



Welcome Home, Boston Phase I

Applicant Presentations - Part I

September 12, 2023

ZOOM INTERPRETATION

English: For interpretation in [____],

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 [_____]

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”.

If you can't hear well on a computer: Click the ^ next to “Mute” and click on “Switch to Phone Audio” – you will be given a phone number to call. You will then need to stay muted on your computer.

1.



2.



3.



MEETING AGENDA

- Welcome!
- Introductions
- Background and Context
- Applicant Presentations and Q&A
- Next Steps
- Questions
- Thank You!

Introductions



B

Background and Context



B

HOW WE GOT TO THIS POINT

Fall - Winter 2022

MOH began engaging with the community about the development of ~70 parcels in Dorchester and Mattapan for the Welcome Home, Boston Program. We collect feedback and requirements to help shape the forthcoming RFPs.

Summer 2023

Phase 1 Application Review and Evaluation

Spring 2025

Construction Begins

Spring 2023

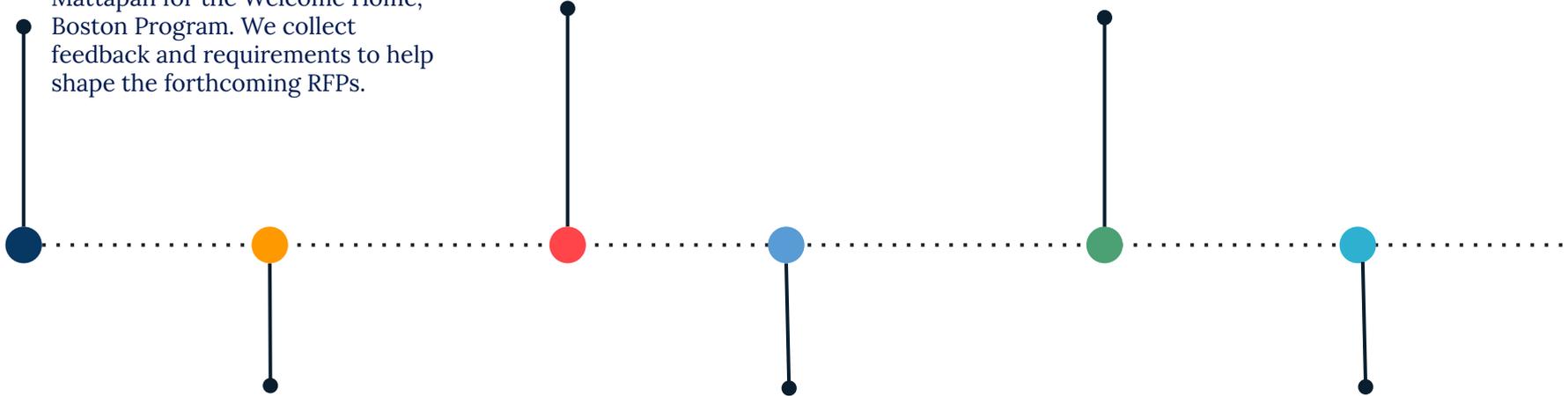
Phase 1 RFP issued for 20 parcels in the Dorchester neighborhood. Proposals were due in June 9, 2023.

Fall 2023

Phase I Applicant Presentations, final selection, and tentative developer designation.

Spring 2026

Construction Complete



What were the community-defined objectives of the RFP?

- Maximize use of public land available to create affordable homeownership opportunities for low to moderate income homebuyers;
- Focus on providing family-sized units (2BR+);
- Provide complimentary open space where feasible;
- Provide parking appropriate to the site context and access to transit;
- Promote opportunities for residents and businesses to contribute to and participate in neighborhood development;
- Maximize efforts at equity and inclusion, outreach, and support so that historically underrepresented residents and businesses can achieve success in the plan.

A total of 7 eligible responses were received on June 9th!

All of the proposals can be accessed at bit.ly/whbphase1proposals

The public will have a chance to hear from each team, and pose questions and comments.

September 12, 2023 Community Meeting

Parcels: Erie, Glenway, Geneva , McNeil

African Community Economic Development of
New England (ACEDONE)

Visionary Investors building Equity, LLC (VIBE)

Norfolk Design and Construction (NDC)

Vietnamese American Initiative for
Development (VietAID)

September 14, 2023 Community Meeting

Parcels: Harvard, Norwell

Boston Communities

Codman Square Neighborhood Development
Corporation (CSNDC)

African Community Economic Development of
New England (ACEDONE)

Dorchester Design Collaborative (DDC)

Norfolk Design and Construction (NDC)



Applicant Presentations & Q&A

B

A few ground rules for tonight's applicant presentations...

- Other applicant teams cannot speak during the presentation or Q&A of the other teams.
- Applicant teams cannot add to or modify their submitted proposal (even in response to a question or comment).
- We are going to be strict on time limits, to stay fair and consistent. Each team has 15 minutes to present and 10 minutes for Q&A.
- When you are sharing a question or comment, please be brief in consideration of others who wish to speak. Additional comments and questions can be submitted after this meeting.
- Leave enough time during your presentation to discuss the development plan and design concept.

Presentation #1:

African Community Economic Development of New England (ACEDONE)



ERIE-GLENWAY

**African Community Economic Development
of New England
(ACEDONE)**

WELCOME HOME BOSTON PHASE I

**COMMUNITY PRESENTATION
SEPTEMBER 12, 2023**



JGE
ARCHITECTURE + DESIGN

AGENDA

1. Meet *the* Team
2. *About* ACEDONE
3. Development Plan
4. Project Schedule
5. Affordability
- 7-12. Design Concepts
13. Future Development
14. Diversity *and* Inclusion
15. Questions *and* Answers



MEET THE DEVELOPMENT TEAM

Muna Bashir
Project Co-ordinator, ACEDONE



Abdulkadir Hussein
Founder/Developer, ACEDONE



Kaynan Yassin
Project Co-Ordinator, ACEDONE



Matt Henzy
Project Manager/Development Consultant



Andres Bernal
Design Principal, JGE



Nassive Palmer
Job Captian, JGE

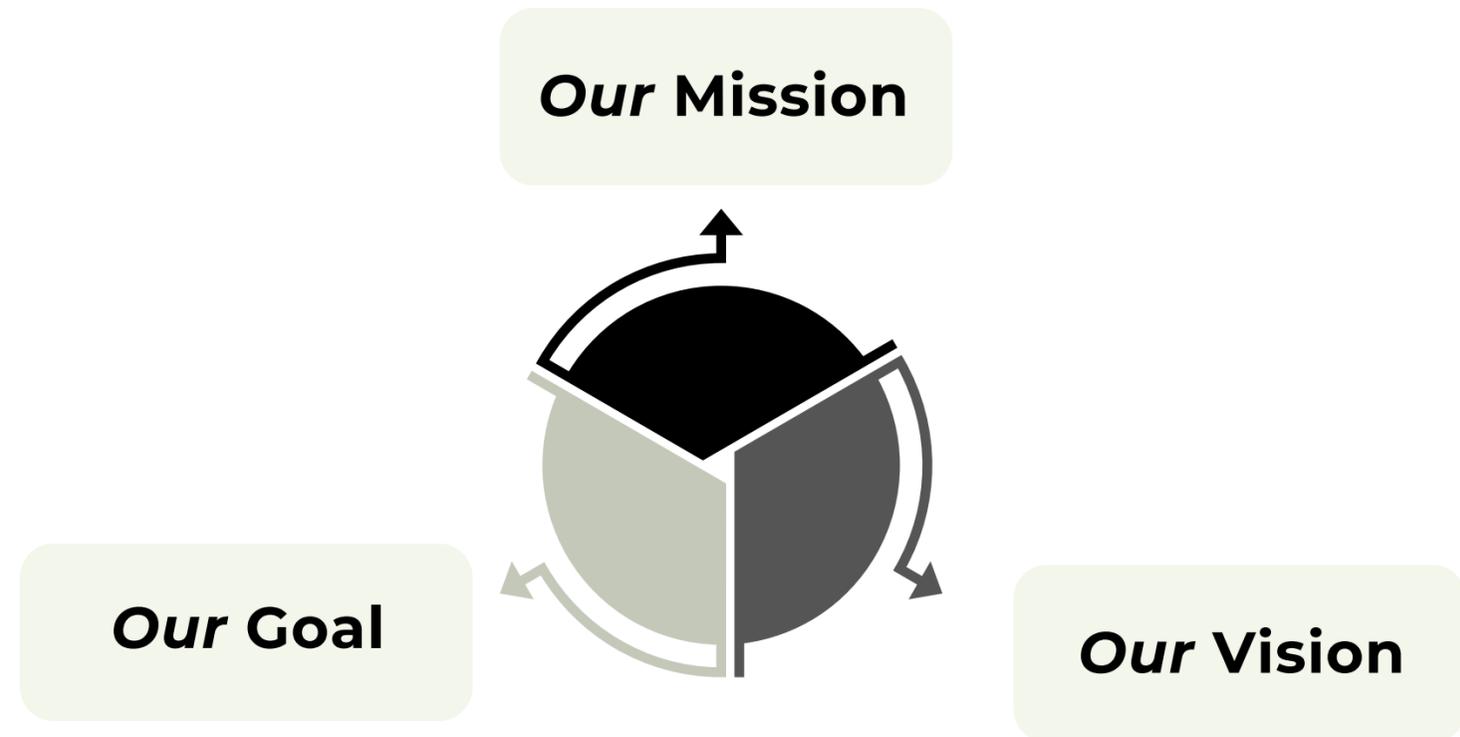


Joseph Liber
Attorney, Klein Hornig LLP



ABOUT ACEDONE

We value integrity, respect, relationship, trust, consensus-building, open communication, a community-centered approach, accountability, and innovation.





OUR DEVELOPMENT PLAN



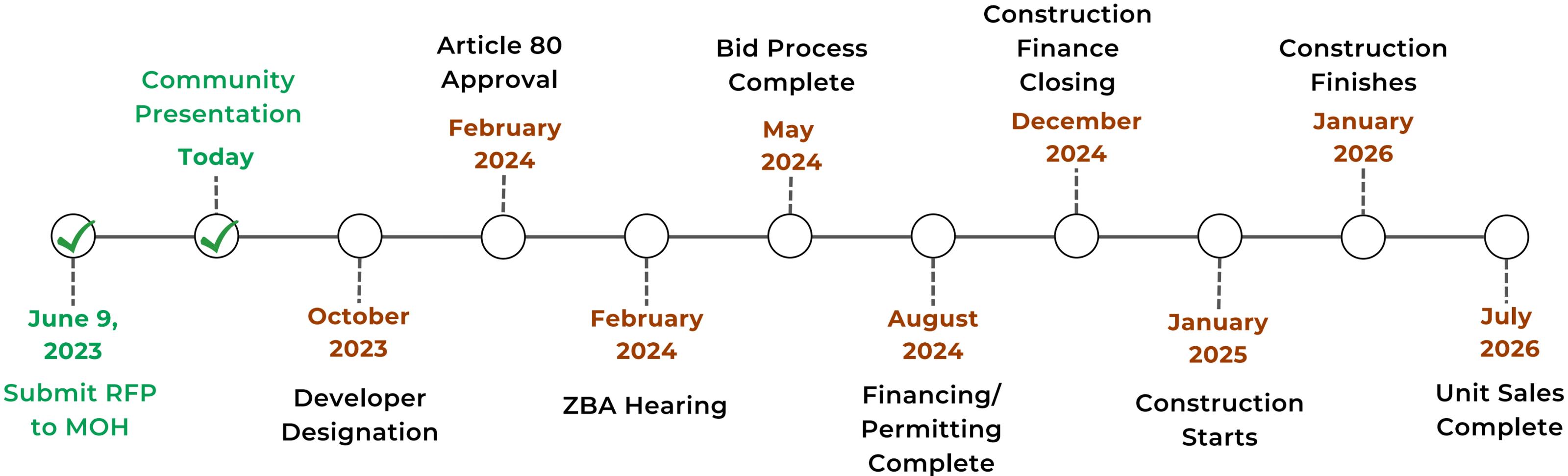
Meticulously designed 7 Units featuring:

- 3 x 2 Bedroom homes on Erie Street
- 3 x 3 Bedroom & 1 x 4 Bedroom homes on Glenway Street

MOH Site #	Street Address	Site Description (RFP page #)	Max Units (per RFP)	Parcel ID	Parcel Area	Zoning
2	140-144 Erie Street	pp. 19-21	9	1401780000	2855	Mattapan 3F-5000
	52 Glenway Street			1401832000	6861	Mattapan 3F-5000
				Site #2 Total Area:	9,716	



PROJECT SCHEDULE



AFFORDABILITY

Project Erie-Glenway will consist of 7 Units and the affordability Mix is as follows:

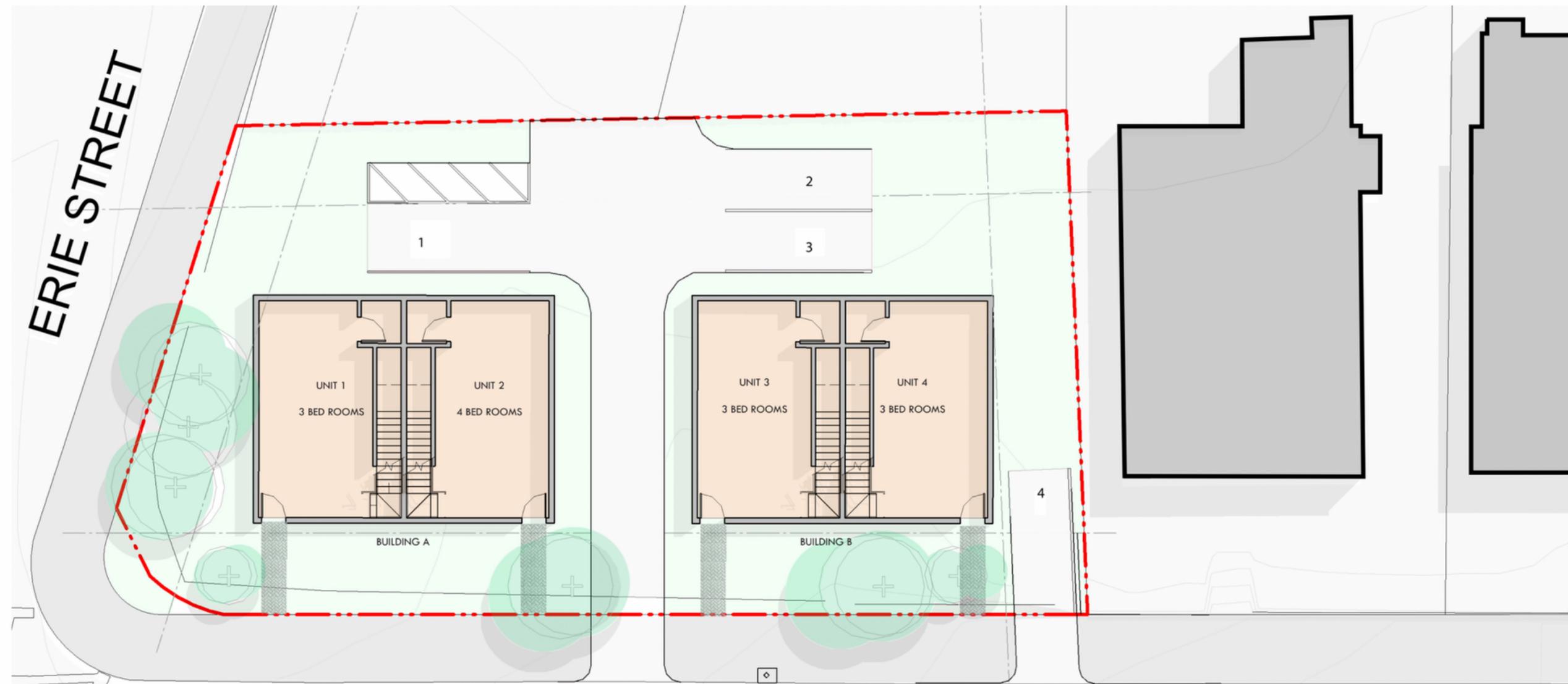
- **4 Units @ 80%** Area Median Income
- **3 Units @ 100%** Area Median Income

Purchase Price, by Income Limit as of June 2023

Property Type	80%	100%
Condominiums		
Two-Bedroom	\$258,500	\$334,700
Town Houses		
Duplex	\$290,000	\$375,000

DESIGN CONCEPT

With *Nassive Palmer* from
Jonathan Garland Architecture + Design



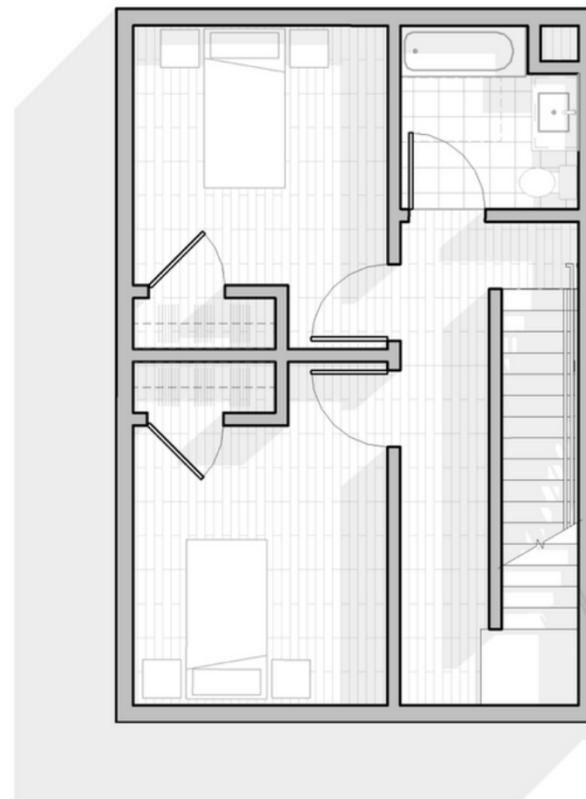
GLENWAY STREET
SITE PLAN



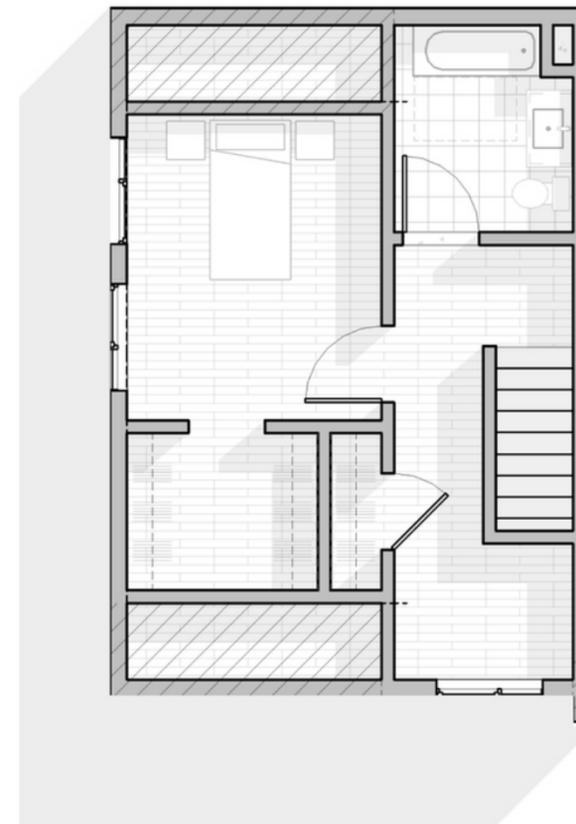
GLENWAY STREET FLOOR PLAN



FIRST FLOOR PLAN

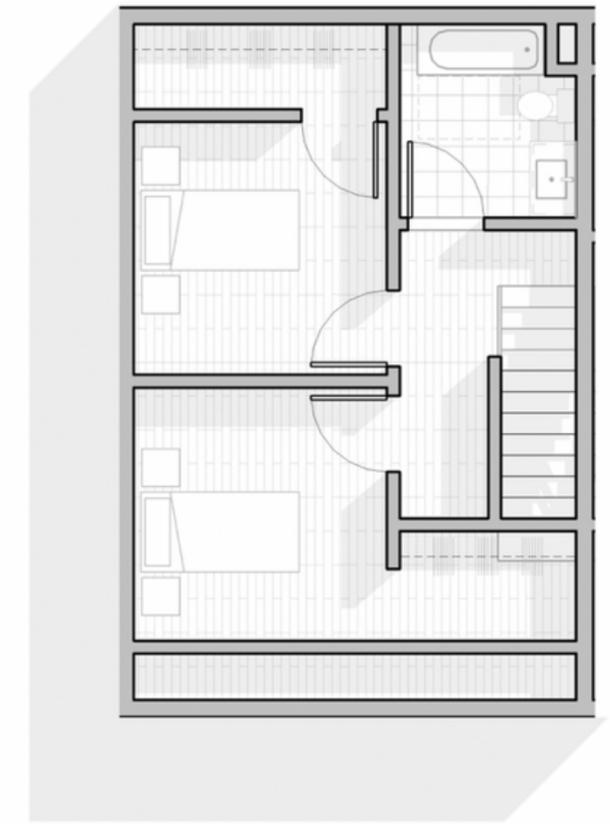


SECOND FLOOR PLAN



THIRD FLOOR PLAN

3 Bed Option



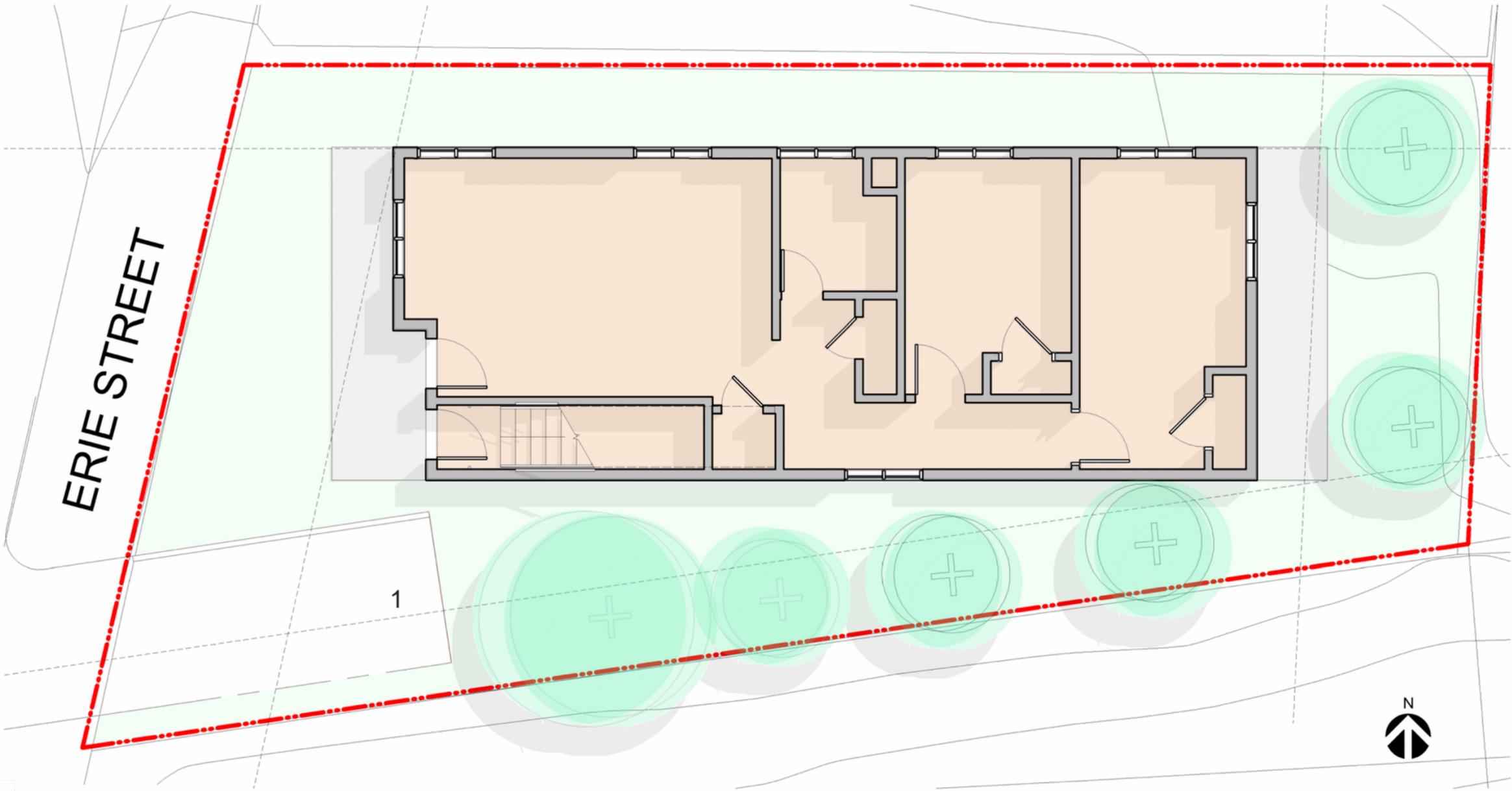
THIRD FLOOR PLAN

4 Bed Option



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ARCHITECTURE + DESIGN

ERIE STREET SITE PLAN

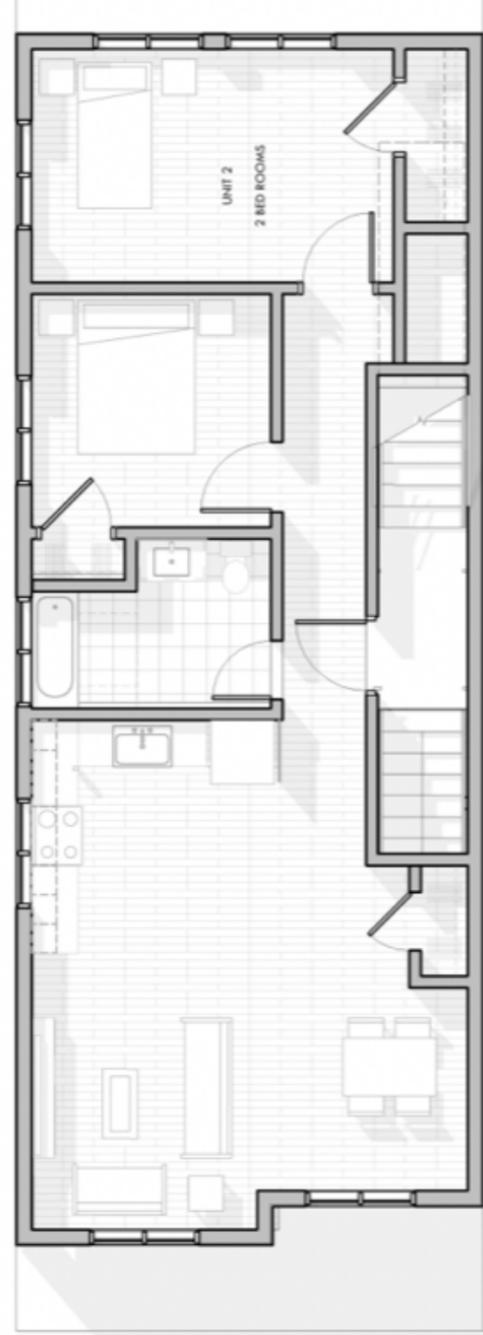


ERIE STREET FLOOR PLAN

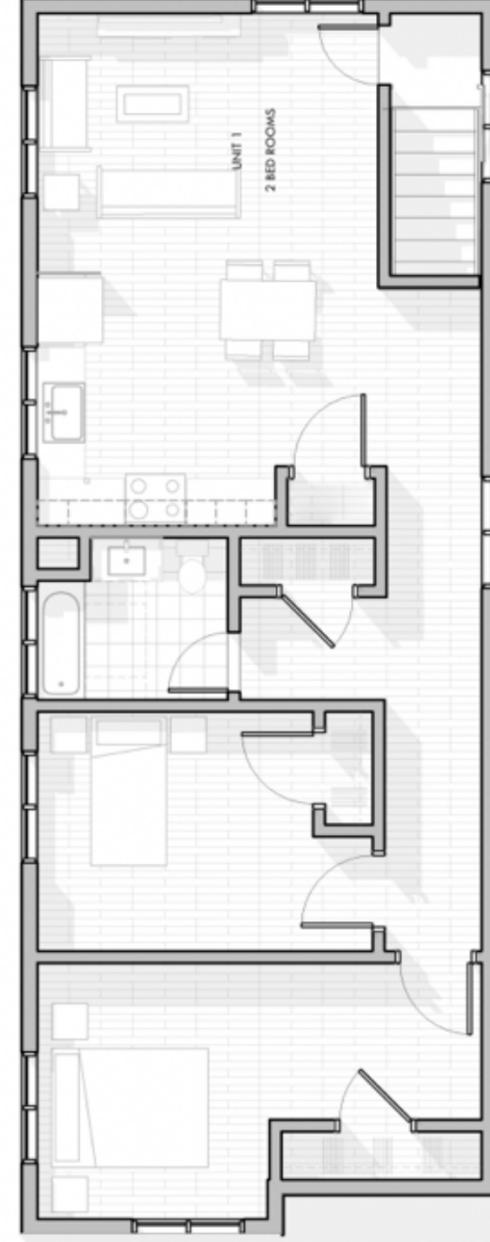
FIRST FLOOR PLAN - UNIT 1



SECOND FLOOR PLAN - UNIT 2



THIRD FLOOR PLAN - UNIT 3





JGE
ARCHITECTURE + DESIGN



THE VISION FOR ACEDONE'S FUTURE DEVELOPMENT

Our community development corporation is driven by a mission to not only address the housing crisis but to empower and uplift underrepresented communities in Boston. Through affordable housing, we're building pathways to homeownership, wealth creation, and leadership development, while also advocating for systemic change.

OUR 1ST PROJECT

- 1. Promoting Homeownership
- 2. Inclusive Living
- 3. Quality *and* Sustainability
- 4. Local Economic Boost
- 5. Cultural Enrichment

OUR PURPOSE

- 1. Community Empowerment
- 2. Addressing Disparities
- 3. Leadership Development
- 4. Wealth Creation
- 5. Catalyzing Change

OUR VISION

- 1. Expanding Impact
- 2. Advocacy *and* Policy Influence
- 3. Fostering Education
- 4. Innovative Affordable Housing Solutions
- 5. Generational Stability Through Homeownership



DIVERSITY AND INCLUSION

- MBE Developer: ACEDONE is a minority run organization with 20+ years experience working with immigrant communities
- Promoting cultural diversity *and* involving M/WBE (i.e, JGE) in every step of our development plan
- Outreach plan: targeted outreach to low-income communities
- Workforce: subject to Boston Resident Jobs Policy
- We are currently considering two MBE General Contractors
- Leverage relationships with local community groups to reach diverse populations



THANK YOU

ANY QUESTIONS?

We look forward to hearing your feedback!



acedone.org



muna@acedone.org



Q&A (10 minutes)



Presentation #2:

Visionary Investors Building
Equity, LLC (VIBE)



Welcome Home Boston – Phase 1





140 – 144 Erie Street

Agenda

- 1 Introduction of the Development Team
- 2 Diversity & Inclusion and Marketing
- 3 Development Plan / Unit & Affordability Mix
- 4 Design Concept

Introduction



Coreen Morisset



F. Marie Morisset



Kathryn Hill

Why VIBE?

**Affordable
Homeownership**

**Families First
(VIBE is jointly owned)**

Communities First

Diversity and Equity First

**Smart and Sustainable
Design**

Lived Experience

Development Team & Partners



Developer

hIARCHi

Architect



**Marketing & Buyer
Outreach**



**General
Contractor**

MORISSET
Plumbing & Heating

MBE Firm

Relevant Experience- Developer



Olmsted Village – Harvard House, Mattapan



Olmsted Green – The Preserve, Mattapan



Old Morton Street, Mattapan



Quincy Street– Quincy

Relevant Experience- Architect



2018-85 Willow court, Boston 14 residential units modular



2022- 343 Broadway, Cambridge 3 family complete renovation



2019-51 Oliver st, Somerville 3 townhouses new construction



2023-17 Standard st, Mattapan new construction

Relevant Experience– General Contractor



2020-38 Fleet st, Boston 5 residential units



2017-17 Boardman st, East Boston 19 residential units modular



2023- 150 Seaport Blvd, St. Regis

Diversity and Inclusion Plan

The diversity and commonality of our team (minorities, men, women, immigrants, and family) provide us with a multi-lens perspective that will enable us to develop housing that meets the needs of the community.

- VIBE is a certified minority owned firm. Our Design team, HIARCHI, is a minority owned firm of Architects. Our General Contractor, AWS Builders, is a seasoned contractor and has diverse skillsets in developments in the Boston area. Our outreach consultant, Our Village Initiative, is a social impact platform and consulting firm focused on education and resources to increase home ownership in colored communities.
- VIBE plans to meet or exceed the Boston Residents Job Policy goals of:
 - 51% Boston Residents
 - 51% MBE/WBEs
 - 40% POC
 - 12% Women

SPONSORSHIP OWNERSHIP



DESIGN



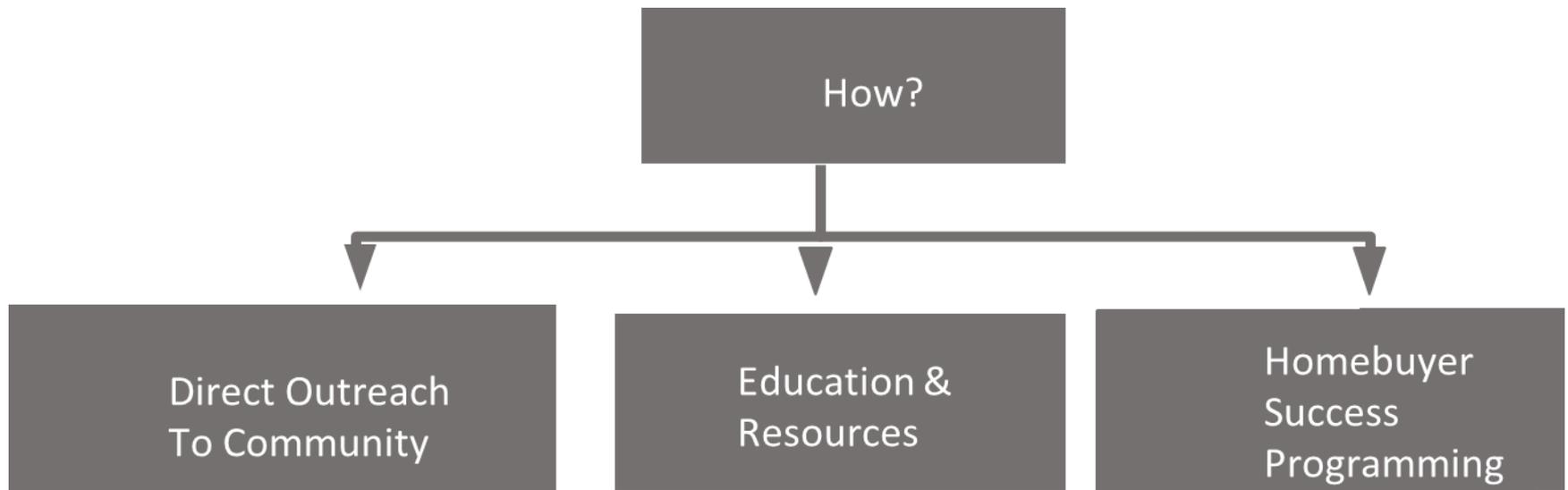
CONSTRUCTION



Marketing & Buyer Outreach

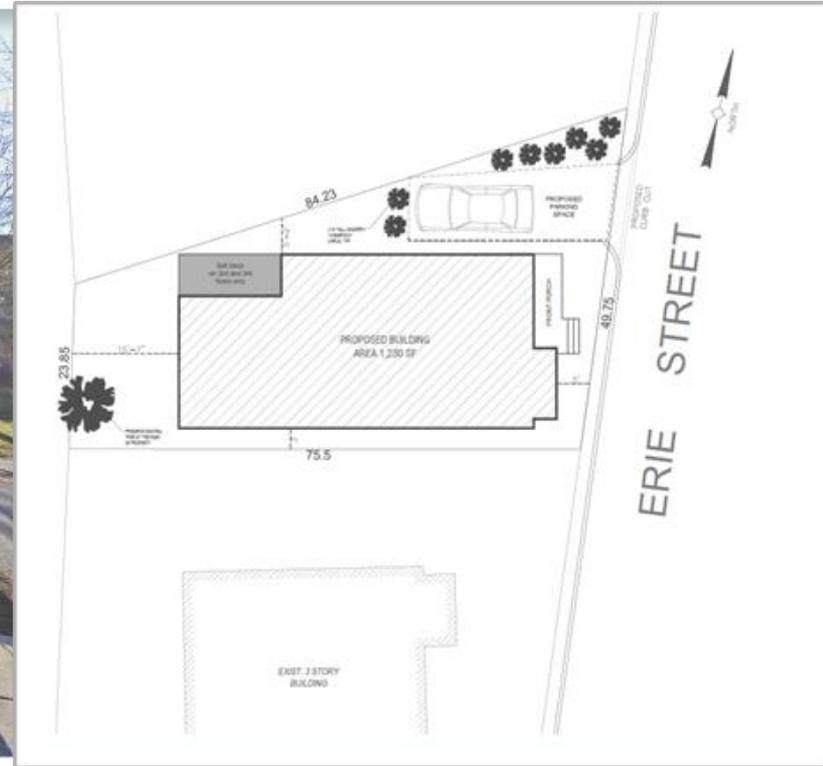


Marketing and Outreach Plan



Development Plan

Unit Type	80% AMI	100% AMI
Three Bedrooms	2 units	1 unit



Design Concept



Accessibility and Sustainability

PROPERTY DATA

SITE A

140 – 144 Erie Street

LOT: 5,000 SF

Three Family

3 Unit Dwelling

Building Proposed SQ.F.

- Basement: 1,230 SQ.F.
- First Floor: 1,230 SQ.F.
- Second Floor: 1,230 SQ.F.
- Third Floor: 1,230 SQ.F.

Building Finished Area
Proposed: 3,690 SQ.F.



2 RIGHT ELEVATION
1/4\"/>



Floor Plan – Basement Level

PROPERTY DATA

SITE A

140 – 144 Erie Street

LOT: 5,000 SF

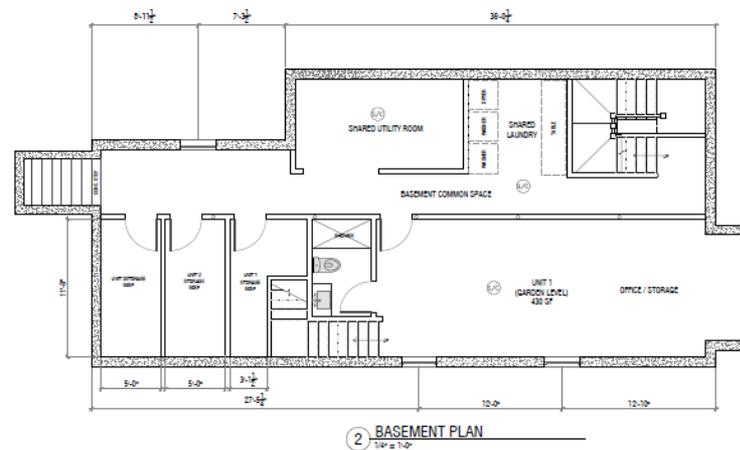
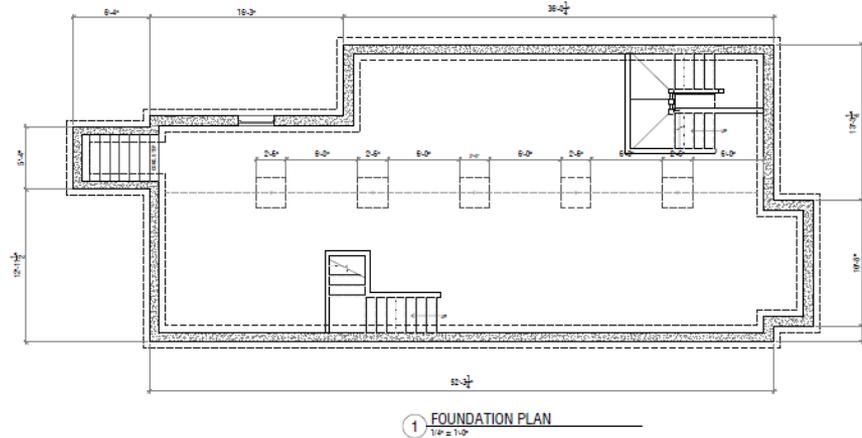
Three Family

3 Unit Dwelling

Building Proposed SQ.F.

- Basement: 1,230 SQ.F.
- First Floor: 1,230 SQ.F.
- Second Floor: 1,230 SQ.F.
- Third Floor: 1,230 SQ.F.

Building Finished Area
Proposed: 3,690 SQ.F.



Floor Plan – First and Second Floor

PROPERTY DATA

SITE A

140 – 144 Erie Street

LOT: 5,000 SF

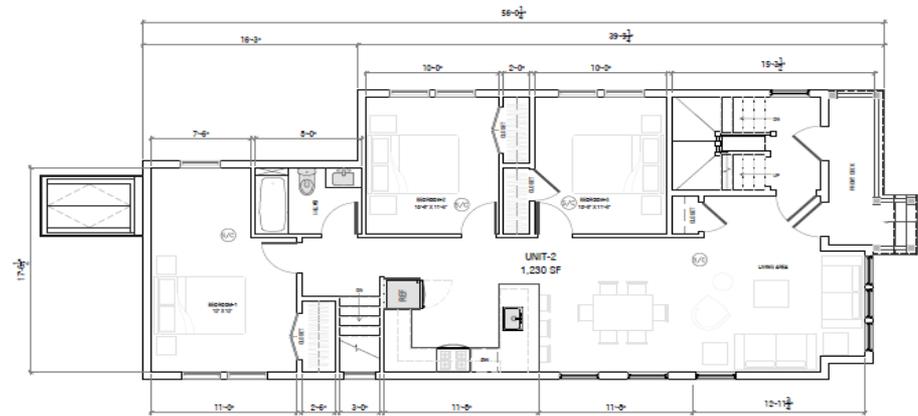
Three Family

3 Unit Dwelling

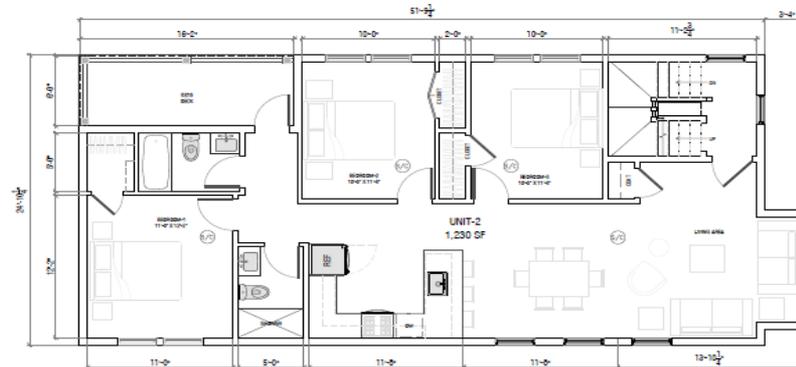
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Building Finished Area
Proposed: 3,690 SQ.F.



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

Floor Plan – Third Floor and Roof Level

PROPERTY DATA

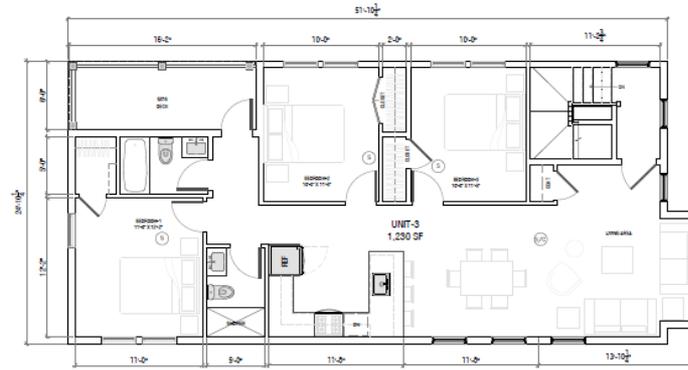
SITE A

140 – 144 Erie Street
LOT: 5,000 SF
Three Family
3 Unit Dwelling

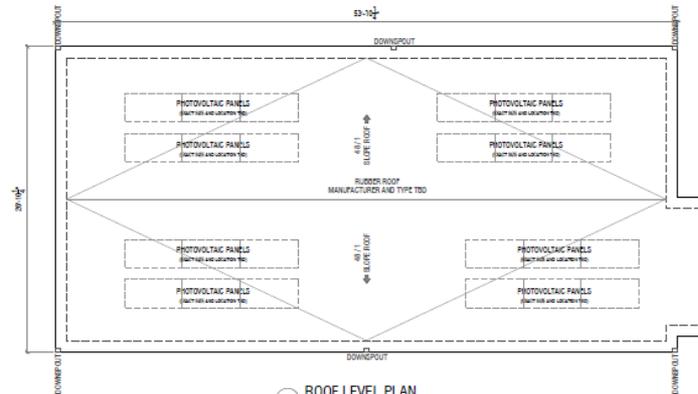
Building Proposed SQ.F.

- Basement: 1,230 SQ.F.
- First Floor: 1,230 SQ.F.
- Second Floor: 1,230 SQ.F.
- Third Floor: 1,230 SQ.F.

Building Finished Area Proposed: 3,690 SQ.F.



5 THIRD FLOOR PLAN
1/4" = 1'-0"



6 ROOF LEVEL PLAN
1/4" = 1'-0"

Q&A (10 minutes)



Presentation #3

Norfolk Design and
Construction (NDC)





241, 276, 268 Geneva St and 1 Mac Neil Way Project



A vision that provides
affordable housing for the
community



Agenda

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



Development Team



Adler Bernadin
President / Founder
Norfolk Design & Construction



Duane Boyce
Vice President / Founder
Norfolk Design & Construction



Christopher Drew
Partner / Principal Designer

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 Architecture
Boston Architectural College

Experience

20+ Years of
Project /Construction Management

Experience

15+ Years of
Project /Construction Management

Experience

17+ Years Architecture
Experience

Highlights

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

Highlights

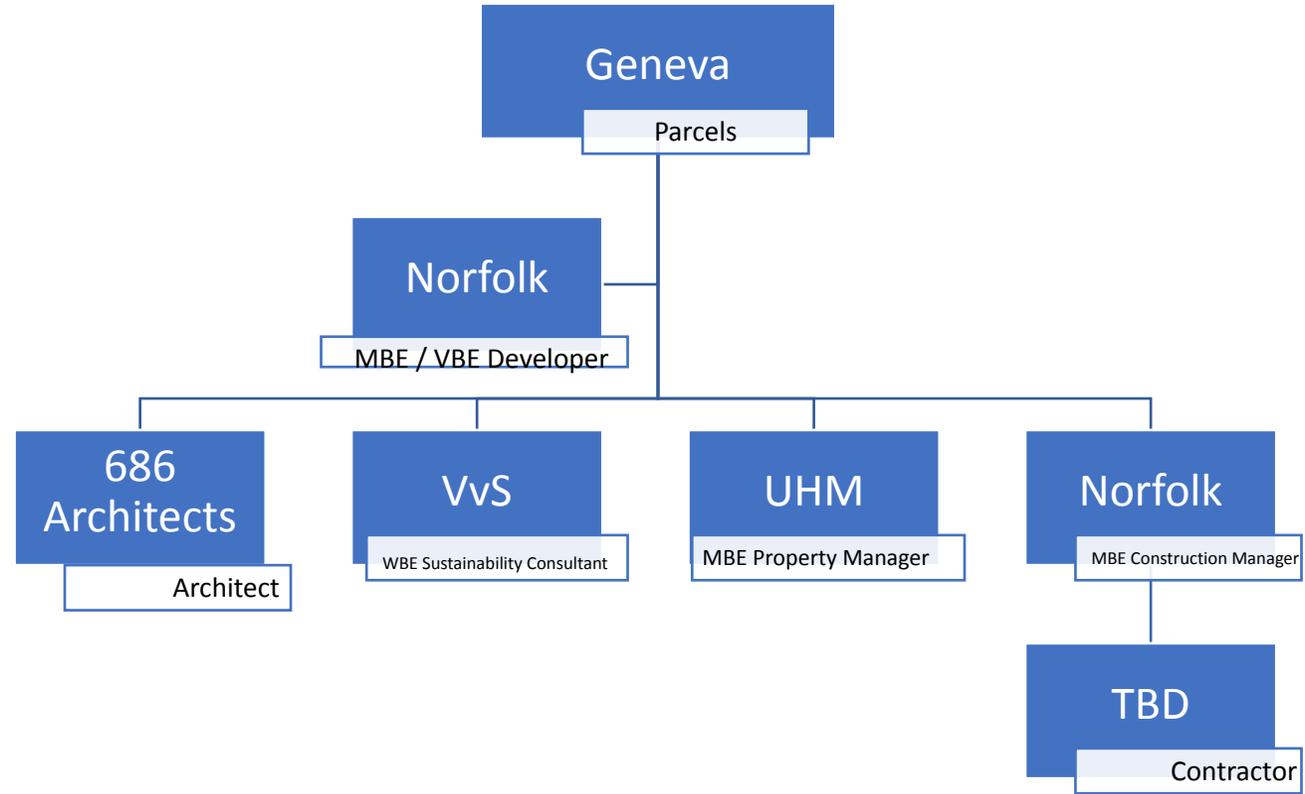
Execute commercial and utility
infrastructure projects ranging
from \$500K to \$50M
Real Estate Professional

Highlights

Principal Designer / Partner



Development Team



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

Relevant Community projects



LOCAL DEVELOPMENT PORTFOLIO

- 23 Total Units
- Multiple MOH Projects
- Years Built: 2021—2023
- 2 & 3 Bedroom Units
- 53 Bedrooms Total
- Approx. 27,000 SF Total
- High Efficiency Mechanical Systems
- Hardwood Floors
- High End Finishes



Construction



Permitting/Finance



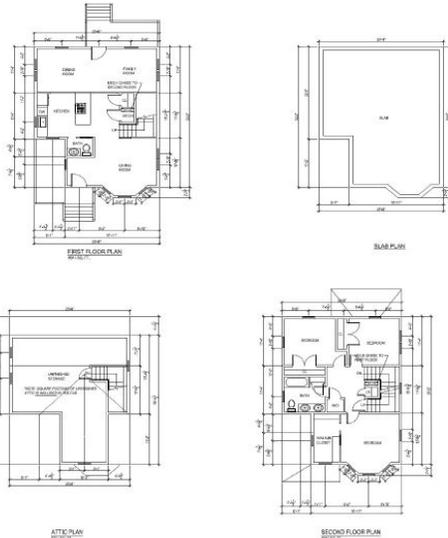
Design Development



Relevant Community projects

HOLBORN STREET DEVELOPMENT
DORCHESTER, MA

- 6 Affordable Units
- NHI Project
- Year Built: 2022-2023
- 2 & 3 Bedroom Units
- 14 Bedrooms Total
- 7 Baths Total
- Approx. 7500 Sq. ft. Total
- High Efficiency Plumbing & HVAC Systems
- Central Air Conditioning
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup





Relevant Community projects



241, 276, 268 Geneva St and 1 Mac Neil Way Proposed Development

focuses on an Affordable Housing

Program Breakdown:

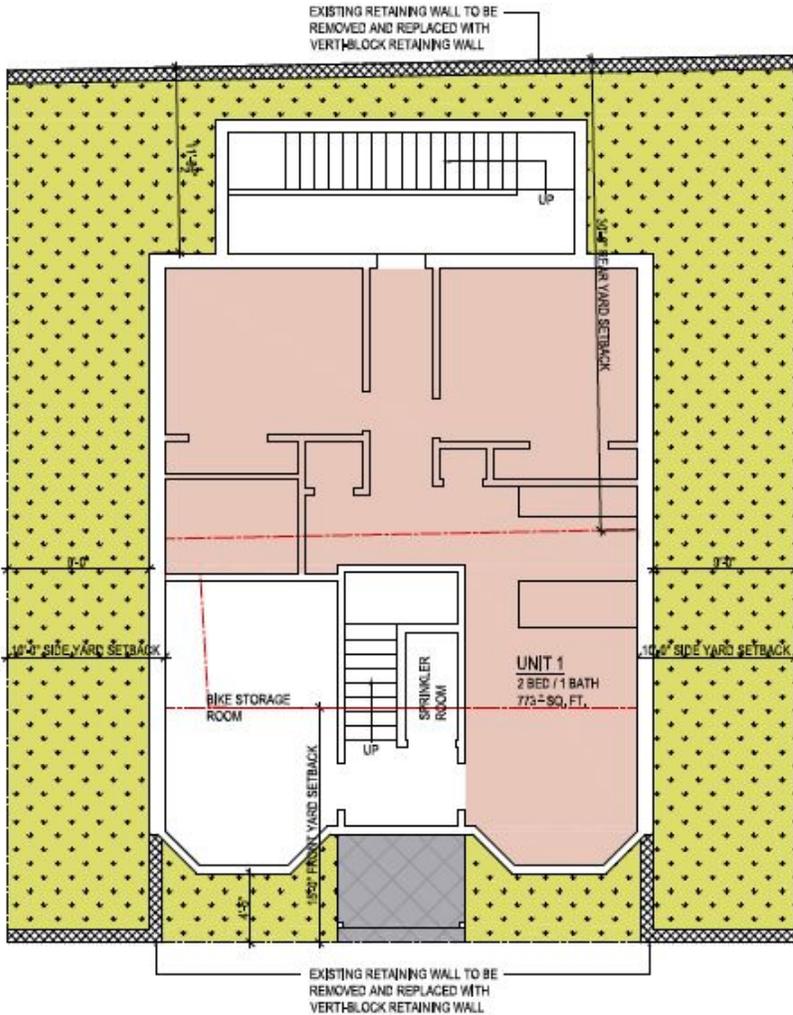
UNIT MIX	
Unit Type	# of units
1-bedroom	
2-bedroom	14
3-bedroom	6

INCOME MIX	
AMI	# of units
80% AMI	10
100% AMI	10





241, 276, 268 Geneva St and 1 Mac Neil Way Project



GENEVA AVENUE
GARDEN LEVEL / SITE USE PLAN



PHOTO OF PROPOSED VERTI-BLOCK
RETAINING WALLS



PHOTO OF THE EXISTING CONDITION OF THE
RETAINING WALL AT THE REAR OF THE PROPERTY



PHOTO OF THE EXISTING CONDITION OF THE
RETAINING WALL ALONG GENEVA AVENUE

268 Geneva Existing Condition



241, 276, 268 Geneva St and 1 Mac Neil Way Project





241, 276, 268 Geneva St and 1 Mac Neil Way Project





241, 276, 268 Geneva St and 1 Mac Neil Way Project



1 Mac Neil Way

Zorchesq AR | May 20, 2023 | Adm. Geneva | 23-006

Perspective View



Development Timeline

2023	2024	2025	2026
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MOH Notice of Award

Design Development

Zoning/Permitting

Const. Docs/Finance

Construction

Community Engagement Throughout Project Process



Questions

Q&A (10 minutes)



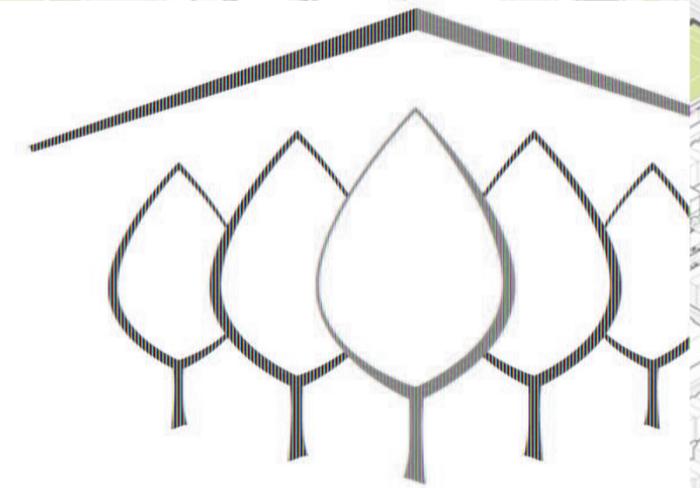
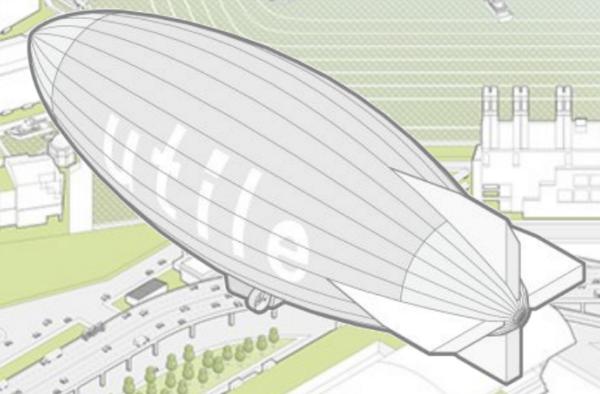
Presentation #4:

Vietnamese American Initiative for Development (VietAID)



Welcome Home Boston Sites

1 MacNeil Way
241 Geneva Ave
268 Geneva Ave
276 Geneva Ave



September 12, 2023

Community Programs

Since 1994:

- Preschool and childcare
- Senior day program
- Youth afterschool & camp
- Housing development
- Housing counseling
- Community engagement



Utile: Affordable Housing Team

- 1,841 units of built multifamily housing; 538 affordable
- 539 units of multifamily housing are under construction; 245 are affordable
- 2,924 units of multifamily housing in design; 1,255 are affordable
- 133 of our affordable units have recently received funding



We design well-researched, locally specific solutions that integrate existing conditions and cultivate a meaningful public realm.



HOUSING DEVELOPMENT



	SRO/ Studio	1-BR	2-BR	3-BR	Total Units	Total Bedrooms	Commercial Square Feet
<u>1392 House</u>	12				12	12	1,760
<u>Faulkner House</u>			3	3	6	15	
<u>1460 House</u>	29	12			41	41	
<u>Bloomfield</u>	5	2	20	2	29	53	
<u>Upper Wash</u>		4	19	12	35	78	2,650
<u>Bowdoin</u>		13	23	5	41	74	6,057
Operating Total	46	31	65	22	164	273	10,467
Hamilton @ Mt. Everett (Sr, 62+)		36				36	
Overall Total	46	67	65	22	200	309	10,467



35 FAULKNER ST | DORCHESTER, BOSTON, MA | Aug 8, 2023

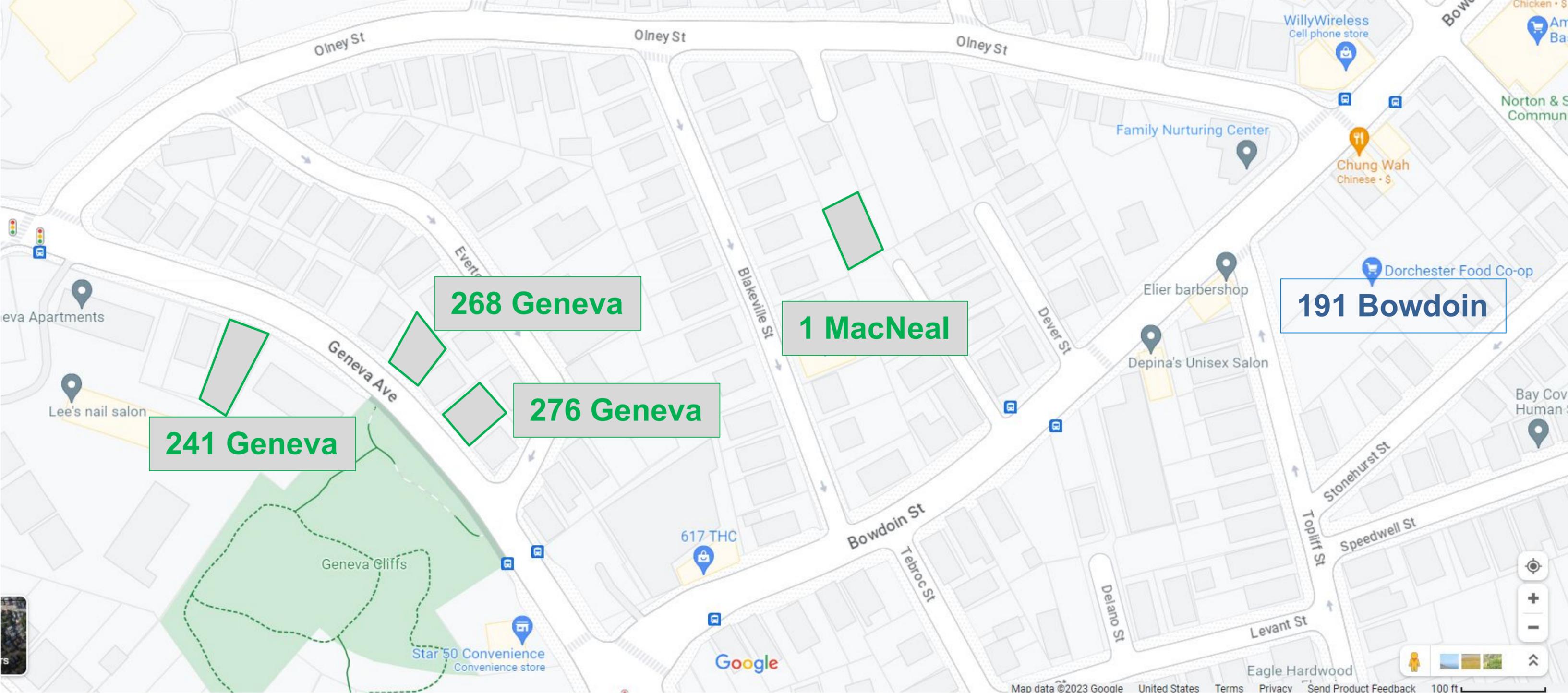
DIVERSITY & INCLUSION



VietAID’s performance meeting D&I goals has been very strong. Some recent highlights shown. Still, our experience gives us ideas on how to do even better.

<u>Upper Washington</u>			
		Goal	Actual
Section 3 contracts by dollar value		30%	43%
<u>Bowdoin St</u>			
MBE Contract by dollar value		40%	42%
Minority participation by worker hours		50%	77%

Neighborhood Context



Project Goals

Promote Homeownership for Local Families at 80% AMI

Universal design level of accessibility

Professional Property Management

High Performance Sustainability: Passive House (PHIUS)

Contemporary design that complements neighborhood

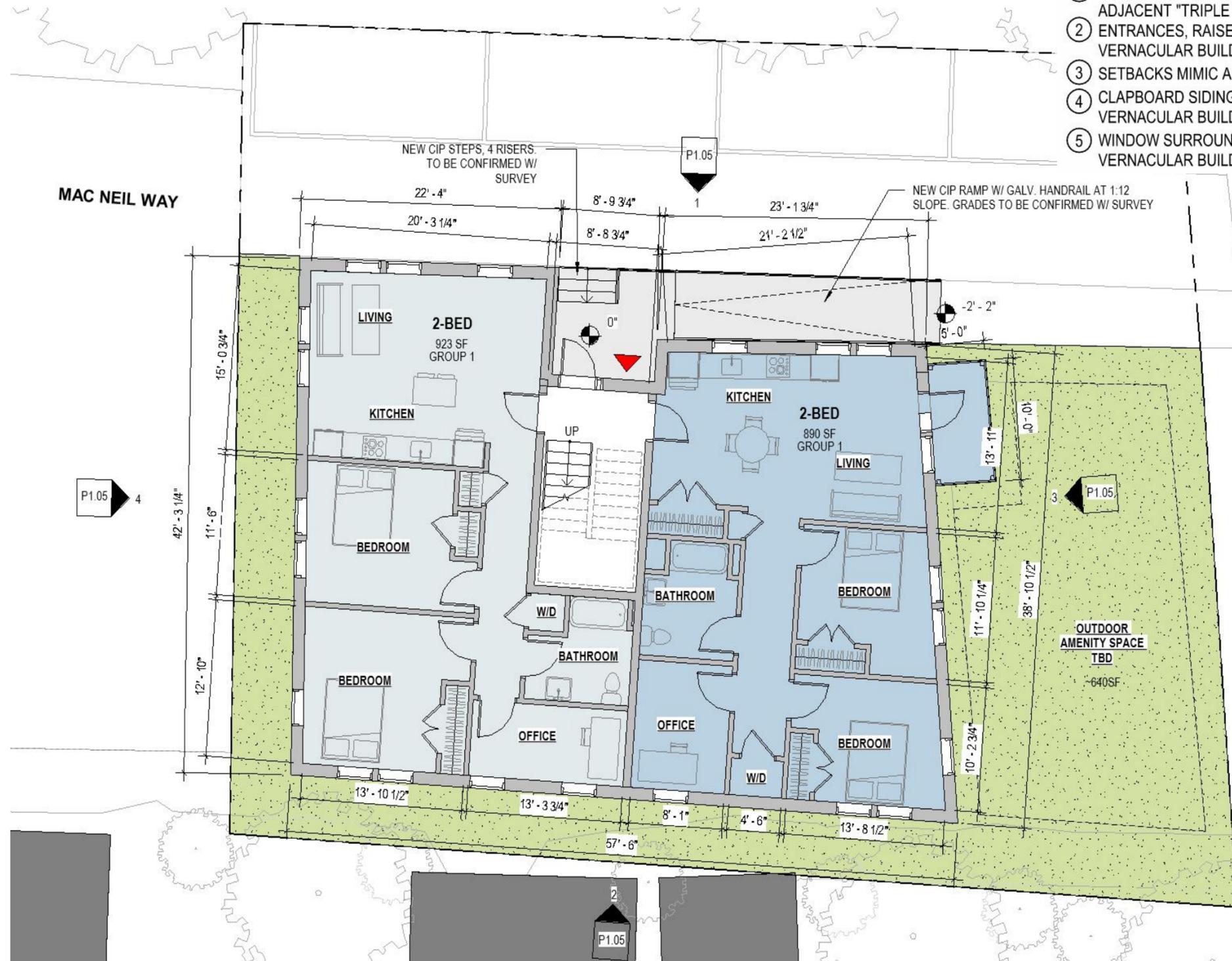
Development Program, Super Simple:

- Four Buildings, six units each
- All two-bedroom; total of 24 units, 48 beds
- All affordable at 80% AMI



1 MacNeil Way

Site Plan & Development Summary



DESIGN PRINCIPLES:

- ① BUILDING SCALE AND MASSING ARTICULATION REFLECT ADJACENT "TRIPLE DECKER" VOLUMES
- ② ENTRANCES, RAISED STOOPS, AND PORCHES RELATE TO VERNACULAR BUILDINGS
- ③ SETBACKS MIMIC ADJACENT CONTEXT
- ④ CLAPBOARD SIDING AND MATERIALS TO RELATE TO VERNACULAR BUILDINGS
- ⑤ WINDOW SURROUND AND OTHER DETAILS RELATE TO VERNACULAR BUILDINGS
- ⑥ PORCHES RELATING TO BAYS AND PORCHES ON VERNACULAR BUILDINGS
- ⑦ ROOFTOP DESIGNED TO ACCOMMODATE PHOTOVOLTAIC ARRAY
- ⑧ ROOFTOP MOUNTED AIR SOURCE HEAT PUMPS
- ⑨ HIGH-PERFORMANCE TRIPLE-GLAZED POLYMER WINDOWS
- ⑩ HIGH-PERFORMANCE EXTERIOR ASSEMBLIES; R-36 WALLS, R-60 ROOF, R-21 SLAB



1 MacNeil Way

View on Eunice Street



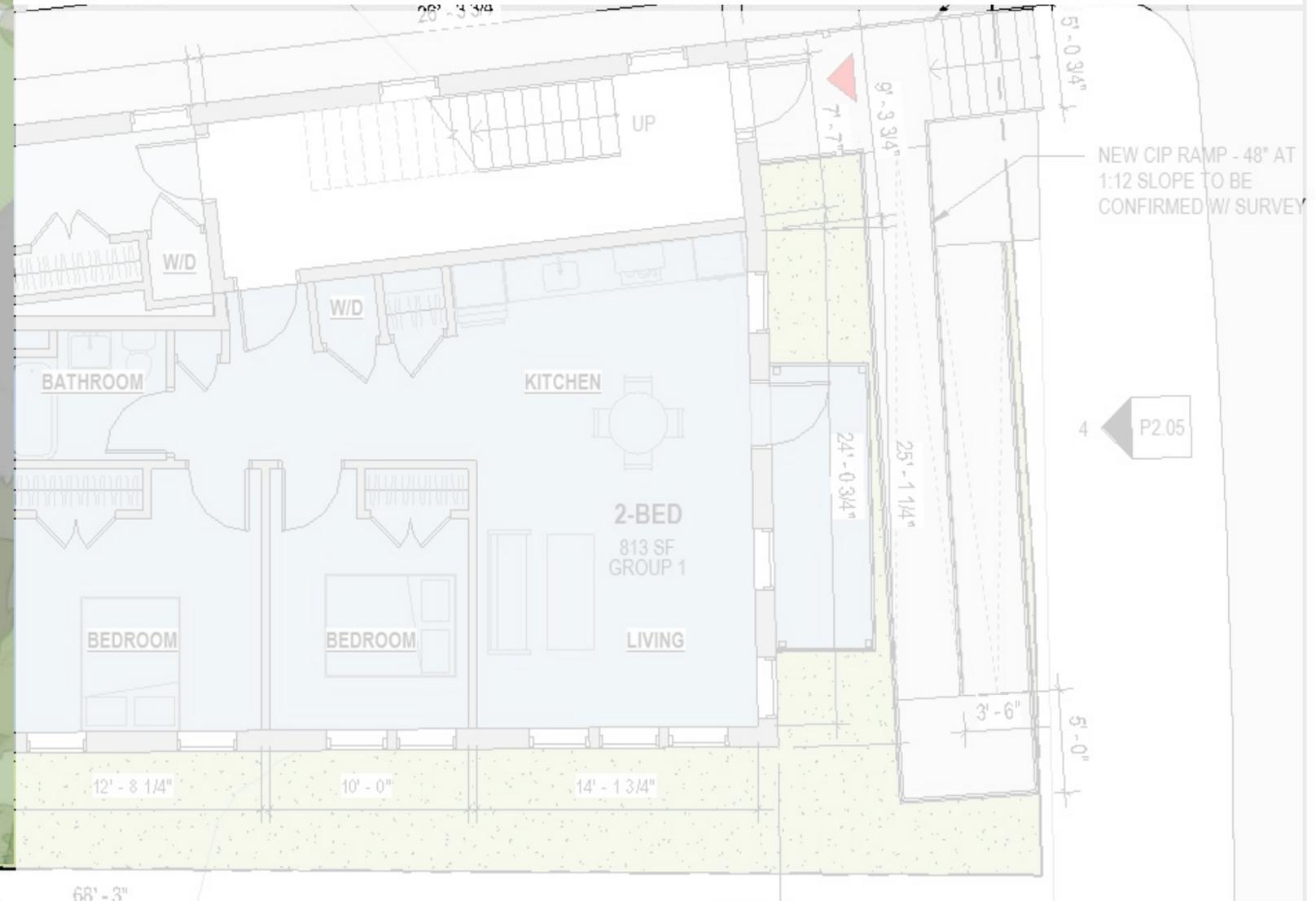
241 Geneva

Site Plan & Development Summary



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- ⑧ ROOFTOP MOUNTED AIR SOURCE HEAT PUMPS
- ⑨ HIGH-PERFORMANCE TRIPLE-GLAZED POLYMER WINDOWS
- ⑩ HIGH-PERFORMANCE EXTERIOR ASSEMBLIES; R-36 WALLS, R-60 ROOF, R-21 SLAB



241 Geneva

View on Geneva Ave



268 Geneva

Site Plan & Development Summary



DESIGN PRINCIPLES:

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- ② ENTRANCES, RAISED STOOPS, AND PORCHES RELATE TO VERNACULAR BUILDINGS
- ③ SETBACKS MIMIC ADJACENT CONTEXT
- ④ CLAPBOARD SIDING AND MATERIALS TO RELATE TO VERNACULAR BUILDINGS
- ⑤ WINDOW SURROUND AND OTHER DETAILS RELATE TO VERNACULAR BUILDINGS

- ⑥ PORCHES RELATING TO BAYS AND PORCHES ON VERNACULAR BUILDINGS
- ⑦ ROOFTOP DESIGNED TO ACCOMMODATE PHOTOVOLTAIC ARRAY
- ⑧ ROOFTOP MOUNTED AIR SOURCE HEAT PUMPS
- ⑨ HIGH-PERFORMANCE TRIPLE-GLAZED POLYMER WINDOWS
- ⑩ HIGH-PERFORMANCE EXTERIOR ASSEMBLIES; R-36 WALLS, R-60 ROOF, R-21 SLAB

268 Geneva

View on Geneva Ave



276 Geneva

Site Plan & Development Summary



DESIGN PRINCIPLES:

- ① BUILDING SCALE AND MASSING ARTICULATION REFLECT ADJACENT "TRIPLE DECKER" VOLUMES
- ② ENTRANCES, RAISED STOOPS, AND PORCHES RELATE TO VERNACULAR BUILDINGS
- ③ SETBACKS MIMIC ADJACENT CONTEXT
- ④ CLAPBOARD SIDING AND MATERIALS TO RELATE TO VERNACULAR BUILDINGS
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Thank You!

Questions?

Q&A (10 minutes)



Next Steps

B

We want to hear from you!

To submit feedback please visit <https://bit.ly/whbphase1survey>, or scan:



We will be accepting comments regarding eligible proposals until
September 28, 2023

At the end of the comment period, based on all public comments as well as the City's evaluation of all proposals against the RFP Evaluation Criteria, MOH will make its recommendation for developer designation.

Additional Resources

Visit here for more information and updates about Welcome Home, Boston Phase 1:

<https://bit.ly/whbphase1housing>

And, here to view eligible proposals being considered for Phase 1 RFP:

<https://bit.ly/whbphase1proposals>

What comes next – designating a developer to begin work.

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 Applicant Presentations

9 Tentative Developer
Designation

10 Developer financing
and permitting

11 Property transferred
to developer

12 Construction

Questions?





Thank you!



B