side by Side Townhouses Type CC	Affordable 100% AMI -8

242-244 Norwell Street	1700345000	Single-family Type A4	Affordable 100% AMI-2
Norwell Street	1700347000		
78 Spencer Street	1700418000	Single-family Type A4	Affordable 100% AMI-2
17 Helen Street	1402219000	Flat Roof Side by Side Townhouses Type CC	Affordable 80% AMI-8
19 Helen Street	1402220000		

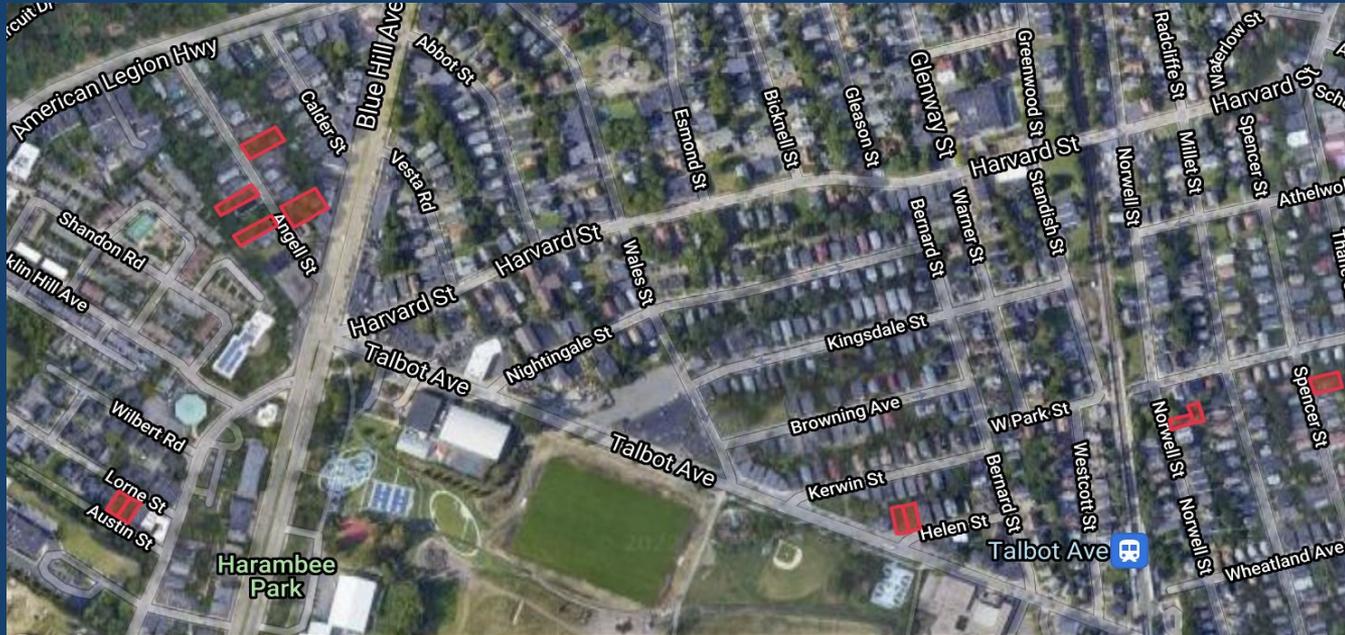


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Site Map



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THE BOSTON PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC

Development Team



Paul Ognibene



Jeff Hirsch



Merrill Diamond



Ralph Parent

**BOSTON PARTNERSHIP FOR
COMMUNITY REINVESTMENT, LLC**
A JOINT VENTURE OF PARENT + DIAMOND, LLC (MBE) AND URBAN SPACES, LLC

February 9, 2022

Dear Neighbors,

On behalf of the Boston Partnership For Community Reinvestment, LLC (“BPCR”), I am writing to inform you of the Angell Spencer / Lorne Project and the development of new homes in your neighborhood.

We have started on 17-19 Helen St. and anticipate commencing construction of the other sites shortly. These sites and the homes to be developed on them are noted below:



17-19 Helen St.
Duplex Home
Affordable Rate



78 Spencer St.
1-Family Home
Affordable Rate



242 Norwell St.
1-Family Home
Affordable Rate

We remain committed to accomplish our mission with the support of the Department of Neighborhood Development to create an organized, efficient and a relatively fast method of building new homes that will not displace families and limits gentrification.

If you have any questions about the this development, please do not hesitate to call. 617-304-5727

Sincerely,

Ralph Parent

Ralph Parent
Boston Partnership for Community Reinvestment, LLC

BOSTON PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC

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February 9, 2022

Dear Neighbors,

On behalf of the Boston Partnership For Community Reinvestment, LLC (“BPCR”), I am writing to inform you of the Angell Spencer / Lorne Project and the development of new homes in your neighborhood.

In the next 3-4 months we will begin construction. These sites and the homes to be developed on them are noted below:



We remain committed to accomplish our mission with the support of, and under the guidelines of the Department of Neighborhood Development to create an organized, efficient and a relatively fast method of building new homes that will not displace families and limits gentrification.

If you have any questions about the this development, please do not hesitate to call - 617-304-5727.

Sincerely,

Ralph Parent

Ralph Parent
Boston Partnership for Community Reinvestment, LLC

Contact Info

The RFP and a copy of this presentation can be found at:

boston.gov/buildinghousing/angell-spencer-nhi

CONTACT INFO:

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