

Welcome Home, Boston Phase I

Applicant Presentations - Part II

September 14, 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

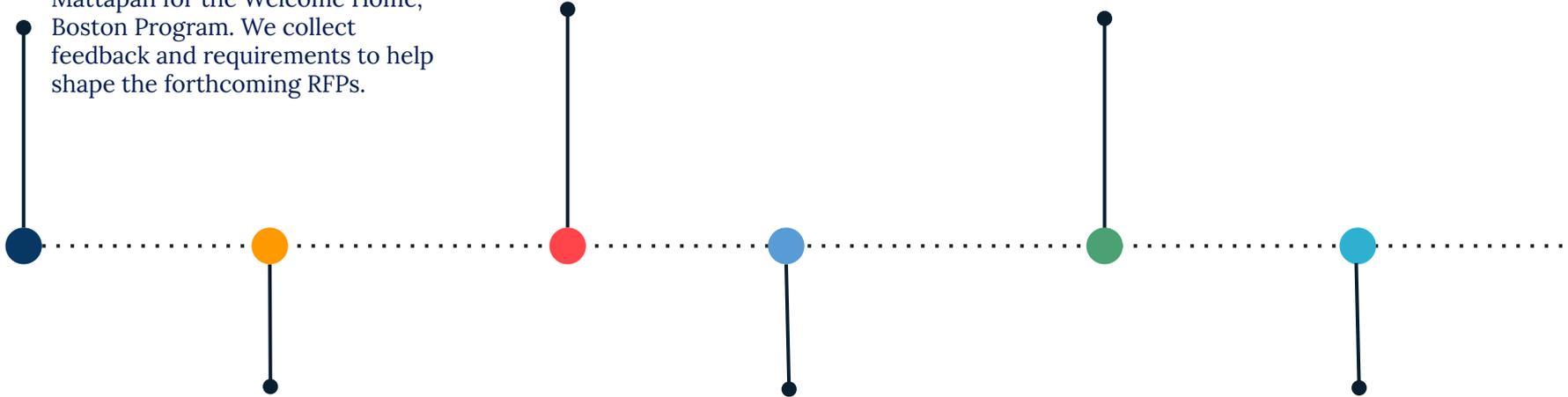
Phase 1 RFP issued for 20 parcels in the Dorchester neighborhood. Proposals were due in June 9, 2023.

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, comments, and/or offer support.

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



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:

Boston Communities





77-79, 85 & 94
Harvard Street

boston
communities



Agenda

- 1** About Us: Meet the Team
- 2** Diversity and Inclusion
- 3** Design & sustainability
- 4** Unit mix & affordability

Meet The Team



Phillip
Cohen
Co-Sponsor



F. Marie
Morisset
Co-Sponsor



Matt
Robayna
Development
Consultant

Relevant Work



Our Priorities & Why it Matters

1. Affordability / wealth creation
2. Sustainability
3. Transit forward
4. Family sized units
5. Designed in context
6. Outdoor space
7. Community focused

Diversity & Inclusion

Marketing & Outreach

SPONSORSHIP/
OWNERSHIP

boston
communities

CONSTRUCTION



MARKETING
AGENT



BUYER
OUTREACH



DESIGN



MANAGEMENT



The project team assembled by Boston Communities is almost entirely composed of certified MBE and WBEs. Our team places a priority on including diverse organizations in this endeavor to create generational wealth in our communities.

WELCOME HOME BOSTON | HARVARD ST PARCELS

PROPERTY DATA

SITE A

77-81 HARVARD STREET
LOT: 9,010 SF
Total Units: 14

SITE B

84 HARVARD STREET
LOT: 3,577 SF
Total Units: 8

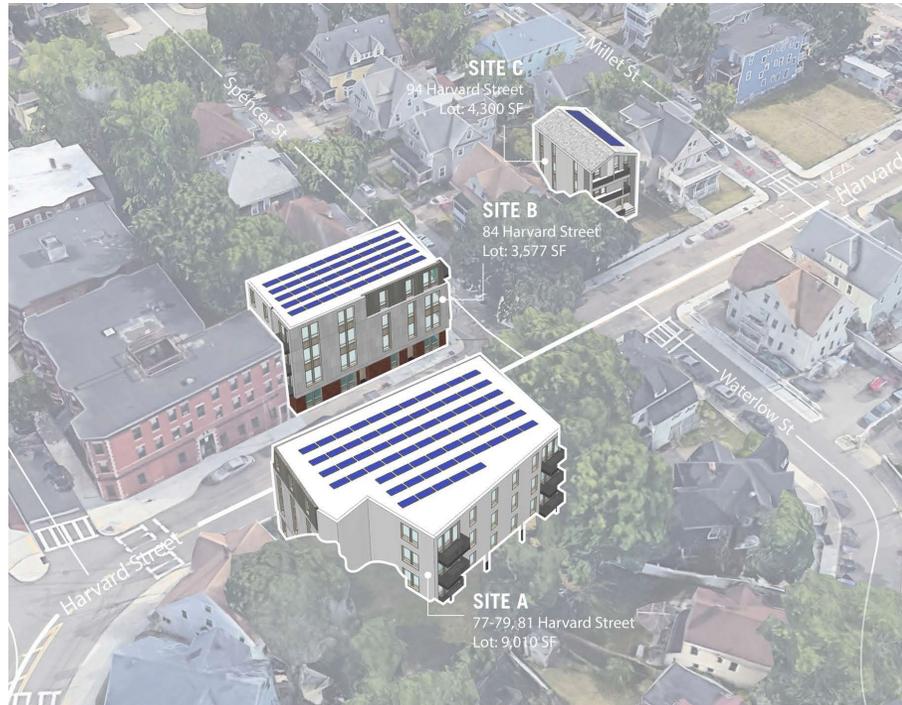
SITE C

94 HARVARD STREET
LOT: 4,300 SF
Total Units: 2



CONTEXT

WELCOME HOME BOSTON | HARVARD STREET PARCELS



Context Aerial View



Harvard Street Elevation

Site A: 77-81 Harvard Street



Harvard Street Elevation

Site B: 84 Harvard Street

Site C: 94 Harvard Street

CONTEXT DESIGN PRINCIPLES:

- Pitched Roof
- Massing Responds to Neighborhood Scale
- Balconies
- Contextual Material Palette



75 Harvard Street



103 Harvard Street



70 Harvard Street



91 Harvard Street

**STUDIO
LUZ**
ARCHITECTS

boston
communities

SITE A - PERSPECTIVE

77-81 HARVARD STREET | LOT SIZE 9,010 SF | 2 PARCELS



View from Harvard Street

PROPERTY DATA

BEDROOM MIX:
3 1-BEDROOM UNITS
4 2-BEDROOM UNITS
7 3-BEDROOM UNITS
14 TOTAL UNITS

1 ACCESSIBLE UNIT

7 PARKING SPACES

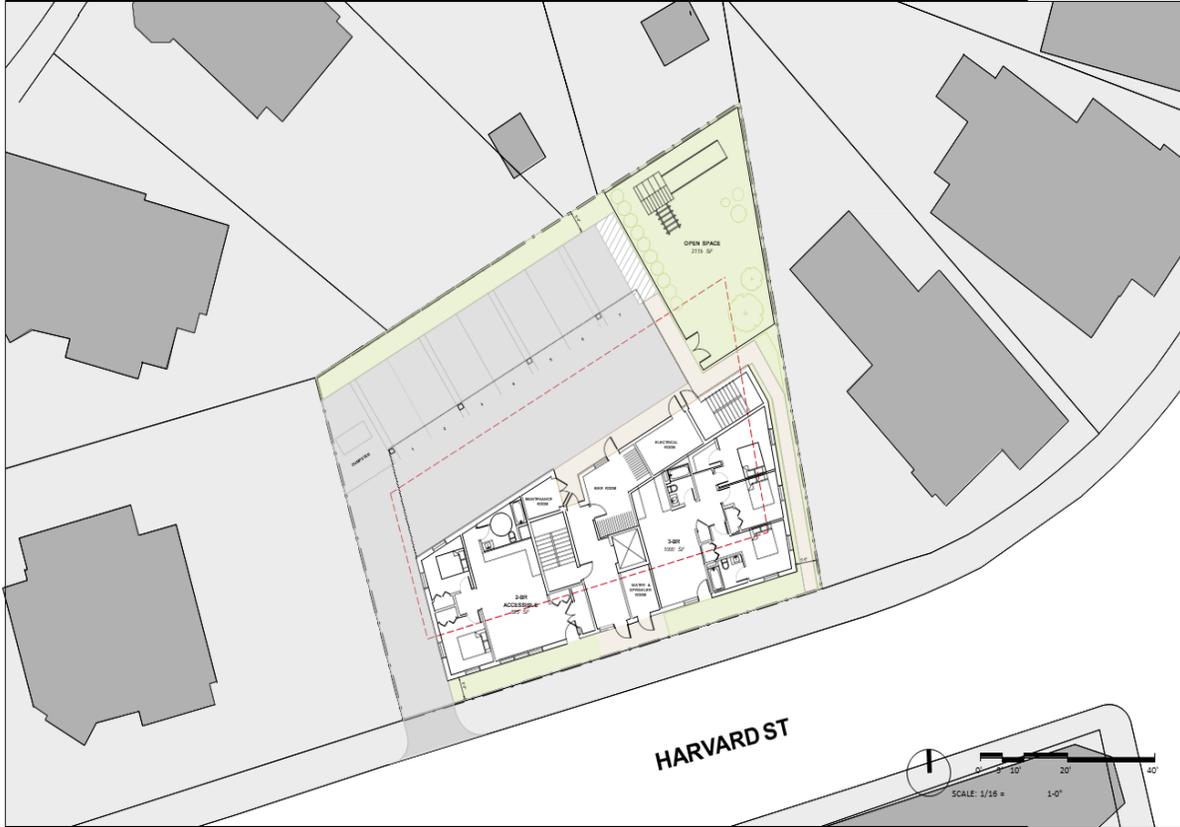
17,235 GROSS SQUARE
FOOTAGE

**STU
DIO
LUZ**
ARCHITECTS

boston
communities

SITE A - GROUND FLOOR

77-81 HARVARD STREET | LOT SIZE 9,010 SF | 2 PARCELS



SITE A - 2ND, 3RD, 4TH FLOOR

77-81 HARVARD STREET | LOT SIZE 9,010 SF | 2 PARCELS



PROPERTY DATA

BEDROOM MIX:

3 1-BEDROOM UNITS

4 2-BEDROOM UNITS

7 3-BEDROOM UNITS

14 TOTAL UNITS

1 ACCESSIBLE UNIT

7 PARKING SPACES

SHARED OPEN SPACE FOR RESIDENTS

17,235 GROSS SQUARE FOOTAGE

**STU
DIO
LUZ**
ARCHITECTS

boston
communities

SITE B - PERSPECTIVE

84 HARVARD STREET | LOT SIZE 3,577 SF | 1 PARCEL



View from corner of Harvard Street & Spencer Street

PROPERTY DATA

BEDROOM MIX:

1 1-BEDROOM UNIT
3 2-BEDROOM UNITS
4 3-BEDROOM UNITS
8 TOTAL UNITS

1 ACCESSIBLE UNIT

9,320 GROSS SQUARE
FOOTAGE

**STU
DIO
LUZ**
ARCHITECTS

boston
communities

SITE B - GROUND FLOOR

84 HARVARD STREET | LOT SIZE 3,577 SF | 1 PARCEL



PROPERTY DATA

BEDROOM MIX:

- 1 1-BEDROOM UNIT
- 3 2-BEDROOM UNITS
- 4 3-BEDROOM UNITS
- 8 TOTAL UNITS

1 ACCESSIBLE UNIT

9,320 GROSS SQUARE FOOTAGE

SITE C - PERSPECTIVE

94 HARVARD STREET | LOT SIZE 4,300 SF | 1 PARCEL



View from Harvard Street

PROPERTY DATA

BEDROOM MIX:
1 2-BEDROOM UNIT
1 4-BEDROOM UNIT
2 TOTAL UNITS

1 ACCESSIBLE UNIT

2 PARKING SPACES

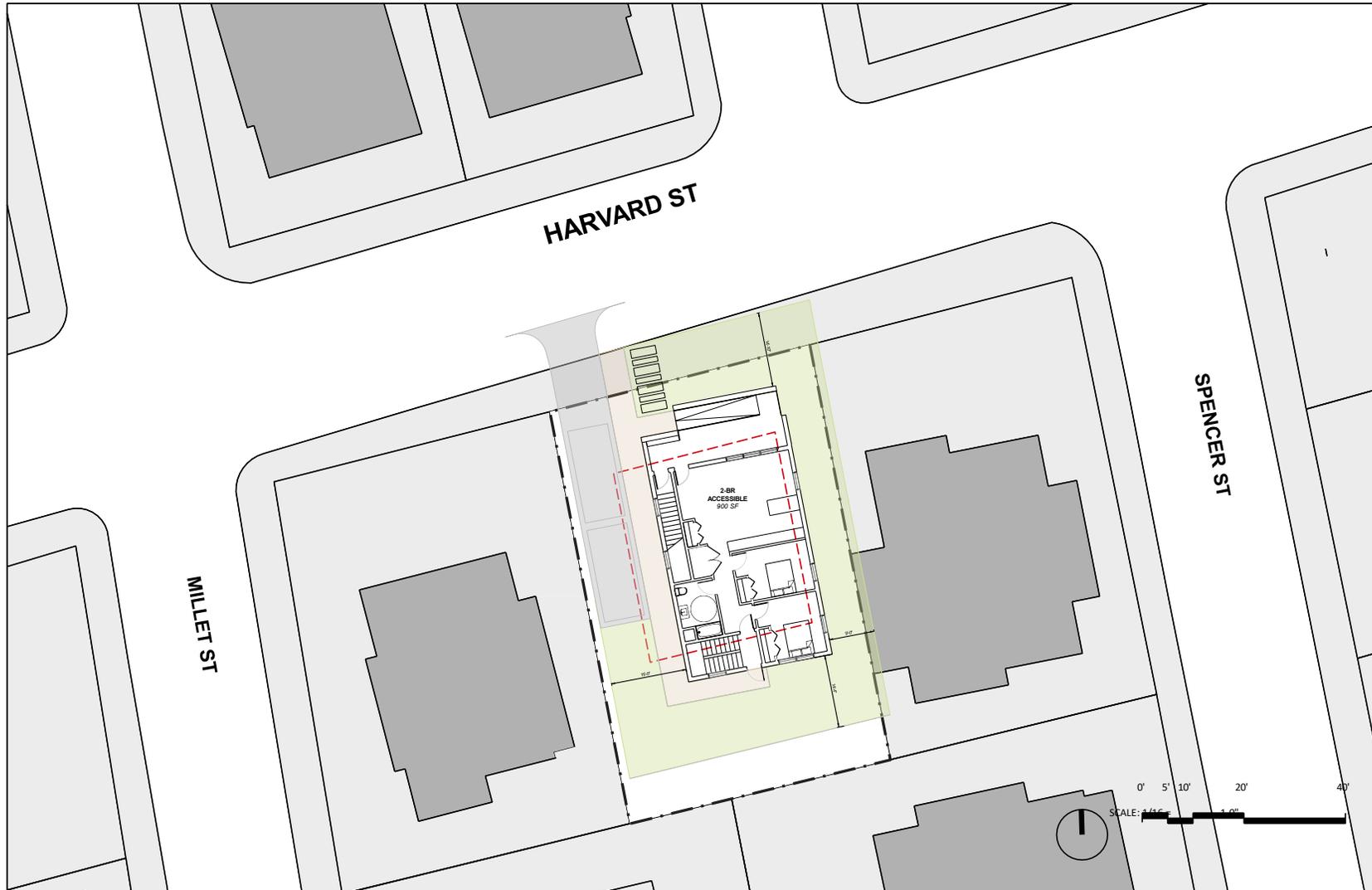
3,645 GROSS SQUARE
FOOTAGE

**STU
DIO
LUZ**
ARCHITECTS

boston
communities

SITE C - GROUND FLOOR

94 HARVARD STREET | LOT SIZE 4,300 SF | 1 PARCEL



PROPERTY DATA

BEDROOM MIX:

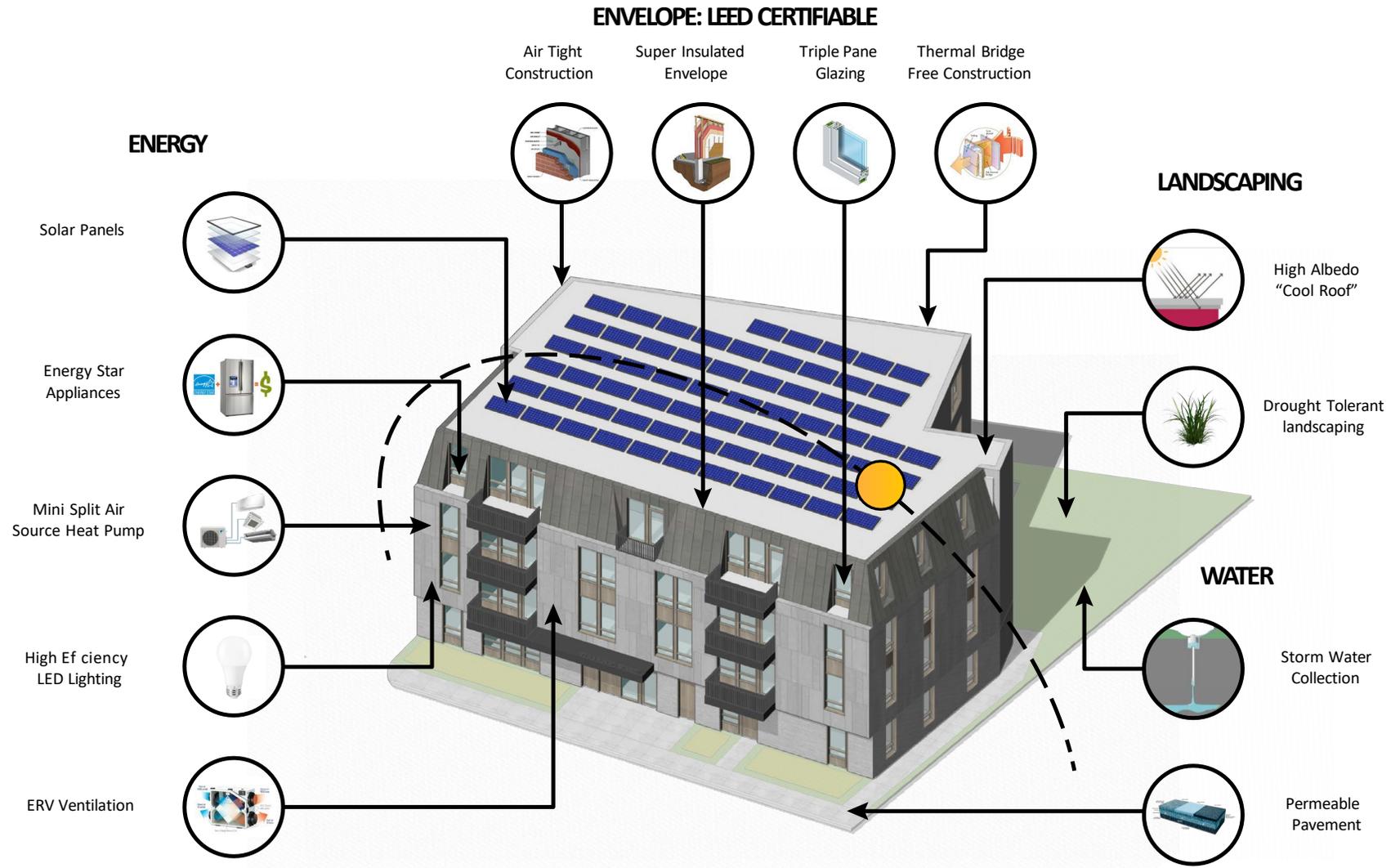
- 1 2-BEDROOM UNIT
- 1 4-BEDROOM UNIT
- 2 TOTAL UNITS

1 ACCESSIBLE UNIT

2 PARKING SPACES

3,645 GROSS SQUARE FOOTAGE

APPROACH TO SUSTAINABILITY



Unit mix & affordability

Summary	80% AMI	100% AMI	Total
1 BR	2	2	4
2 BR	5	3	8
3 BR	5	6	11
4 BR		1	1
Total	12	12	24

Q&A (10 minutes)



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



Presentation #2

Codman Square
Neighborhood Development
Corporation (CSNDC)





Welcome Home Boston | Phase 1

Harvard Street Visioning: Community Meeting

14 SEPTEMBER 2023

Diverse Experienced Team



CSNDC has over 41 years of experience in community development of affordable housing and supportive resident services programs.



JGE is a well-established minority-owned architecture + design firm, based in Boston. The firm has extensive experience in designing affordable housing throughout many of Boston's inner city subdistrict's, including Roxbury, Dorchester and Mattapan.

Project Vision

1. Creates attractive new homes that complement the neighborhood sized as three-story buildings housing 15 units
2. Outreach to minority and underrepresented residents will be a priority
3. Opportunities for local MBE/WBE businesses and employment
4. Corporate commitment to green development as a NeighborWorks Certified Green Organization

Unit Mix and Affordability

		# of Units	Sale Price Per Unit	Sale Proceeds
1 BDRM	80% AMI/ no pkg	1	\$ 190,000	\$190,000
	100% AMI /no pkg	1	\$ 260,000	\$260,000
	80% w/ pkg	2	\$ 213,700	\$427,400
	100% w/ pkg	2	\$ 280,700	\$561,400
		6		\$1,438,800
2 BDRM	80% AMI	3	\$ 252,000	\$756,000
	100% AMI	3	\$ 326,000	\$978,000
	100% AMI Fam	0	\$ -	\$0
	Market	0	\$ -	\$0
		6		\$1,734,000
3 BDRM	80% AMI	2	\$ 290,300	\$580,600
	100% AMI	1	\$ 368,500	\$368,500
	Market	0	\$ -	\$0
		3		\$949,100
	Total # of ALL Units	15	ALL SALES Proceeds:	\$4,121,900

An affordability analysis was conducted to determine how the pricing of homeownership units using the BPDA's income and affordable pricing limits at **80% AMI** and **100% AMI** would ensure families make enough income to afford these units after paying mortgage, taxes, insurance, and condo fees.

The table (left) shows sale price points for the mix of one-, two- and three-bedroom units at 80% and 100% AMI levels. **The (2) one-bedroom units that do not have on-site parking are offered at discounted prices.**

All units were able to meet affordability ranges for each of the income levels that match the sales limit.

Comparable Projects

MULTIGENERATIONAL - NORWELL ST.



MULTIFAMILY - TALBOT AVE.



TOWNHOUSE CONDOS - BAY VILLAGE



FRANKLIN FIELD



DUPLEX UNITS - CHENEY ST.



FOUR CORNERS PLAZA





Program

4 residentially scaled buildings on 5 vacant lots along Harvard Street

15 affordable homeownership units for residents earning 80% to 100% AMI.

13 off-street parking spaces (.87 ratio)

Generous backyard open space

Scale, massing and design character reflective of the Harvard St. neighborhood

LEED Silver Certifiable

Designed to Passive House standards

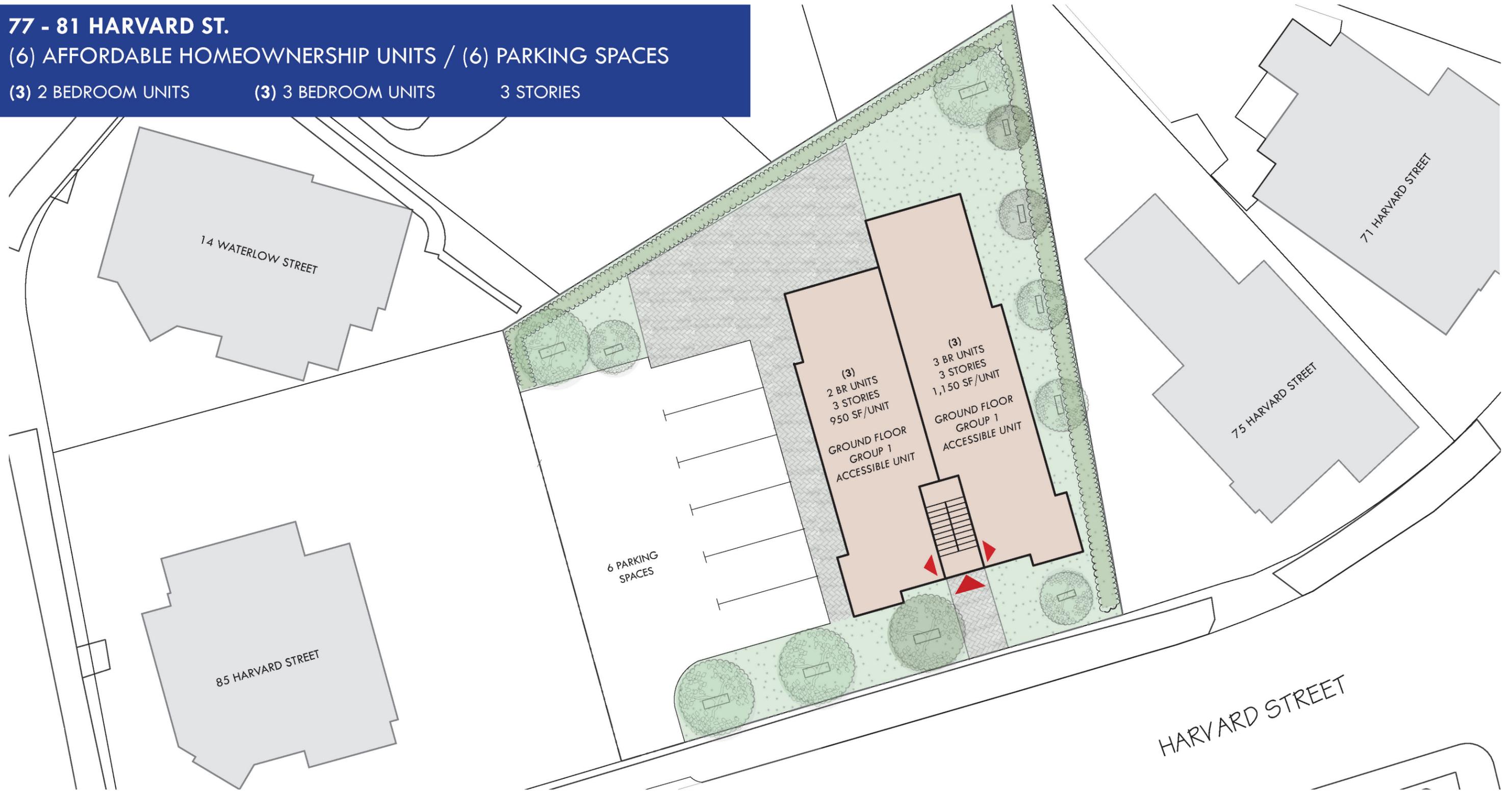
77 - 81 HARVARD ST.

(6) AFFORDABLE HOMEOWNERSHIP UNITS / (6) PARKING SPACES

(3) 2 BEDROOM UNITS

(3) 3 BEDROOM UNITS

3 STORIES

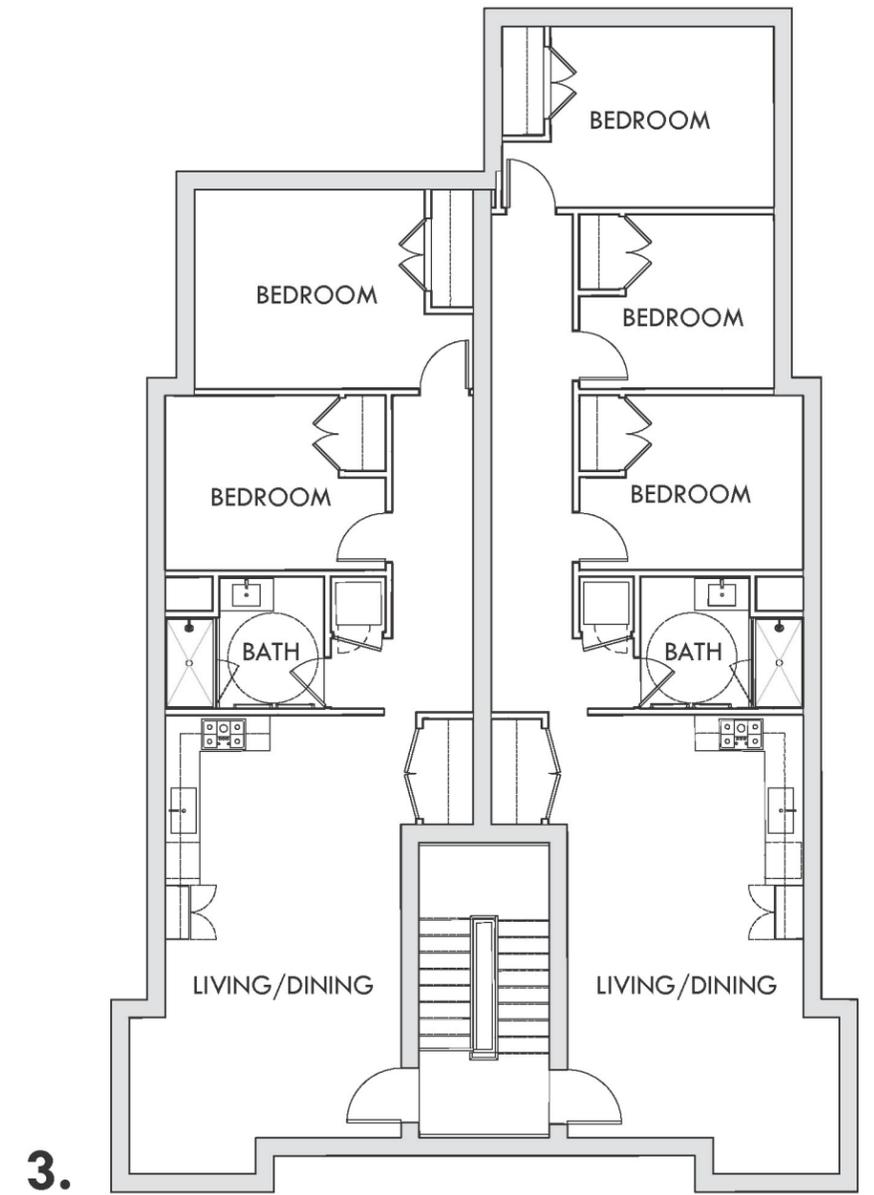
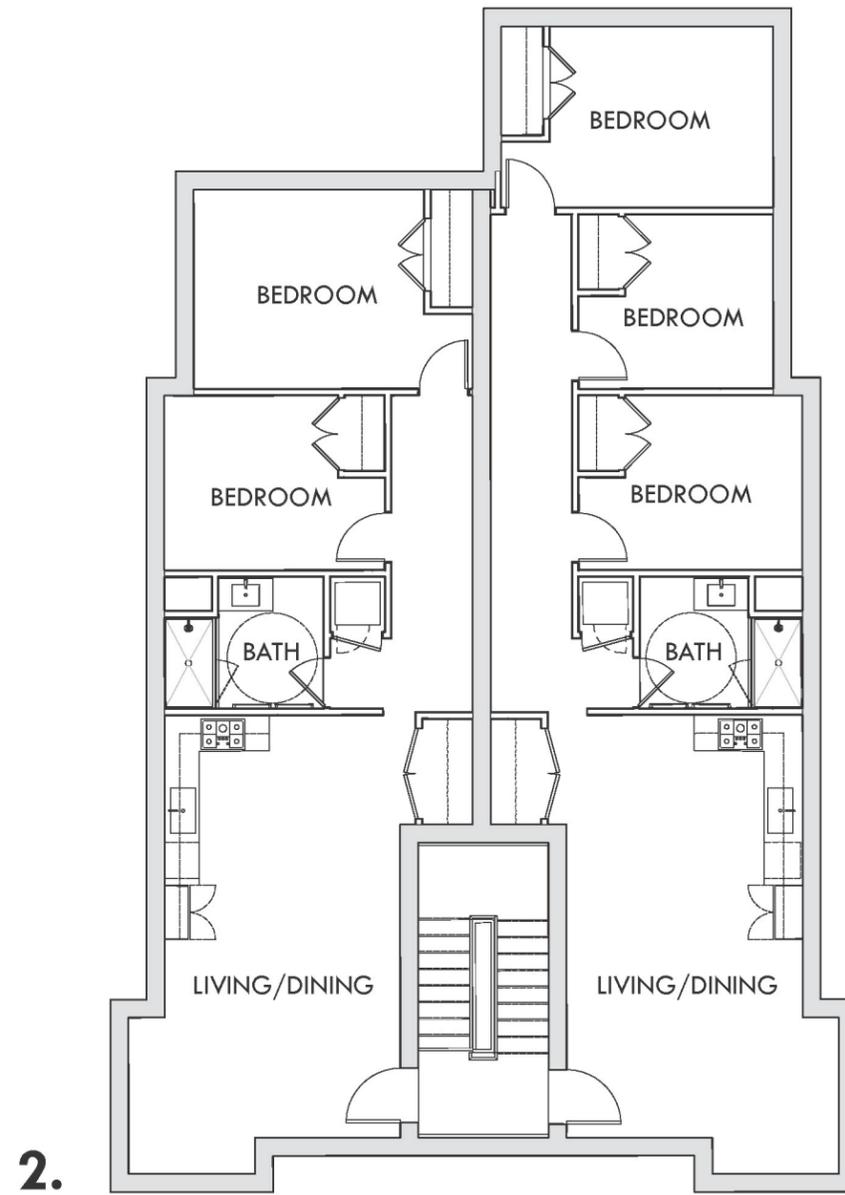
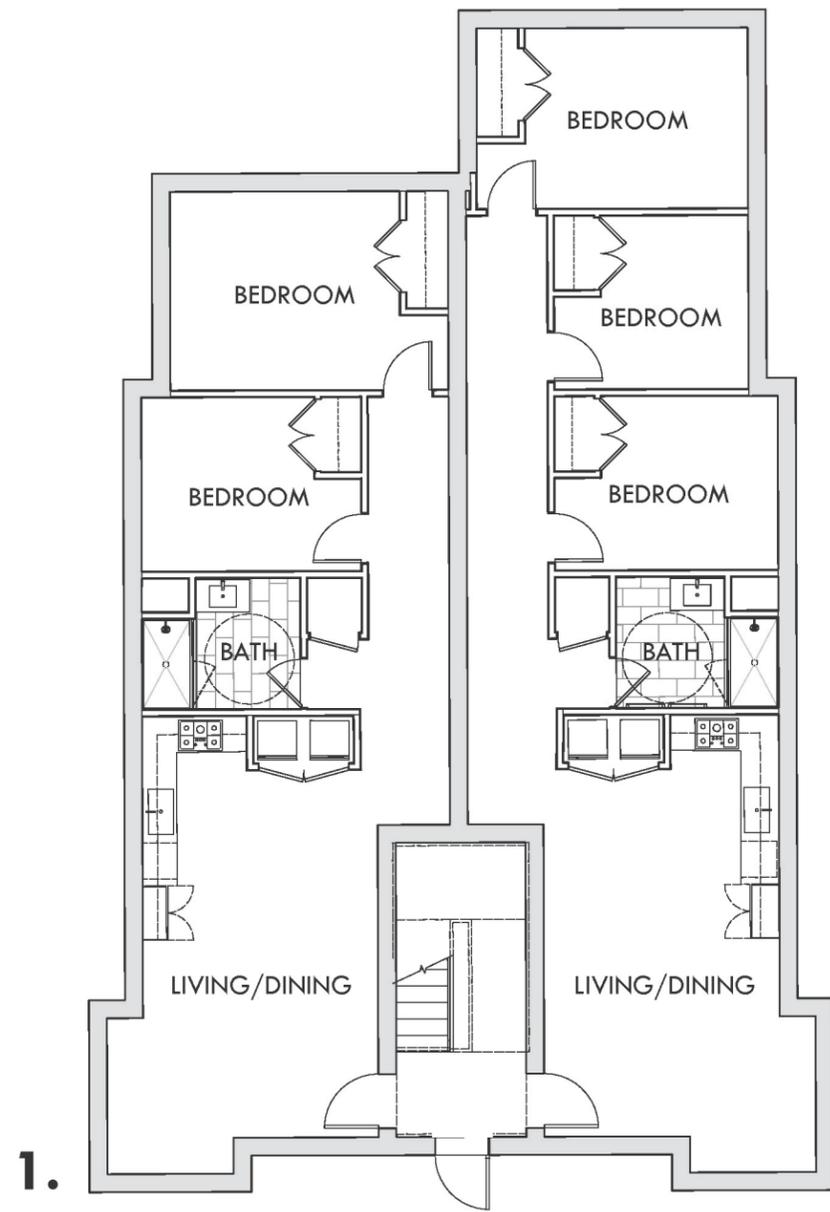


77 - 81 HARVARD ST.



WELCOME HOME BOSTON _ HARVARD ST. VISIONING _ COMMUNITY MEETING

14 SEPTEMBER 2023

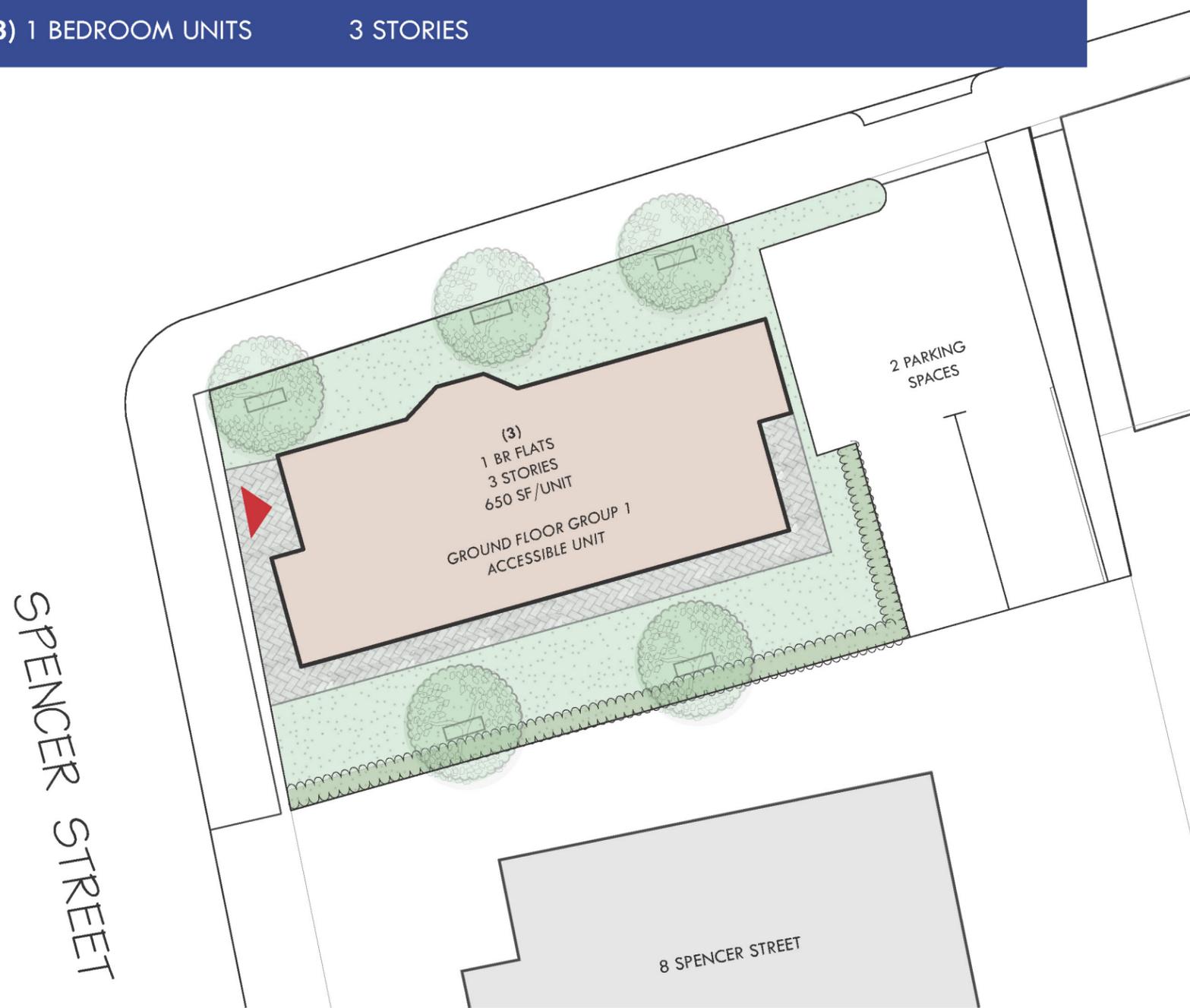


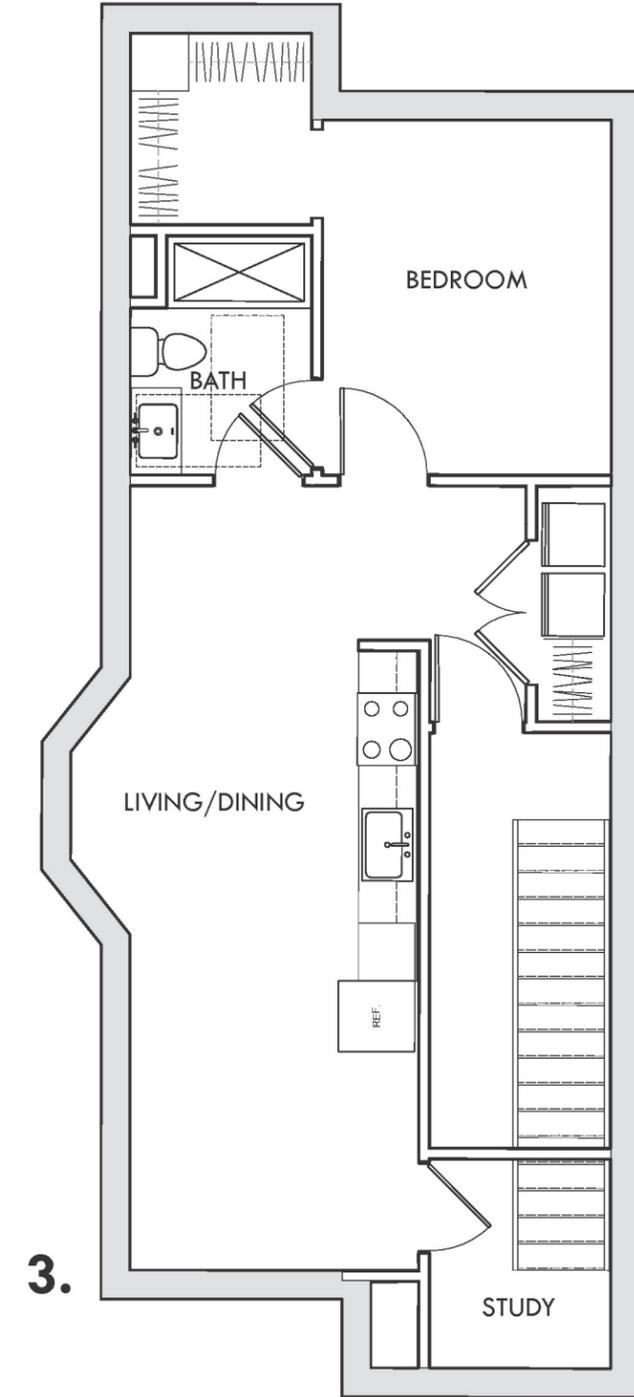
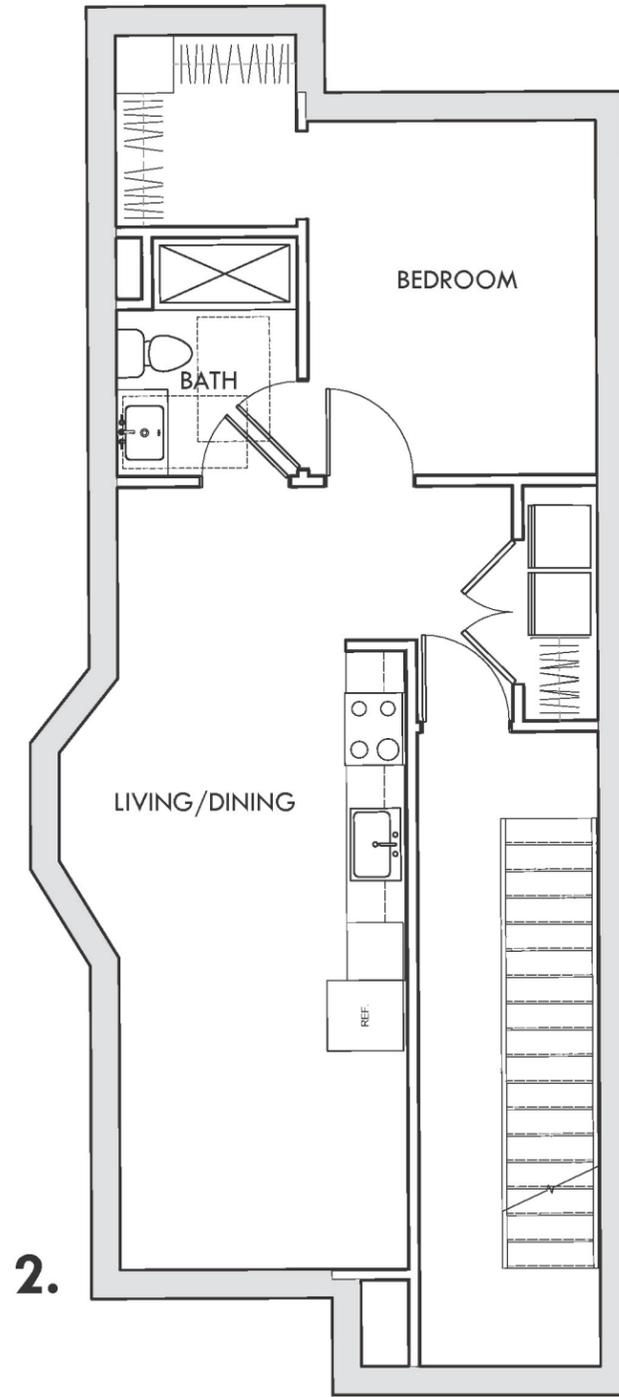
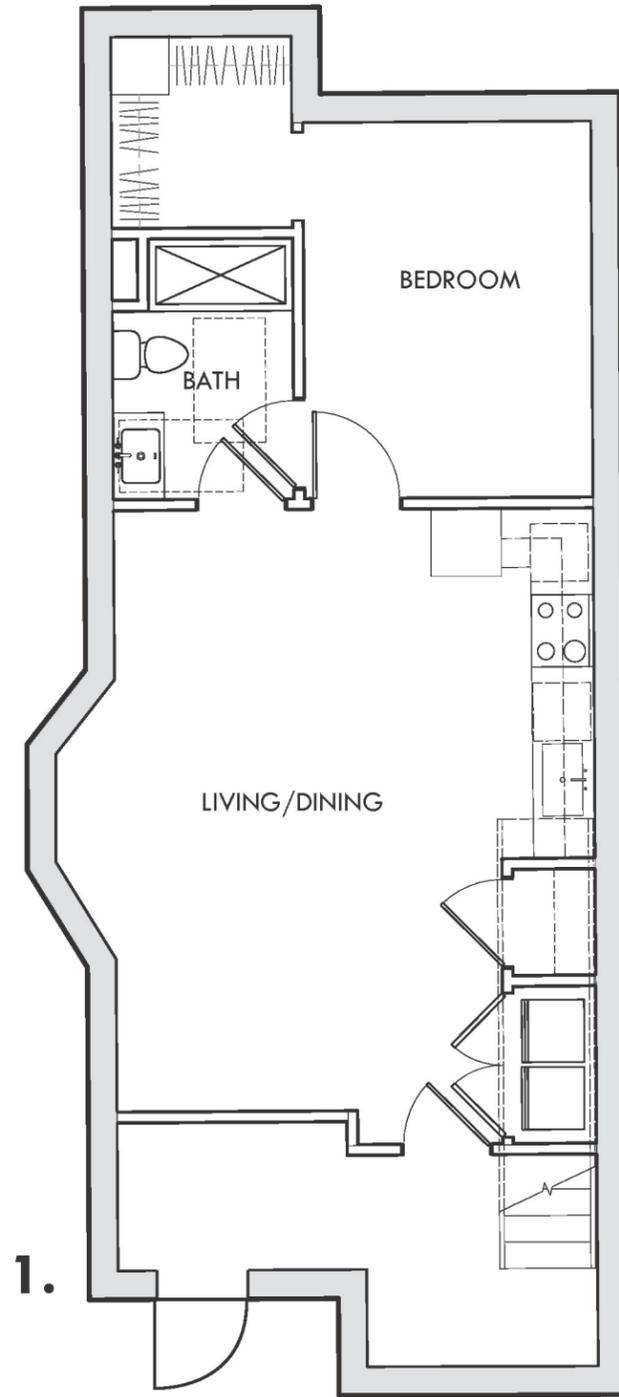
84 HARVARD ST.

(3) AFFORDABLE HOMEOWNERSHIP UNITS / (2) PARKING SPACES

(3) 1 BEDROOM UNITS

3 STORIES



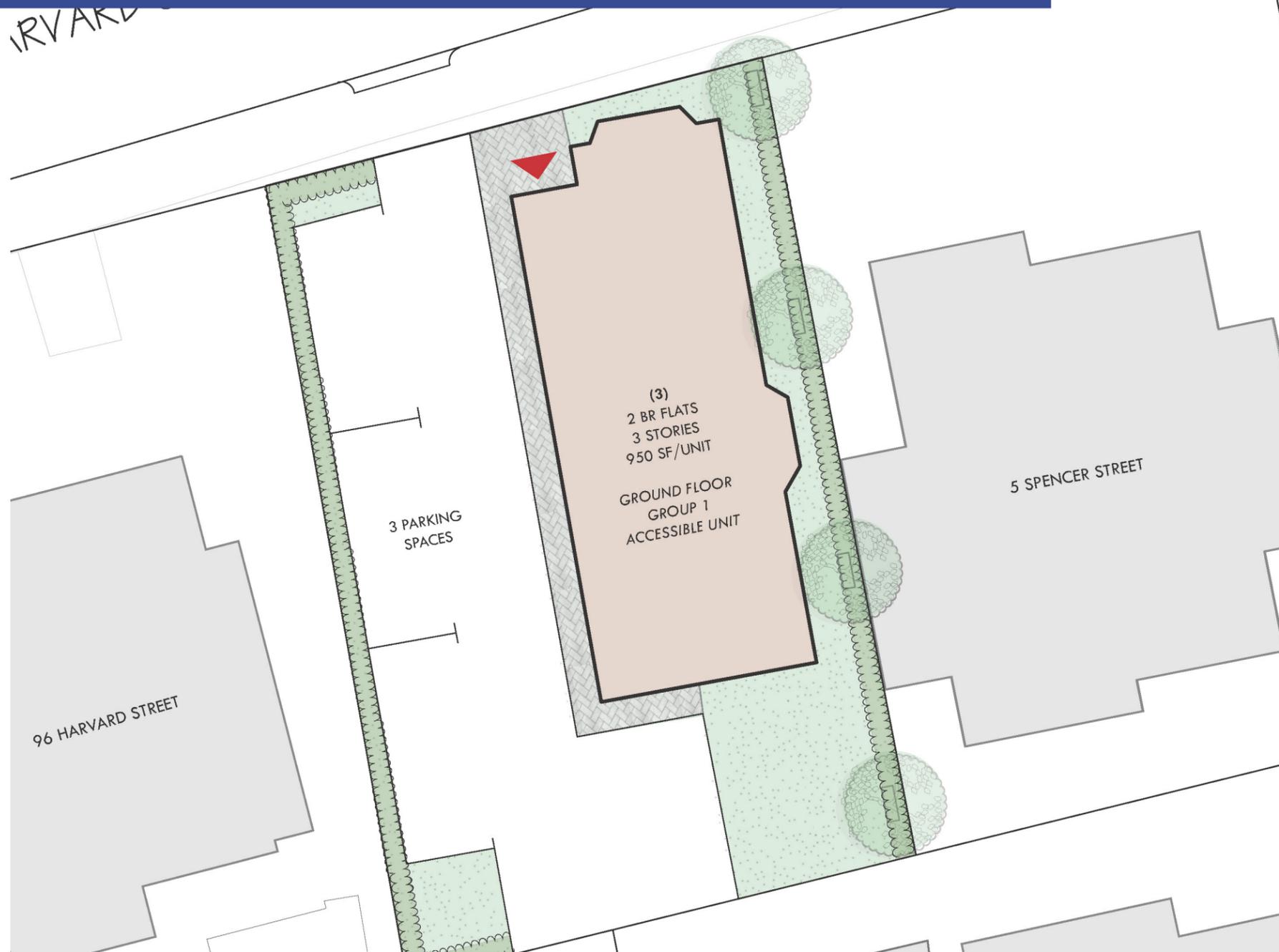


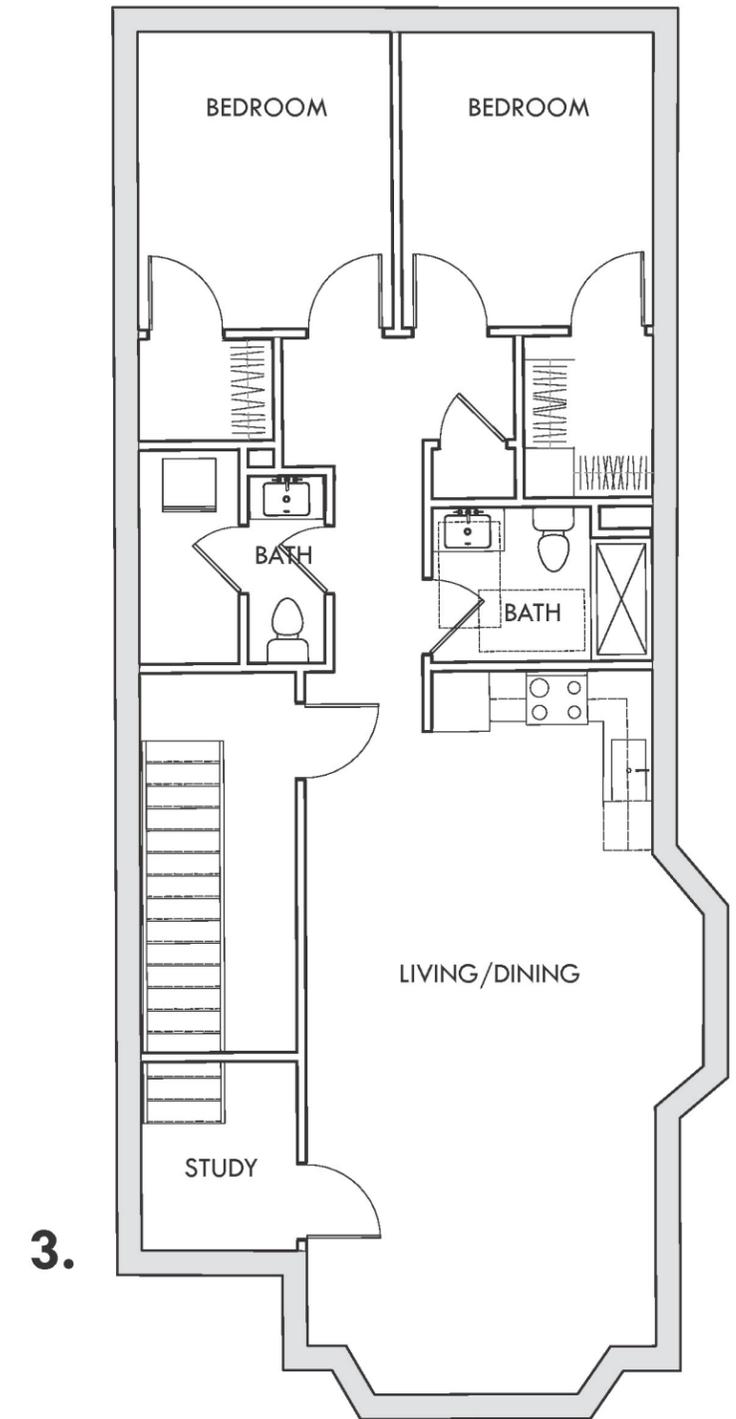
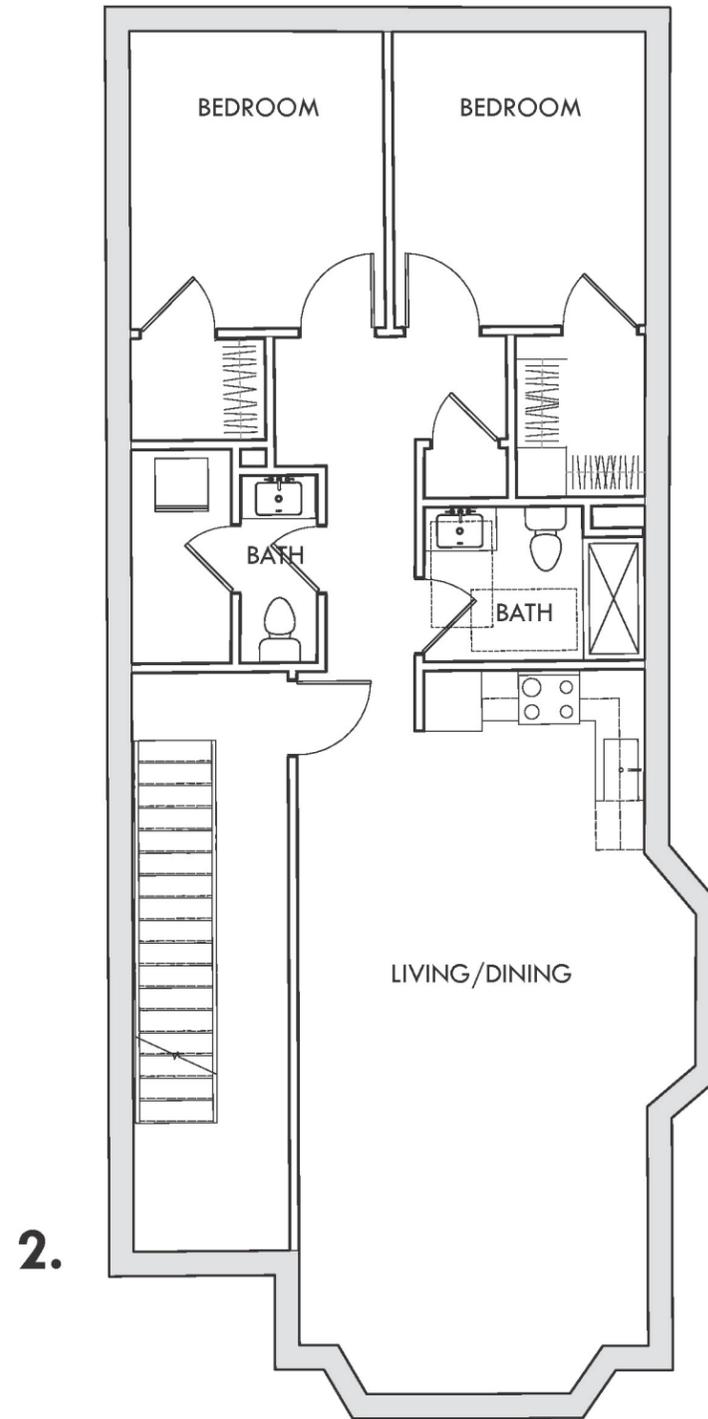
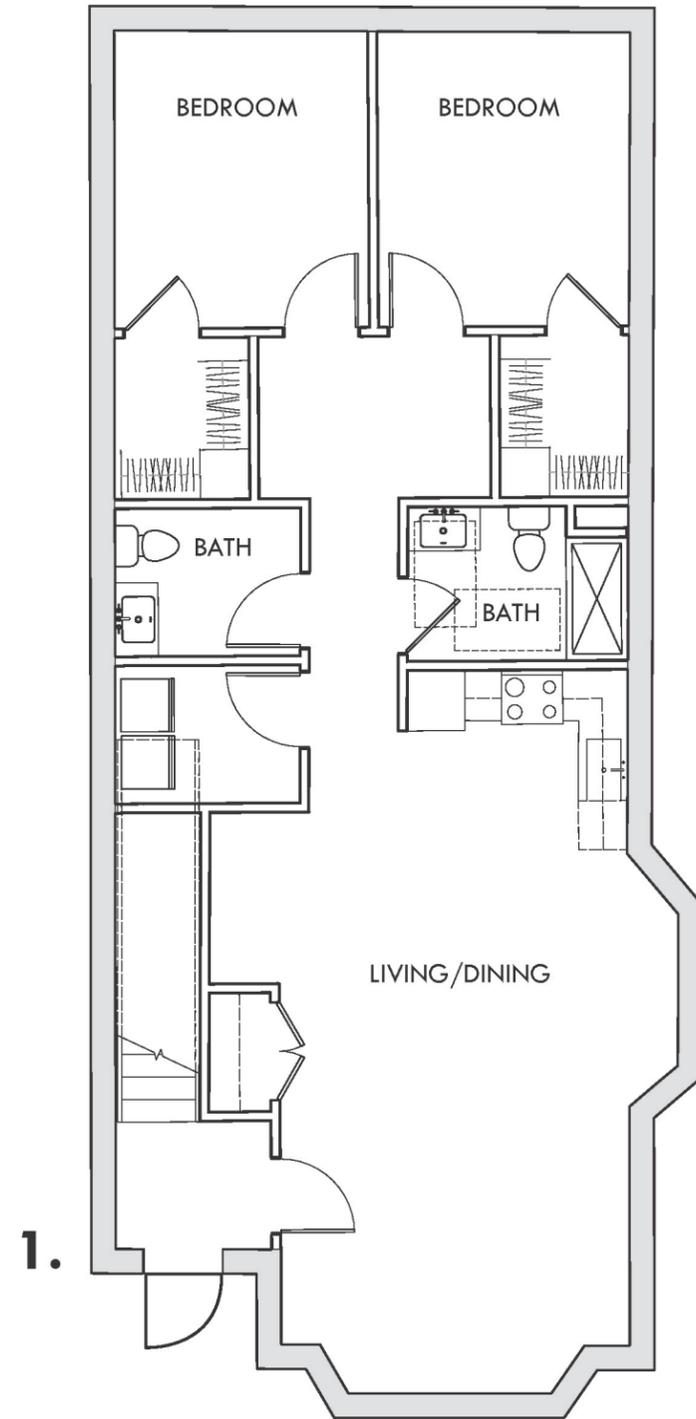
94 HARVARD ST.

(3) AFFORDABLE HOMEOWNERSHIP UNITS / (3) PARKING SPACES

(3) 2 BEDROOM UNITS

3 STORIES



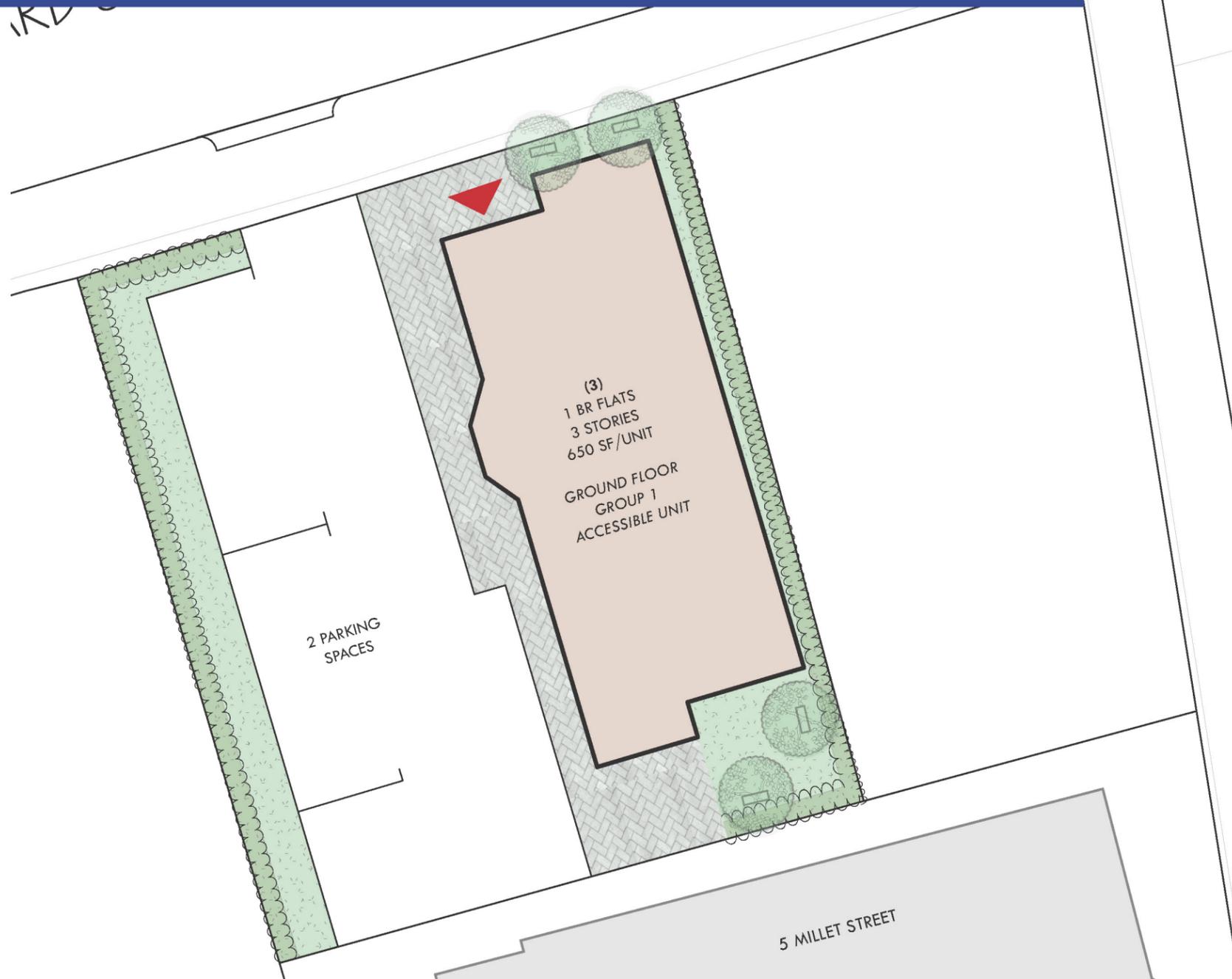


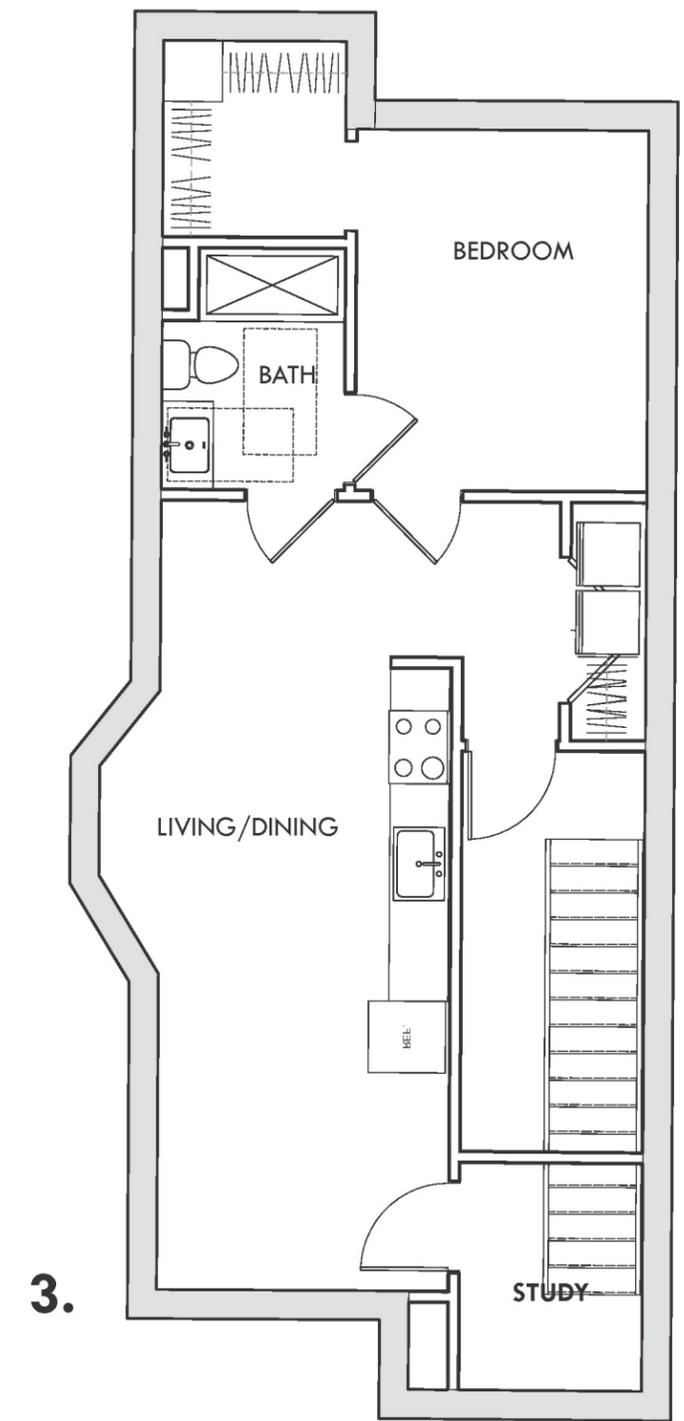
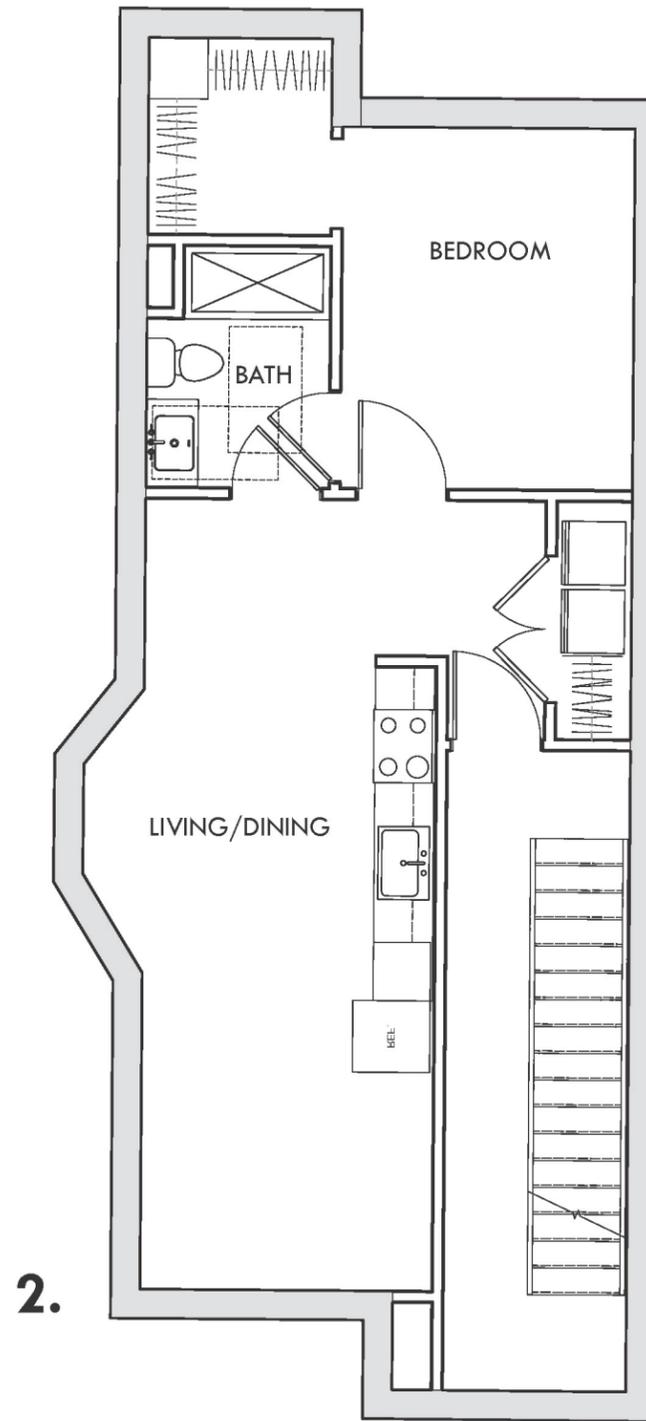
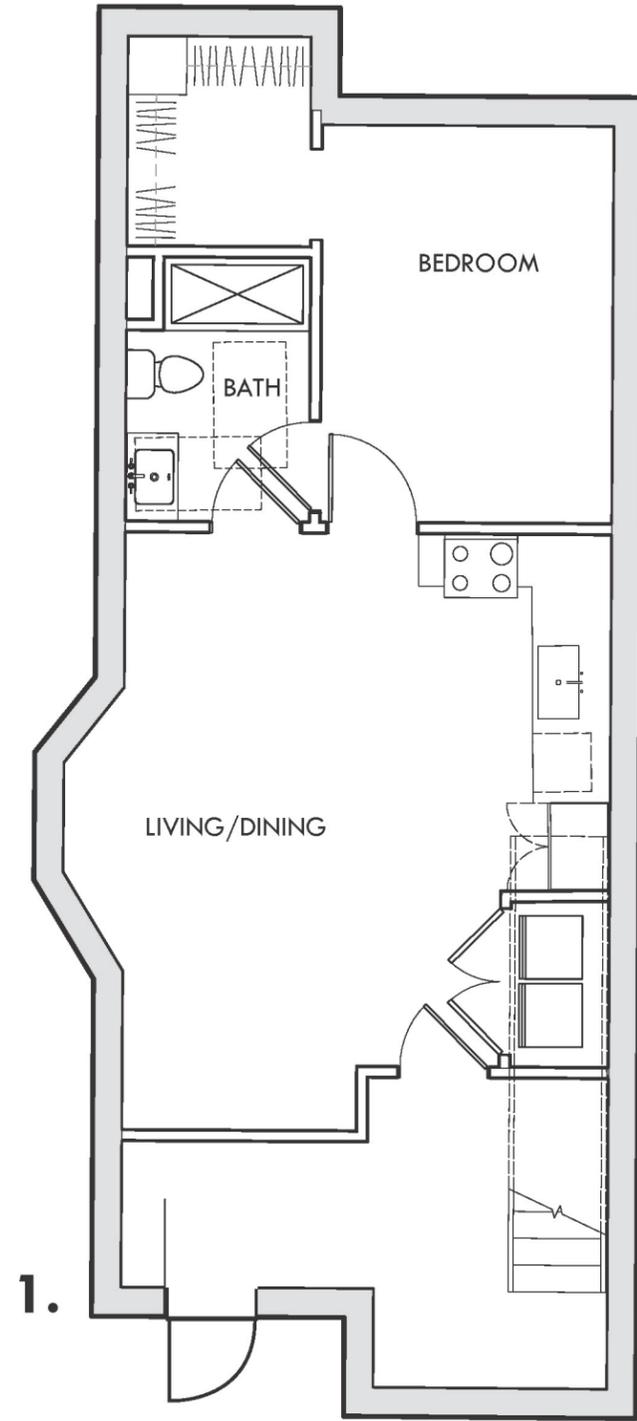
100-102A HARVARD ST.

(3) AFFORDABLE HOMEOWNERSHIP UNITS / (2) PARKING SPACES

(3) 1 BEDROOM UNITS

3 STORIES





TIMELINE

Predevelopment
Oct 23-Oct 24

- Article 80/zoning Spring 2024
- Bid Contracts Summer 2024
- Secure Financing Fall 2024
- Closing – Winter 2024

Construction
March 25-
March 26

- Construction Oversight
- Inspections and Permitting
- Marketing and Outreach and Counseling
- Set up Condo Structure

Sales & Move
In
Spring 2025

- Help to secure Management Contract
- Condo Meeting as non-voting member
- Help stabilize operations
- Advise members as needed

DEVELOPMENT BUDGET

USES OF FUNDING	
Acquisition	\$ 500
Construction - Residential	\$ 5,300,000
Construction - Contingency	\$ 265,000
Construction Total	\$ 5,565,000
Soft Costs & Fees	\$ 1,662,058
Condo Reserves	\$ 19,342
TOTAL USES	\$ 7,246,900
SOURCES OF FUNDS	
MOH WHB Fund (\$150k/unit)	\$ 2,250,000
Commonwealth Builders	\$ 750,000
Environmental Allowance	\$ 125,000
Sale of Affordable Units	\$ 4,121,900
TOTAL SOURCES	\$ 7,246,900

Thank You

Q&A (10 minutes)



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



Presentation #3:

African Community Economic Development of New England (ACEDONE)



NORWELL

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

WELCOME HOME BOSTON PHASE I

**COMMUNITY PRESENTATION
SEPTEMBER 14, 2023**



JGE
ARCHITECTURE + DESIGN

AGENDA

1. Meet *the* Team
2. *About* ACEDONE
3. Development Plan
4. Project Schedule
5. Affordability
- 7-10. Design Concepts
11. Future Development
12. Diversity *and* Inclusion
12. 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

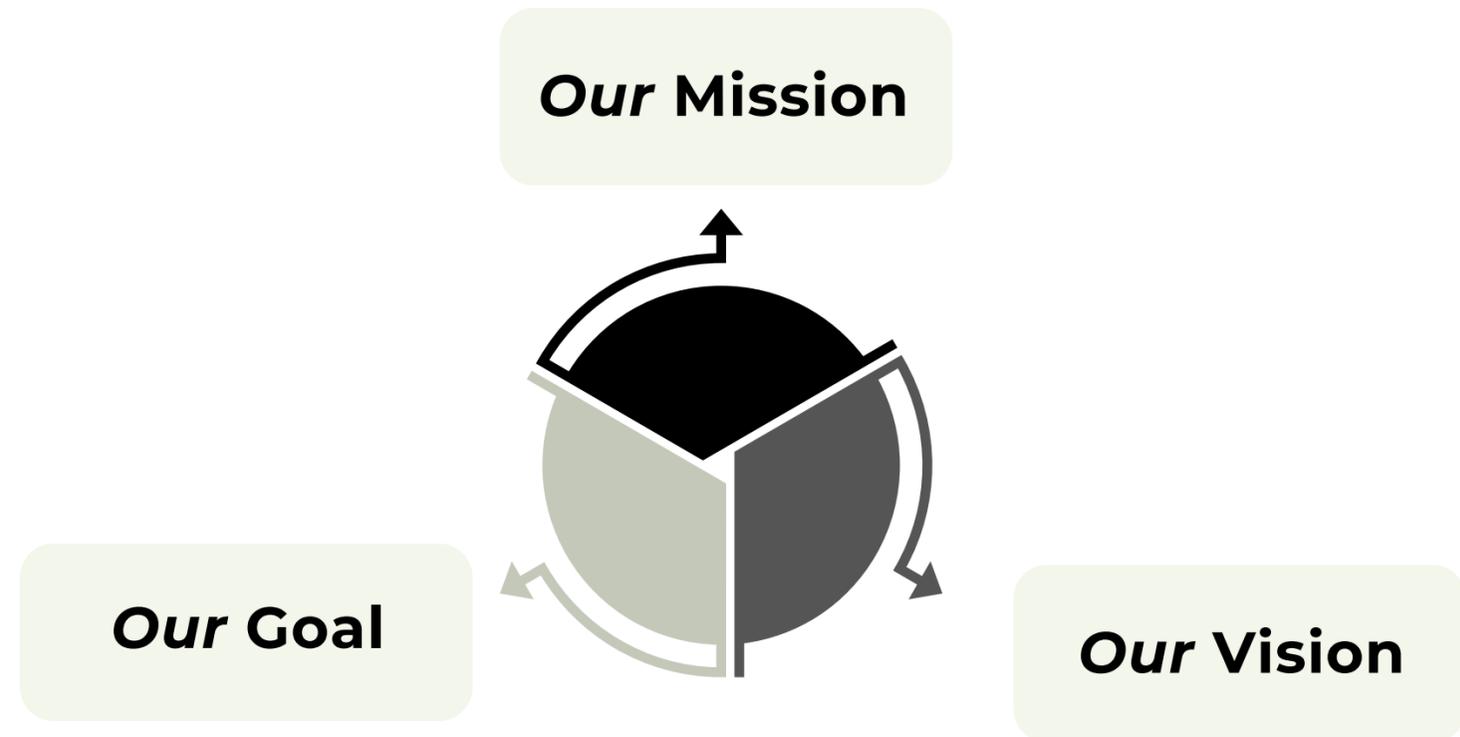


Joseph Liber
Attorney, Klein Hornig LLP



ABOUT ACEDONE

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





OUR DEVELOPMENT PLAN



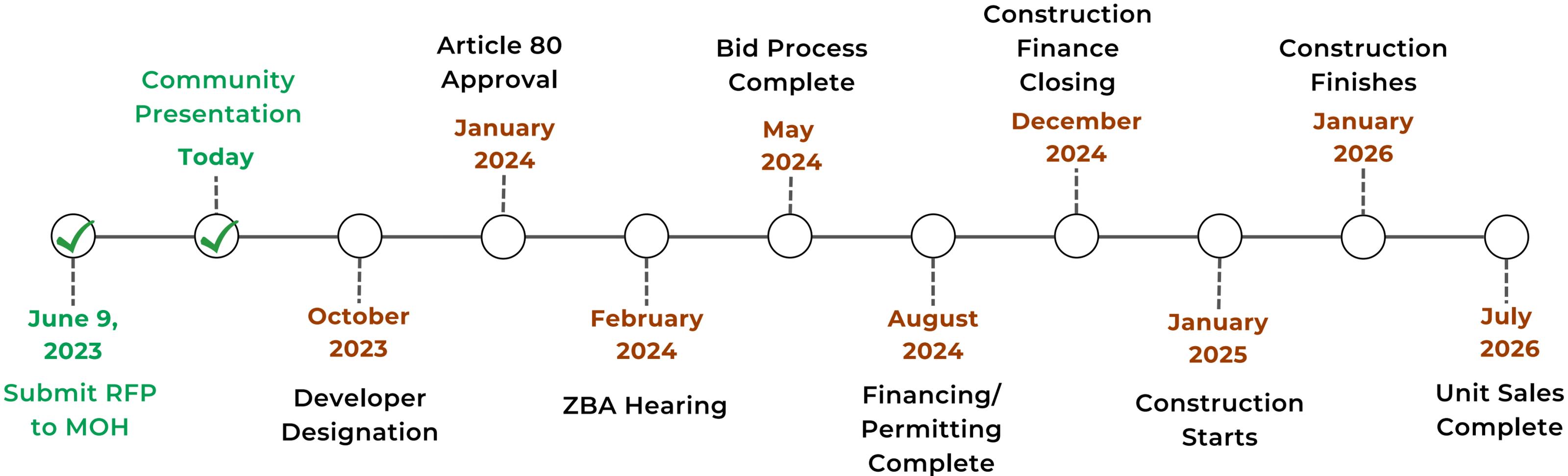
Meticulously designed 6 units featuring:

- 5 x 3 Bedroom homes
- 1 x 4 Bedroom homes

MOH Site #	Street Address	Site Description (RFP page #)	Max Units (per RFP)	Parcel ID	Parcel Area	Zoning
5	Norwell Street	pp. 29-30	8	1402343000	3510	Dorchester 2F-5000
	106 Norwell Street			1402344000	3348	Dorchester 2F-5000
	Norwell Street			1402345000	3285	Dorchester 2F-5000
Site #5 Total Area:					10,143	



PROJECT SCHEDULE



AFFORD ABILITY

Project Norwell will consist of 6 Units and the affordability Mix is as follows:

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

Purchase Price, by Income Limit as of June 2023

Property Type	80%	100%
Town Houses		
Duplex	\$290,000	\$375,000

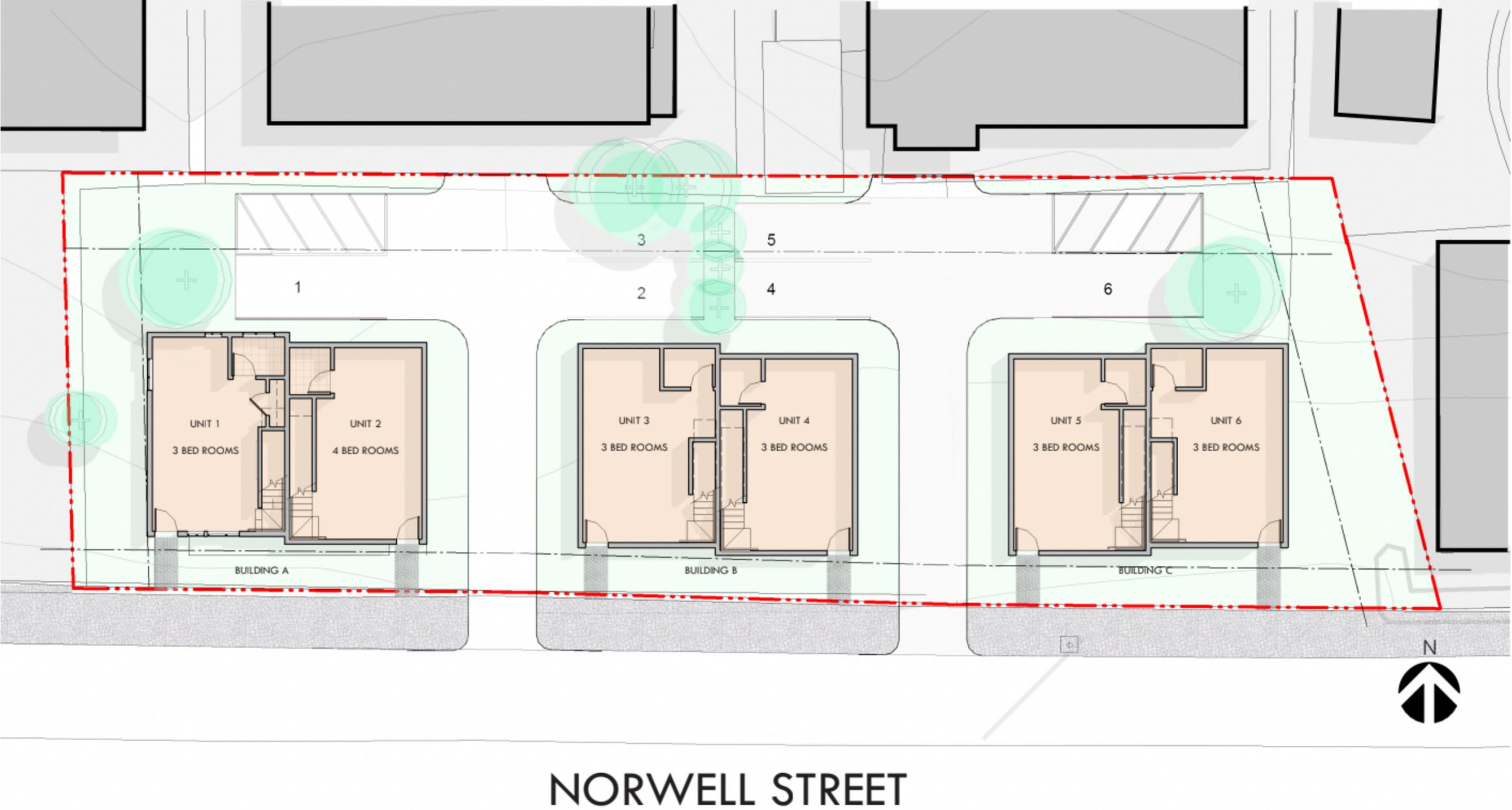


DESIGN CONCEPT

With *Andres and Nassive* from Jonathan Garland Enterprises



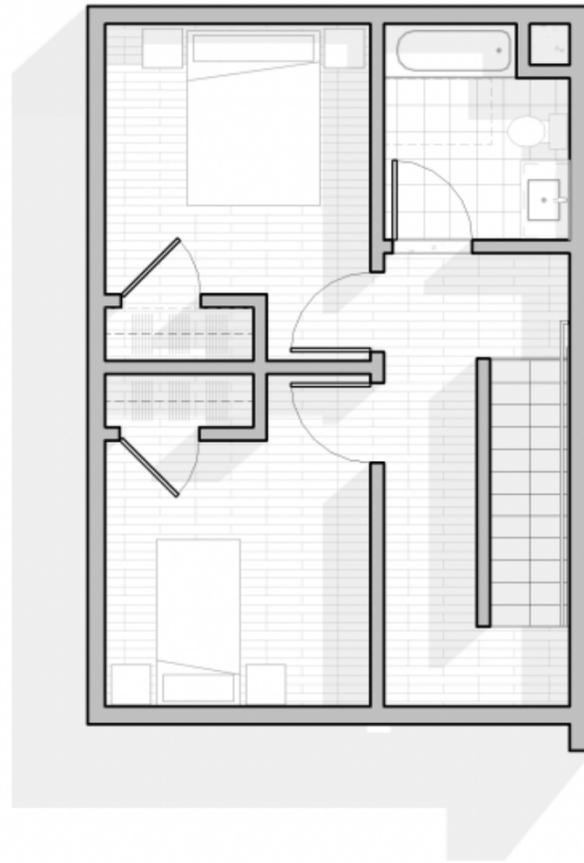
NORWELL STREET SITE PLAN



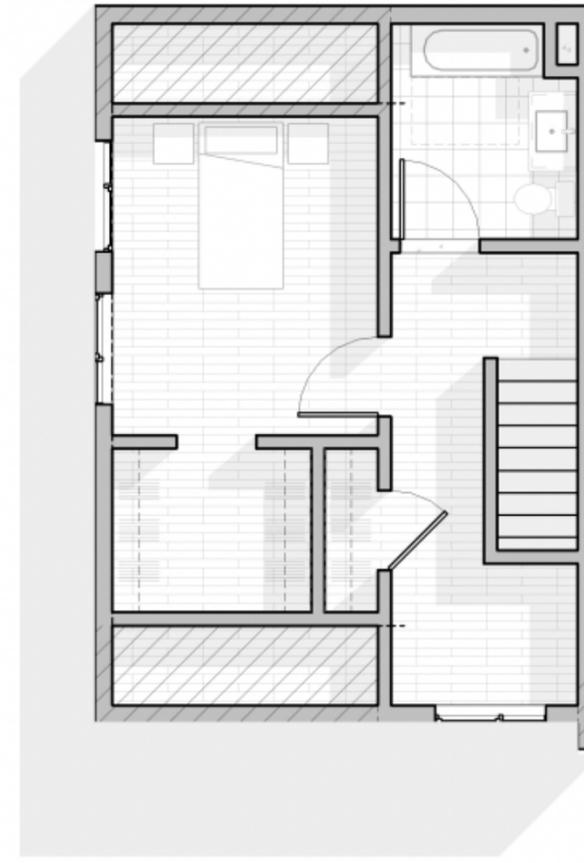
NORWELL STREET FLOOR PLAN



FIRST FLOOR PLAN

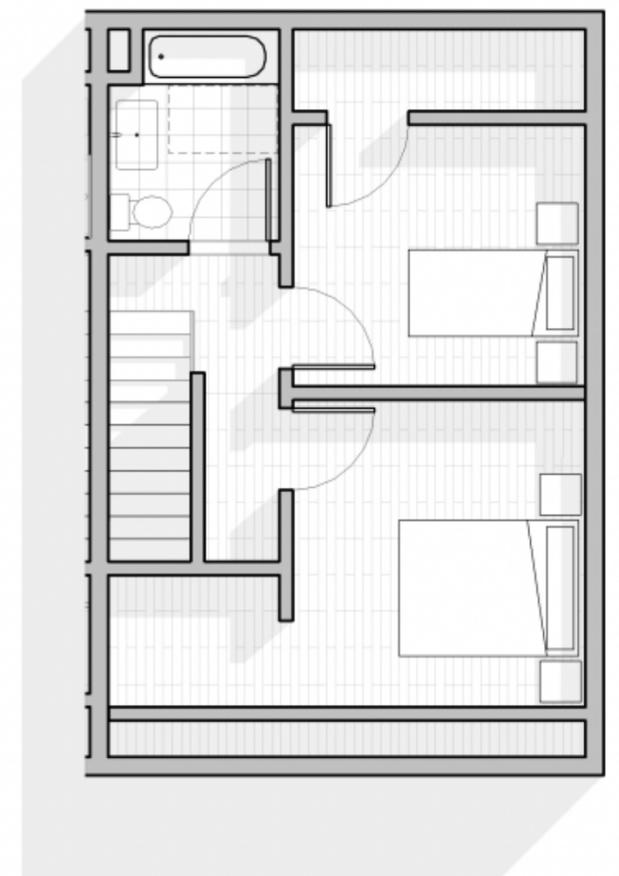


SECOND FLOOR PLAN



THIRD FLOOR PLAN

3 Bed Option



THIRD FLOOR PLAN

4 Bed Option

NORWELL STREET RENDERING





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



Dedicated to centering ourselves around the development and empowerment of underrepresented and underserved communities.

Doing so by, working alongside organizations that share the same core values.

- 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)



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



Presentation #4:

Dorchester Design
Collaborative





Welcome Home Boston Phase One
Development Proposal For:
104-108 Norwell St.

Prepared By:
Dorchester Design Collaborative
53h Harvard St, Unit #1
Dorchester MA, 02124

Dorchester Design Collaborative

Dorchester
Design
Collaborative

- MWBE Certified Business
- Integrated Design-Build-Development
- Experience & Focus on Sustainable building practices
- HUE Architecture + Star Contracting both have deep roots and offices in Dorchester
- Jennifer's Father a local Dorchester business owner, and she is a Roxbury resident
- Milo is second-generation owner of Star Contracting Company, and he is a Dorchester resident



Milo Stella of
Star Contracting

Jennifer Ha of
HUE Architecture

Development Team



Architecture
Matt Mueller of
HUE Architecture (SLBE)



Marketing and Outreach
Alex Edwards of
Thumbprint Realty (MBE/SLBE)



MEP Engineering
Akala Engineering (MBE)



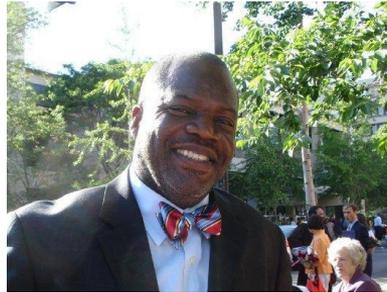
Structural Engineering
Steven Siegel



Legal Counsel
Shabnam Mashmasarmi of
Mashmasarmi Law, P.C. (MWBE)



Civil Engineering
Joseph Oliveira PE of
Sherwood Consulting & Design



Equity Inclusion Local Sourcing Consultant
Stafford Lewis of Alpha Builders
(MBE/SLBE) and Action for Equity

Local & Sustainable Development Experience



239-245 Norwell St

- Dorchester MA
- Built by Star Contracting
- Completed 2022
- Affordable Homeownership
- Passive House Aligned
- All Electric (Heat Pumps & ERV's)



171 Bowdoin St

- Dorchester MA
- Designed by HUE Architecture
- Under Construction
- Est. Completion 2025
- Affordable Component



53h Harvard St

- Dorchester MA
- Design/Build by HUE Architecture
- Completed 2023
- Net Zero Energy
- Passive House Aligned
- All Electric (Heat Pumps & ERV's)



Lake ZNE

- Newton MA
- Built by Star Contracting
- Completed 2023
- Net Zero Energy
- PHIUS certification pending
- Low Embodied Carbon Materials
- All Electric (Heat Pumps & ERV)



Wilcutt Townhomes

- Dorchester MA
- Designed by HUE Architecture
- Under Construction
- Est. Completion 2024

Equity and Inclusion

- Dorchester Design Collaborative is a MWBE Certified Business
- Diverse Development, Design, & Construction Firm makeup:
 - >50% of consultant partners are MBE's
 - >50% of consultant partners are SLBE's
- StarCo employees: 50% Boston Residents, 25% POC, 25% non-male
HUE employees >50% POC
- Plan to meet workforce goals of BRJP
- Host a Job Fair event at our office on Harvard St to prioritize local residents and workers who would be interested
- Work with established community pillars Stafford Lewis and Alex Edwards for outreach, education, and recruitment of diverse contractors and workers who may be placed with contractors on the project.
- Collaborate with organizations like Action for Equity who are doing workforce training and development for clean energy sector. Connect them with our project contractors and help develop their programming
- Funds allocated to hire up to 3 entry level positions within Design/Construction/Development teams

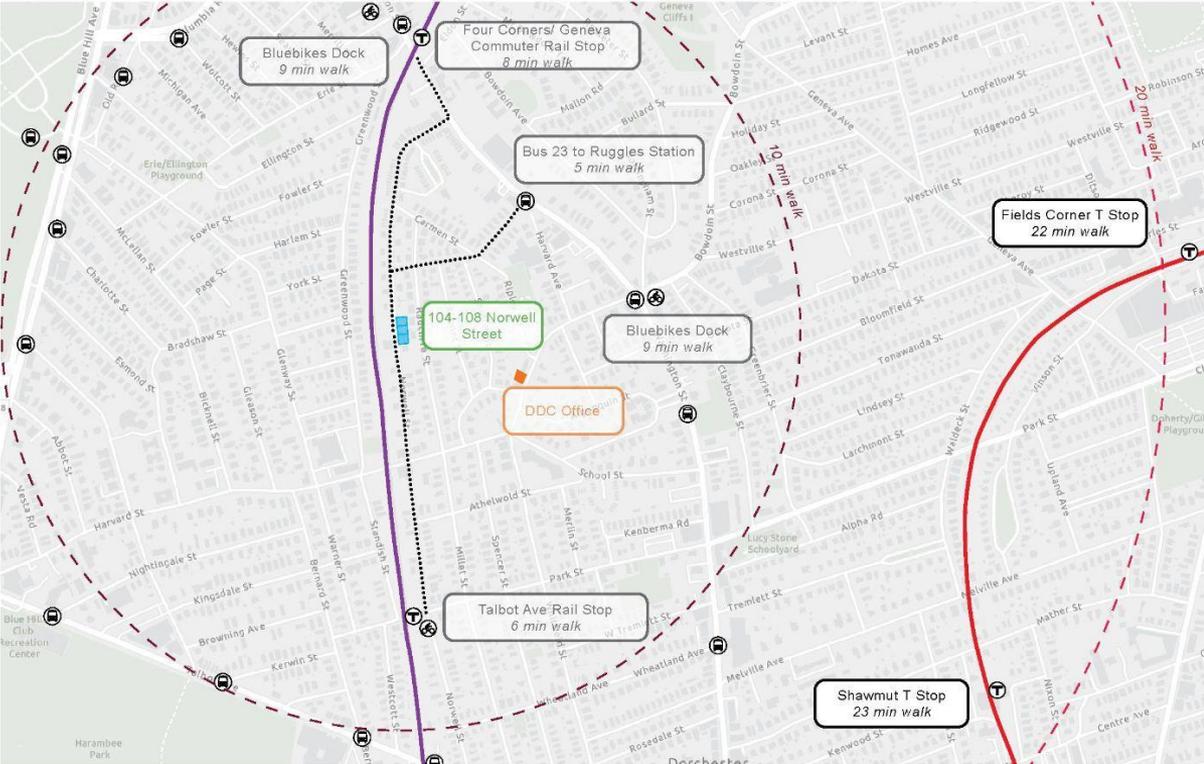


Marketing and Outreach

- First Priority is **Making Sure Our Neighbors Know!**
- Marketing and Outreach efforts spearheaded by Alex Edwards, Thumbprint Realty.
- The goal is to help as many current Dorchester residents who would like to become homeowners get pre-qualified and enter the lottery
- Focus Outreach & Engagement in Greater 4 Corners Dorchester to raise awareness and preparedness for first-time homeownership
- Provide at least 2 workshops for local neighborhood applicants with financial education, financial literacy and credit-building resources at our office on Harvard St.
- Social Media, Tabling at community events, word of mouth, Door to door outreach



102-106 Norwell Street Lots - Area Context



Design Context - Scale and Density



Design Approach



Gable Form
Central Porch



Offset Ridge



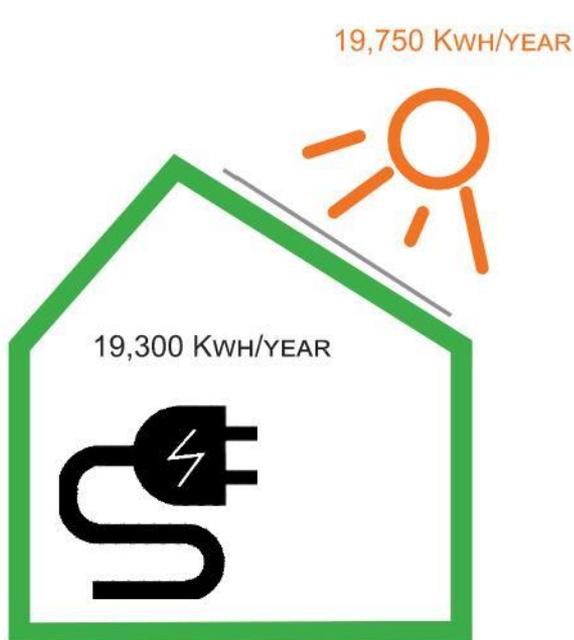
Optimum Solar Exposure
& Lengthened Porch



Proposed Design



Net Zero Energy Up-Front Solar Installation



- 36 Solar Panels
- 19,750 kWh per year generated
- 103% of estimated consumption which means homeowners will essentially have **free electricity**
- Credits divided proportionally based on square footage
- Estimated annual value by unit:
 - 4BR: 31.82% = \$3247.86
 - 1BR: 18.94% = \$1933.21
 - 1BR: 18.94% = \$1933.21
 - 3BR: 30.3% = \$3092.72

Total Average Annual Credits Per Building = \$10,207

Total Average Annual Credits for All Units = **\$30,621**

Sustainability = Affordability

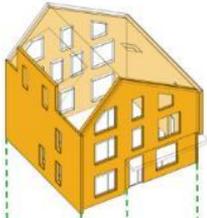
Solar Panels



R-80 Roof



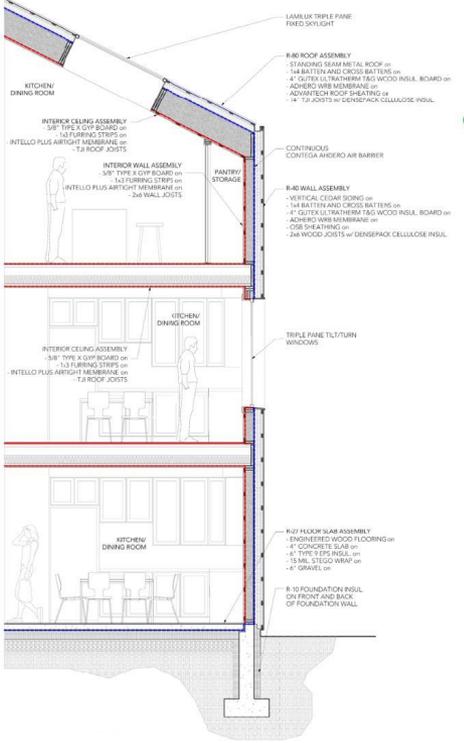
R-40 Walls



0.13 U-Factor Windows



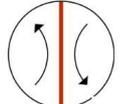
R-27 Slab



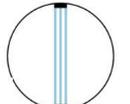
Continuous Insulation



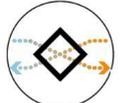
No Thermal Bridges



AirTight

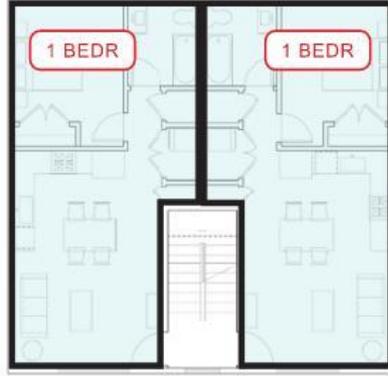


High Performance Windows & Doors



Fresh Air w/ Heat Recover

Floor Plan Type and Size



UNIT SUMMARY		
UNIT TYPE	QTY	UNIT SIZE
4 BEDROOM	3	1,110 SQFT
3 BEDROOM	3	1,054 SQFT
1 BEDROOM	6	560 SQFT

TOTAL UNITS 12

Affordability Unit Breakdown:

90% AMI Affordability: **33%** (1) 4-BR, (1) 3-BR, (2) 1-BR

80% AMI Affordability: **50%** (1) 4-BR, (2) 3-BR, (3) 1-BR

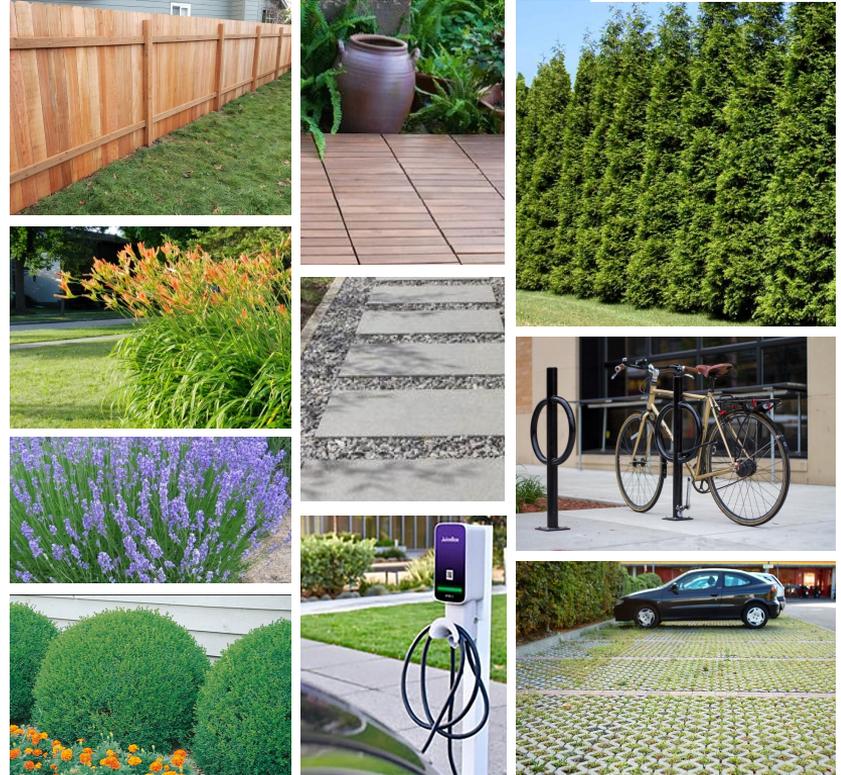
70% AMI Affordability: **17%** (1) 4-BR, (1) 1-BR

Condominium Structure



- Durable Assemblies & Materials = Lower Maintenance
- Prospective Buyer Education about Condominium ownership
- DDC member to remain as a condo board trustee member for 6 months after final closing to ensure HOA on solid footing
- Assistance securing Master Insurance, setting up bank accounts, securing maintenance contracts, and establishing administrative systems
- Star Contracting's property management arm has the ability to provide cost-effective maintenance and management services

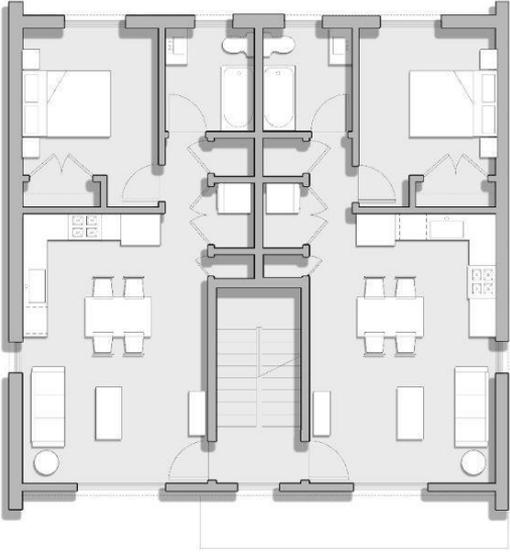
Creative Landscaping & Shared Amenities



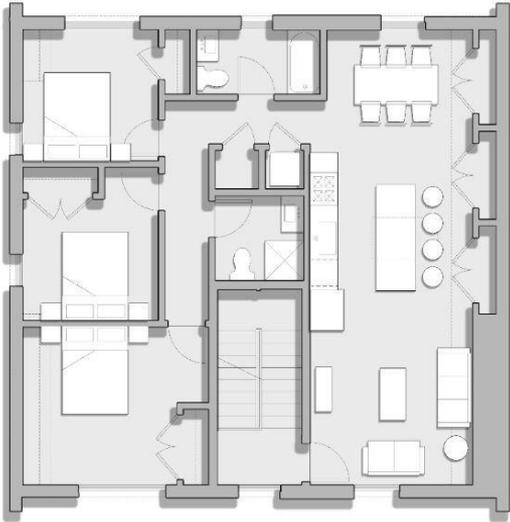
Floor Plans - Unit Diversity



Ground Floor Plan
(1) 4 bed/2 bath



Second Floor Plan
(2) 1 bed/1 bath



Third Floor Plan
(1) 3 bed/ 2 bath

Q&A (10 minutes)



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



Presentation #5:

Norfolk Design &
Construction





106 Norwell St

A vision that provides
affordable housing for the
community





Agenda

- **Introduction of the development team**
- **Developer Qualifications, including any previous projects.**
- **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

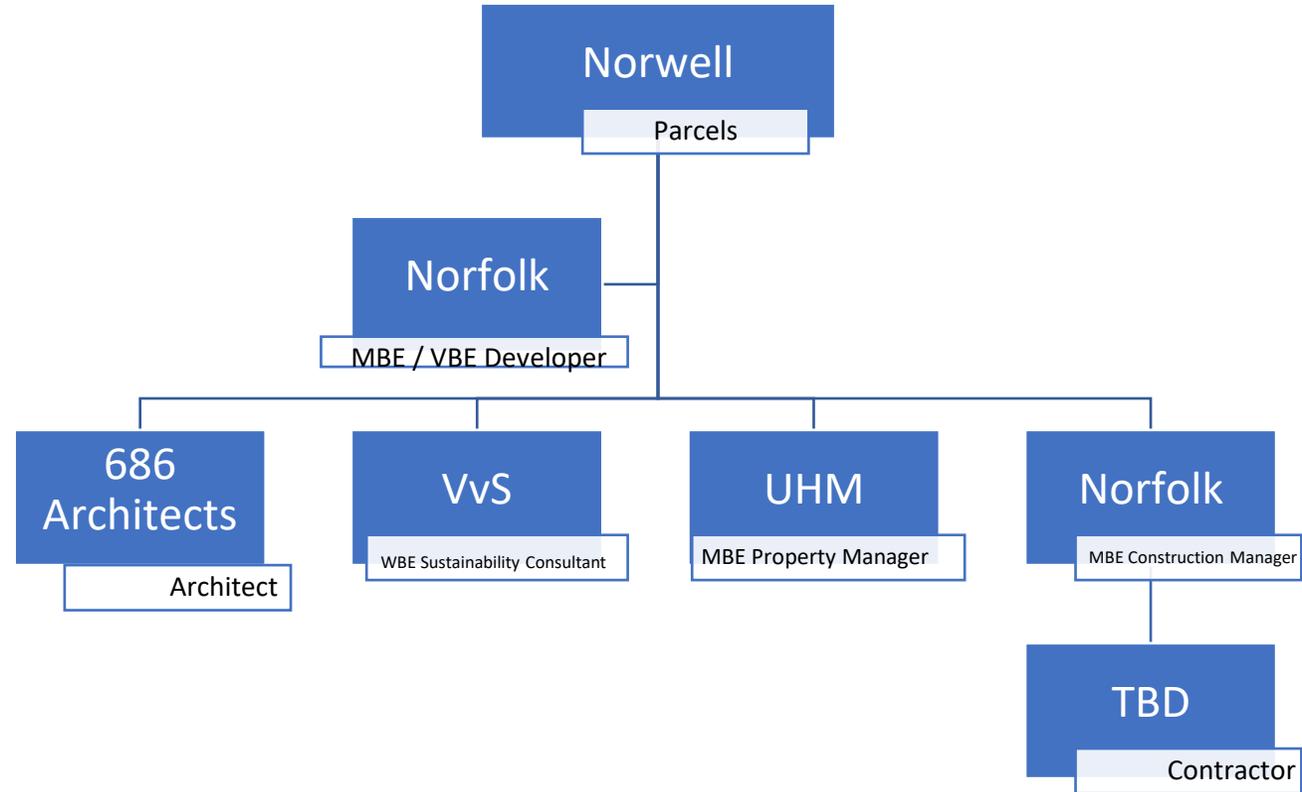
Execute commercial and utility
infrastructure projects ranging
from \$500K to \$50M
Real Estate Professional

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

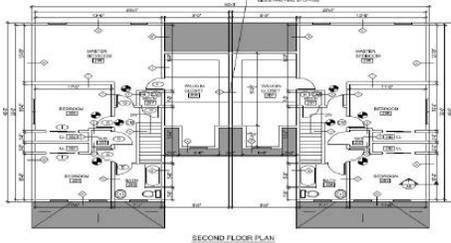
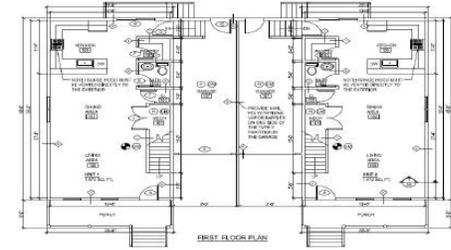


Relevant Community projects



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





Relevant Community projects



106 Norwell St Project Proposed Development

focuses on an **Affordable Housing**

Program Breakdown:

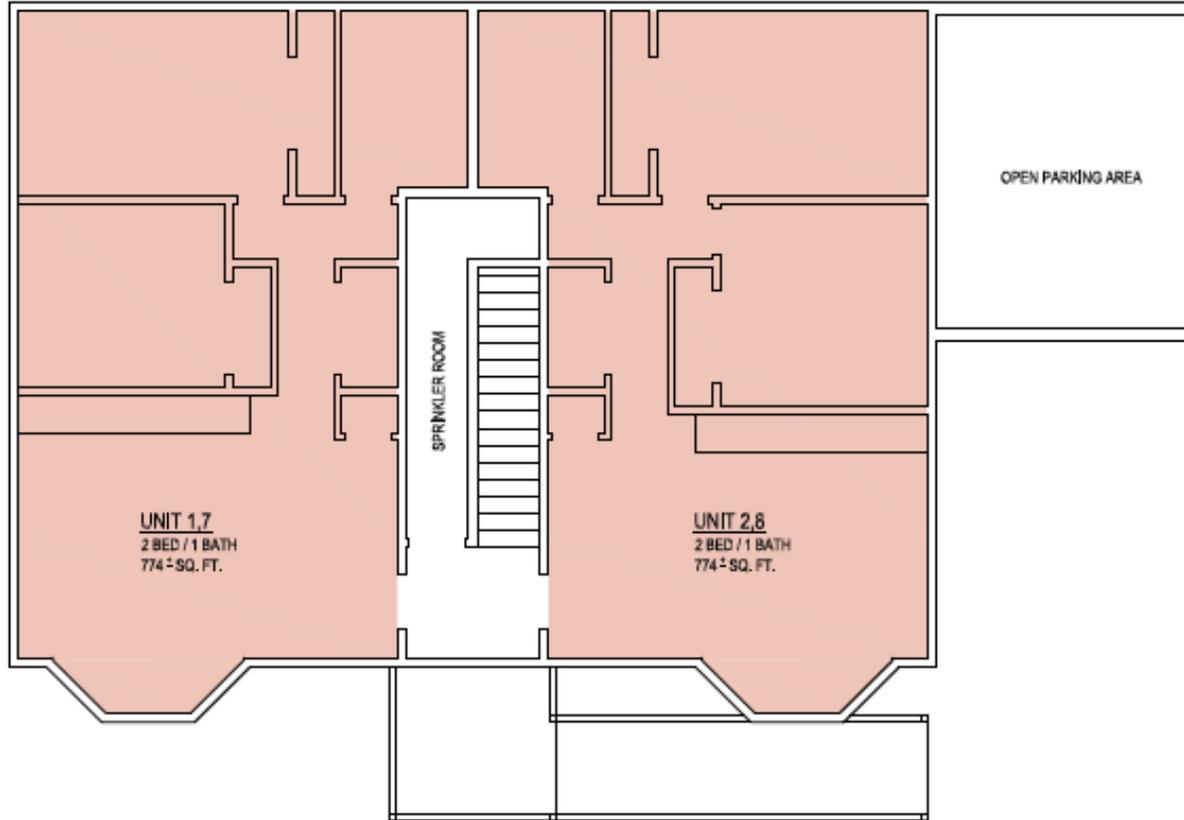
UNIT MIX	
Unit Type	# of units
1-bedroom	2
2-bedroom	8
3-bedroom	2

INCOME MIX	
AMI	# of units
80% AMI	6
100% AMI	6





106 Norwell St Project



FIRST FLOOR PLAN
(OR SIMILAR FLIPPED)

LEGEND

- HATCH DENOTES 1 BEDROOM UNIT
- HATCH DENOTES 2 BEDROOM UNIT
- HATCH DENOTES 3 BEDROOM UNIT

LOT A AND LOT B		
UNIT BEDROOM BREAKDOWN		
1 BEDROOM	2 UNITS	(689 SQ. FT.)
2 BEDROOM	8 UNITS	(774 SQ. FT. - 867 SQ. FT.)
3 BEDROOM	2 UNITS	(1,017 SQ. FT.)
TOTAL	12 UNITS	

LOT A	
BUILDING AREA BREAKDOWN	
FIRST FLOOR	1,848 G.S.F.
SECOND FLOOR	2,105 G.S.F.
THIRD FLOOR	1,759 G.S.F.
TOTAL	5,712 G.S.F. / 5,049 S.F. ■ 1.15 FAR

LOT B	
BUILDING AREA BREAKDOWN	
FIRST FLOOR	1,848 G.S.F.
SECOND FLOOR	2,105 G.S.F.
THIRD FLOOR	1,759 G.S.F.
TOTAL	5,712 G.S.F. / 5,094 S.F. ■ 1.12 FAR



106 Norwell St Project





106 Norwell St Project





106 Norwell St Project





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)



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



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