

**Saturday, June 3, 2017**  
**Mattapan Branch of the Boston Public Library**

**Regarding**  
**Callender, Floyd, Stratton, Jones, Woodrow**  
**Neighborhood Homes RFP**  
***Developer Presentation***

*Department of  
Neighborhood  
Development*



City of Boston  
Mayor Martin J. Walsh



# AGENDA

- Welcome & Introductions
- Brief Review
- Introduction of Preferred Developer and Developer Presentation
- Community Discussion

## **Summary of Neighborhood Homes Initiative**

---

- New Homeownership Housing on City Vacant Land
- Increasing the supply and opportunities for Homeownership Housing
- Homes Affordable to a Range of Incomes - Moderate, Middle and Market
- Subsidy Funding to Support Moderate and Middle Income Homes
- Reduced Acquisition Price for City Land to Promote Affordability and Good Design
- Boston Home Center Will Market the Moderate and Middle Income Homes - Lottery
- Prototype Design for All NHI Sites
- Parcels packaged for small to mid-sized builders and developers.
- Local Employment Opportunities
- Promote Quality Design

## Summary of Neighborhood Homes Initiative – Affordability Chart

- Properties are deed-restricted with owner-occupancy requirements.
- Certain properties are deed-restricted with affordability restrictions

Maximum Household Income Limits		
Household Size	Moderate Income	Middle Income
1-person	\$54,950	\$68,650
2-person	\$62,800	\$78,500
3-person	\$70,650	\$88,300
4-person	\$78,500	\$98,500
5-person	\$84,750	\$105,950
6-person	\$91,050	\$113,800

# Review of Project Timeline

---

## Community Meeting (November 5, 2016)

Initial community meeting to discuss development of parcels under the Neighborhood Homes Program.

## Community Meeting (March 4, 2017)

Follow-up community meeting to discuss development of parcels under the Neighborhood Homes Program, including building models and locations.

## RFP Released (March 20, 2017)

The RFP was released on March 20, 2017.

## Review of Project Timeline (Continued)

---

**RFP Responses Due  
(May 22, 2017)**

The RFP was due on May 22, 2017.

**Community Meeting  
(June 3, 2017)**

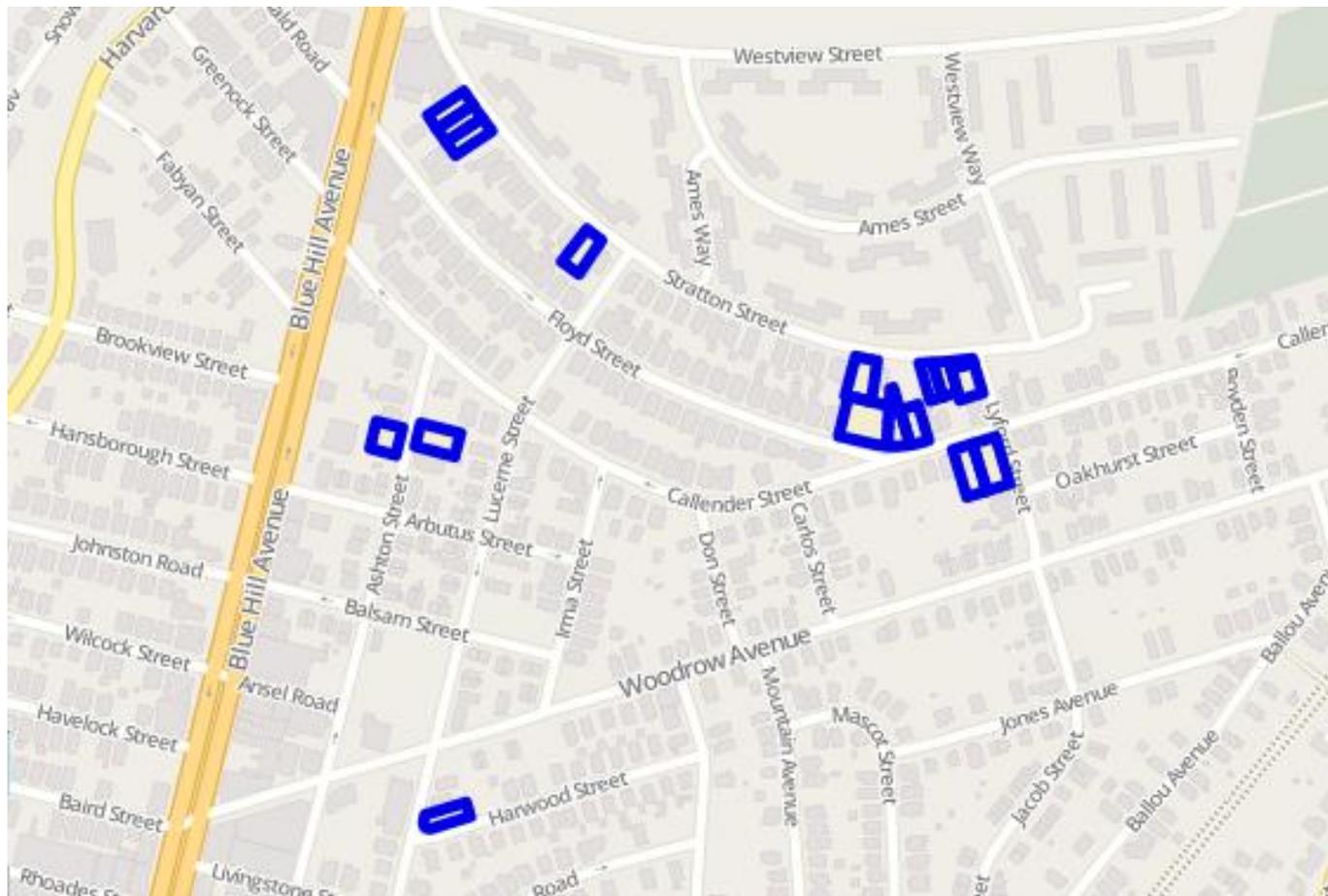
Community meeting to introduce the preferred developer to the community.

## Overview of Sites Included in RFP

---

- **25 vacant parcels**
- 13 development sites
- Total of 128,404 square feet
- Zoned: 3F-5000 and 3F-6000

- **23 new homes**
- 5 single-family homes
- 11 two-family homes
- 7 side-by-side duplexes
- 41 new housing units



# Overview of Sites Included in RFP

---

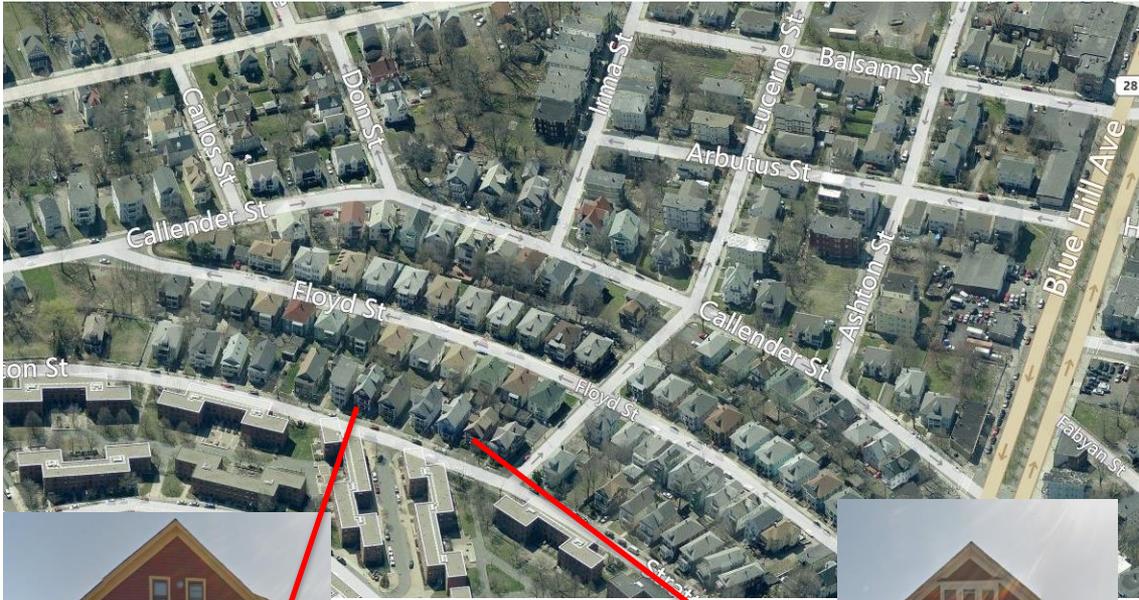
- **25 vacant parcels**
- 13 development sites
- Total of 128,404 square feet
- Zoned: 3F-5000 and 3F-6000

- **23 new homes**
- 5 single-family homes
- 11 two-family homes
- 7 side-by-side duplexes
- 41 new housing units



# Examples of Building Types

# Single-Family Home



Proposed Elevation: TypeA

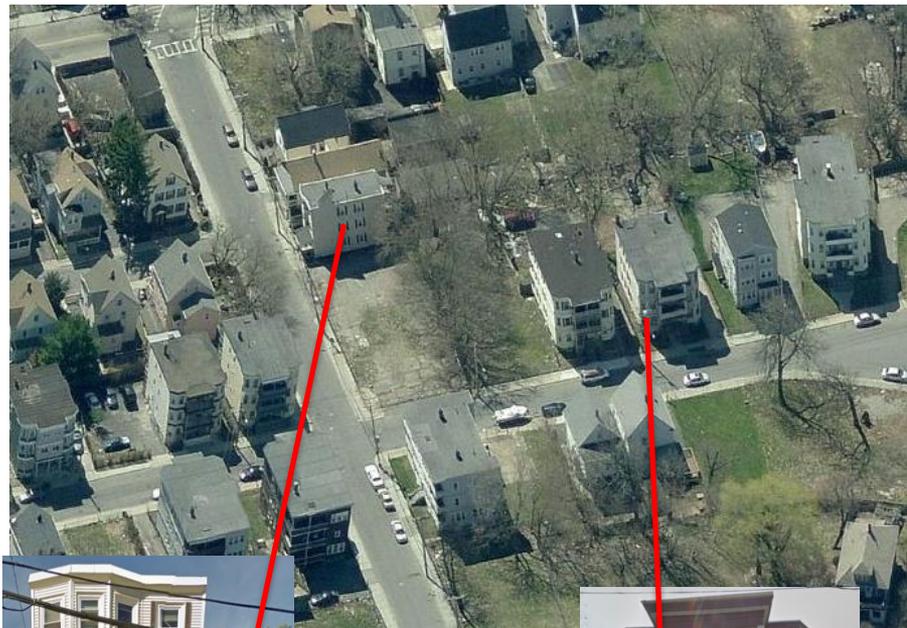
# Examples of Building Types

# Single-Family Home

---



## Examples of Building Types



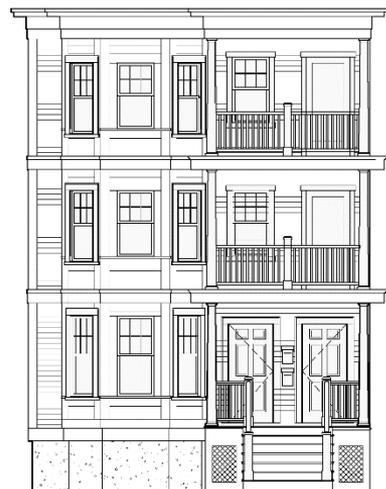
## Two-Family Home



Proposed Elevation: Type H

# Examples of Building Types

# Two-Family Home



## Examples of Building Types

## Two-Family Home



Proposed Elevation: TYPE B

# Examples of Building Types

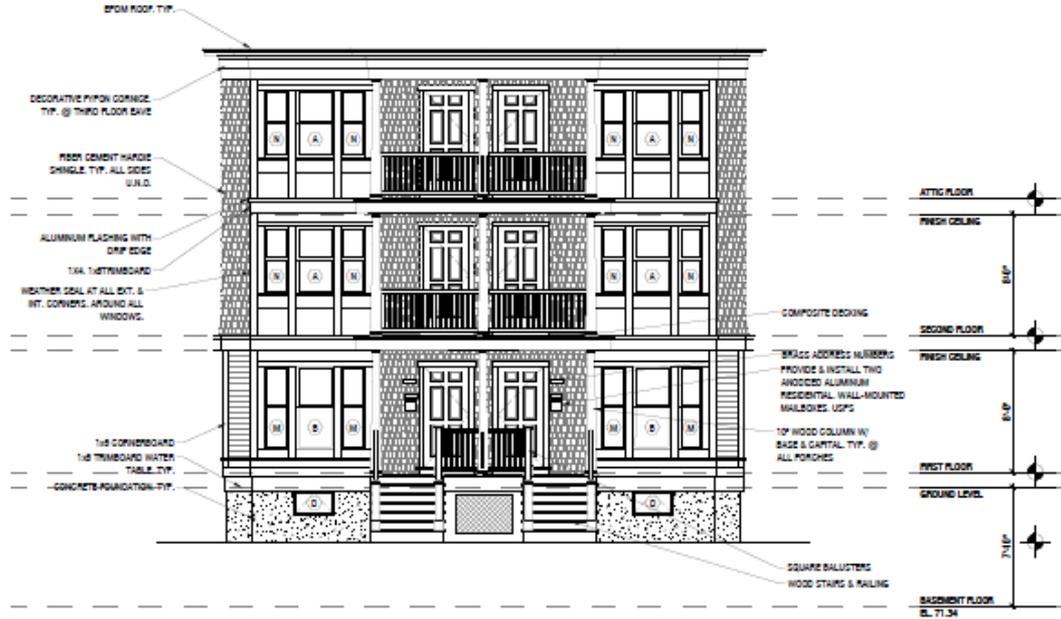
# Two-Family Home





# Examples of Building Type

# Side-by-Side Duplex Home

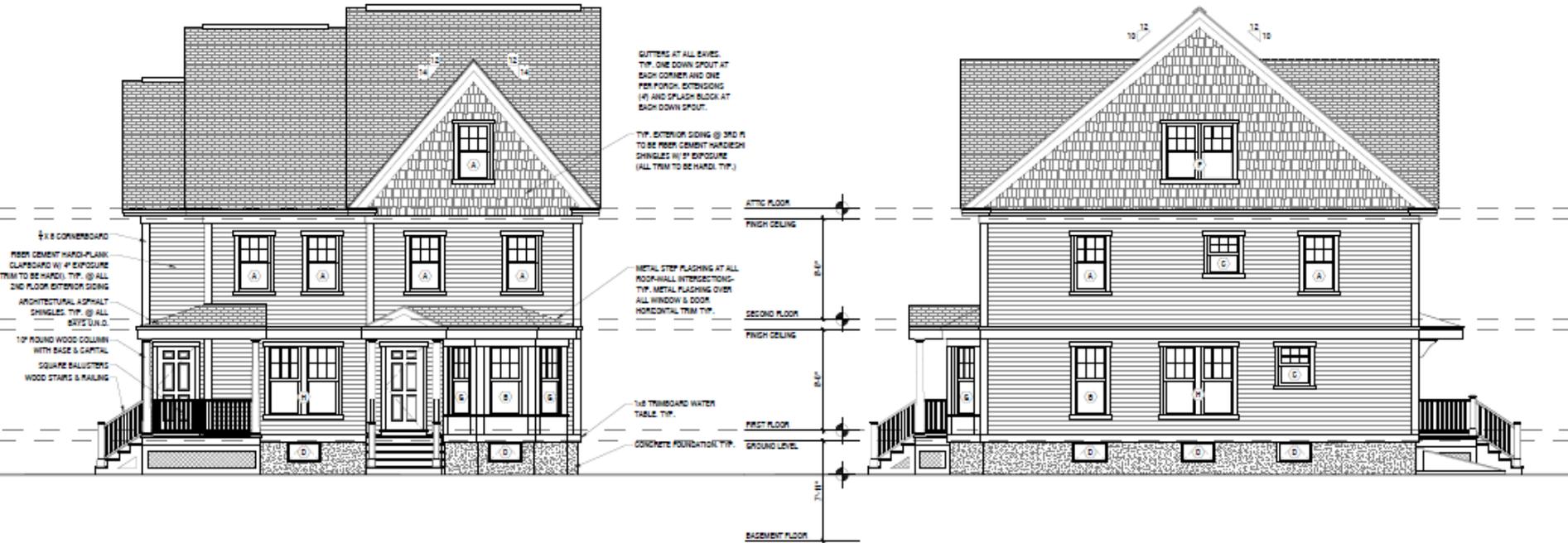


1 EXTERIOR ELEVATION - FRONT  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - RIGHT  
1/4" = 1'-0"

# Examples of Building Type - Side-by-Side Duplex Home (Corner Model)



1/2" x 8" CONVERSEBOARD  
 FIBER CEMENT HAND-PLANK CLAPBOARD W/ 4" EXPOSURE TRIM TO BE HARD. TYP. (3) ALL 2ND FLOOR EXTERIOR SIDING  
 ARCHITECTURAL ASPHALT SHINGLES TYP. (3) ALL SIDING IN G.  
 1 1/2" ROUND WOOD COLUMN WITH BASE & CAPITAL SQUARE BALUSTERS WOOD STAIRS & RAILING

GUTTERS AT ALL EAVES. TYP. ONE DOWN SPOUT AT EACH CORNER AND ONE PER PITCH. SPOT SIDING (H) AND SPLASH BLOCK AT EACH DOWN SPOUT.  
 TYP. EXTERIOR SIDING (3) 3RD FL TO BE FIBER CEMENT HAND-PLANK SHINGLES W/ 5" EXPOSURE (ALL TRIM TO BE HARD. TYP.)

METAL STEP FLASHING AT ALL ROOF-WALL INTERSECTIONS. TYP. METAL FLASHING OVER ALL WINDOW & DOOR HORIZONTAL TRIM TYP.

1/2" TRIMBOARD WATER TABLE TYP.  
 CONCRETE FOUNDATION TYP.

UNIT TYPE E 1i a L  
 EXTERIOR ELEVATION - FRONT  
 SCALE: 1/4" = 1'-0"

UNIT TYPE E 1i a L  
 EXTERIOR ELEVATION - RIGHT  
 SCALE: 1/4" = 1'-0"

# Introduction of Preferred Developer



**Discussion**



# CONTACT INFORMATION

---

**Tom McKay**

**Development Officer**

**Phone: 617-635-0182**

**Email: [thomas.mckay@boston.gov](mailto:thomas.mckay@boston.gov)**

**Kelly Shay**

**Senior Development Officer**

**Phone: 617-635-0287**

**Email: [kelly.shay@boston.gov](mailto:kelly.shay@boston.gov)**