

Neighborhood Homes Initiative - Elmont Norwell Update

Preferred Developer Introduction



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Mayor Michelle Wu



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Agenda

Meeting Objective:

Present the Preferred Developer for the Elmont Norwell NHI Development for comment and questions for the development team and MOH in preparation of:

1. Public Facilities Commission Tentative Designation
 2. Zoning Board of Appeals Approval Process
- **Welcome/Introductions**
 - **History and Community Process**
 - **Brief Summary of the Neighborhood Homes Initiative**
 - **Brief Site Review**
 - **Introduction of Norfolk Design & Construction LLC Development Team**
 - **Next Steps and Discussion**



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History and Community Process

- **Involvement with HWNNA in the Community Process.**
- **MOH attended Community Meetings on July 23, 2020 and March 2, 2021 to outline the sites, the NHI program, and development plan.**
- **Prior to the release of the RFP MOH solicited feedback before receiving community approval.**
- **RFP was issued on October 4, 2021 and due back November 9, 2021.**



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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**

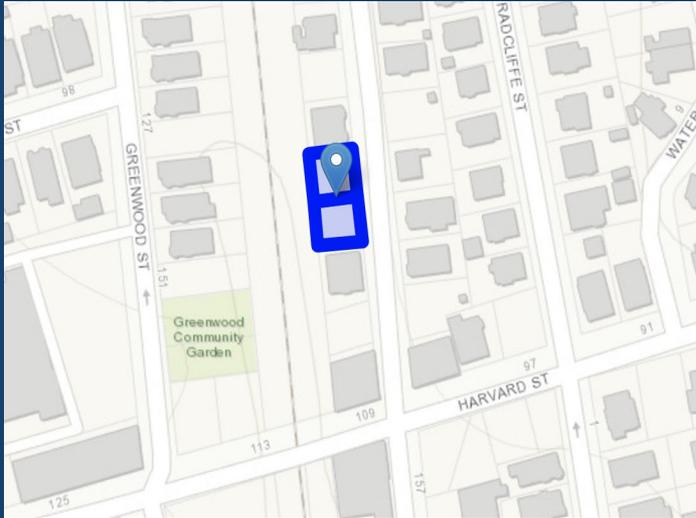


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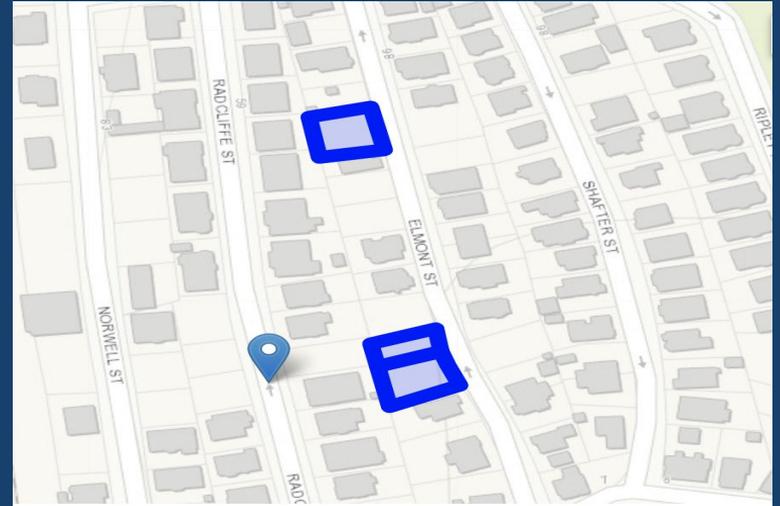


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Site Map



143-147 Norwell Street



20, 24, & 52 Elmont Street



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20 Elmont Side-Side Townhouse & 24 Elmont St. Single Family Site Context



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52 Elmont St. Site Context Side-by-Side Townhouse



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143 Norwell Street Single Family & 147 Norwell Street Side-by-Side Townhouse Site Context



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Developer Selection and Introduction

MOH received one response to RFP, from Norfolk Design & Construction LLC.

MOH determined Norfolk Design & Construction, LLC to be eligible and excelled in meeting Evaluation Criteria. MOH is recommending Norfolk as the preferred developer based on the following considerations:

- Submission of a competitive and reasonable development cost
- Minority and Veteran owned organization
- Have met and exceeded equity and inclusion goals in diverse and local hiring
- Have experience and a successful track record with comparable development projects, and was viewed as having the capacity to undertake the plan successfully.



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Company Introduction

Team Members

Experience and Past Projects

Capacity and Readiness

Holborn Development Plan

Questions



Members



Duane Boyce
Vice President / Founder
Norfolk Design & Construction

Education

Bachelor Degree in Mechanical Engineering
Boston University 2006

Experience

15+ Years of Project /Construction Management

Highlights

Managed / delivered commercial and utility infrastructure projects ranging from \$500K to \$50M

Accreditation

Real Estate Professional
Building Committee Member, St. Cyprian Church



Members



Adler Bernadin
President / Founder
Norfolk Design & Construction

Education

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

Experience

20+ Years of Project /Construction Management

Highlights

Oversaw \$160M Annual Capital Program
Real Estate / Development / Estimating

Accreditation

United State Marine Corp Veteran

Proposed Development Plan



The Elmont Norwell development plan includes:

- (2) - Single Family Residences
- (3) - Townhouse style homes
- (14) Bedrooms & 5 Full Bathrooms
- Stainless Steel Appliances & Granite Countertops
- Hardwood Floors
- Hardie Siding
- 30 Year Architectural Shingle Roof
- High Efficiency Mechanical Systems
- Energy Efficient Appliances

Commitment to Community

Affordable Housing- Neighborhood Development- Sustainability - Healthy Living



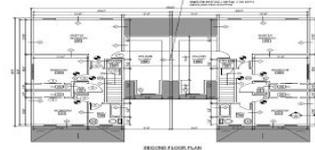
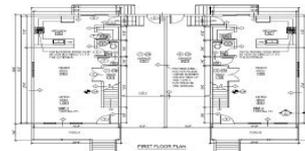
10 WILMORE ST
MATTAPAN, MA

- 3 Family residence
- Year Renovated: 2017
- 9 Total Bedrooms
- 3 Total Baths
- Approx. 3900 sq. ft.
- Tankless Water Heater
- Baseboard Heating
- Shared 2 Car Driveway
- Hardwood Floors
- Breakfast Bar
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup



23-25 ROSEBERRY RD,
MATTAPAN, MA

- 2 Affordable Units
- Year Built: 2021
- Open Concept
- 6 Bedrooms Total
- 3 Baths Total
- Approx. 3200 Sq. Ft.
- High Efficiency Water Heater
- High Efficiency Heating Systems
- Central Air Conditioning
- 2 Garages
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances



Commitment To Community



RRRd Neighborhood Association
Roseberry Road
Hyde Park, MA 02136
9/27/2021

To whom it may concern:

I am writing to refer (Norfolk Construction Company). They have done a tremendous job with building the 2 townhouses on our street. The contractors that they hired were timely and very polite whenever we made requested of them or just had conversations with them. They pay attention to supplier diversity when they hired the different contractors for the job. They also regularly met with neighbors and the association whenever we had concerns. They worked to hit deadlines and secured the area for the safety of the neighborhood every night once the work was completed for the day. We highly recommend them for the next job they may bid on.

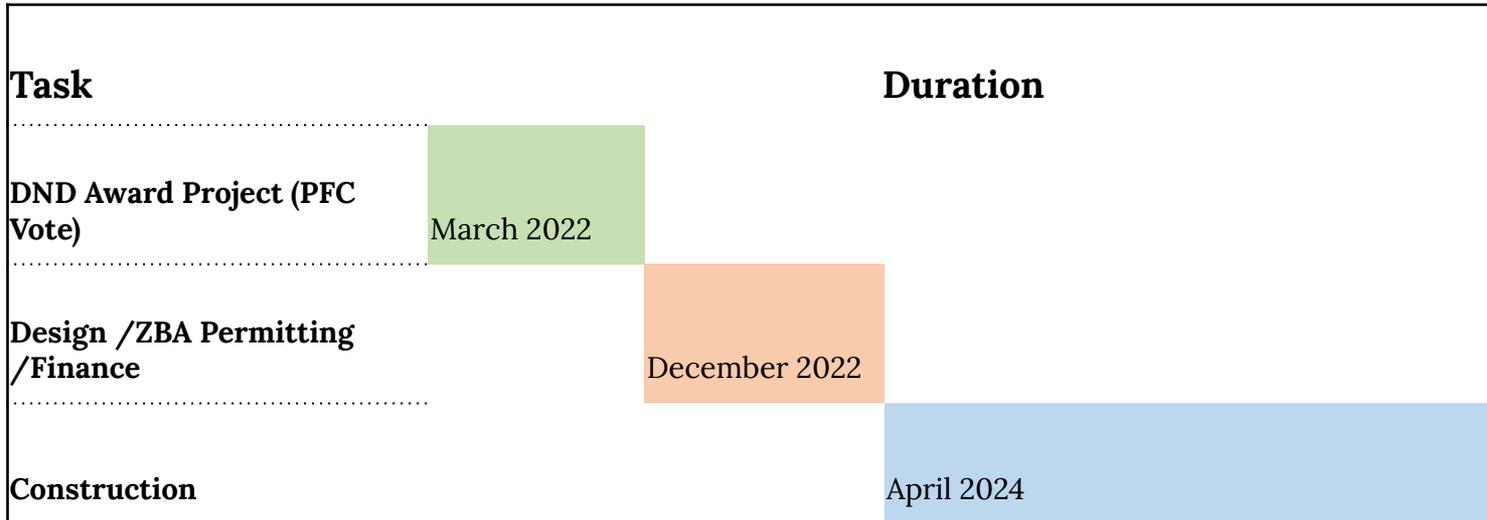
Sincerely

Renee T. Owens Co-Chair
RRRd Neighborhood Association



Conclusion

- **Projected Timeline Overview**
- **Commitment to future community engagement and check- ins at various benchmarks.**



Next Steps and Contact Info

- 1) MOH will make developer designation recommendation of Norfolk at the next meeting of the Public Facilities Commission.
- 2) Norfolk will begin the permitting process.
- 3) MOH and Norfolk will keep in touch with HWNNA on development progress.

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

<https://www.boston.gov/buildinghousing/elmont-norwell-neighborhood-homes>

CONTACT INFO:

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