

Welcome Home, Boston (Phase 2)

Applicant Presentations - Part II



February 15, 2024

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
- Thank You!

Introductions



Background and Context

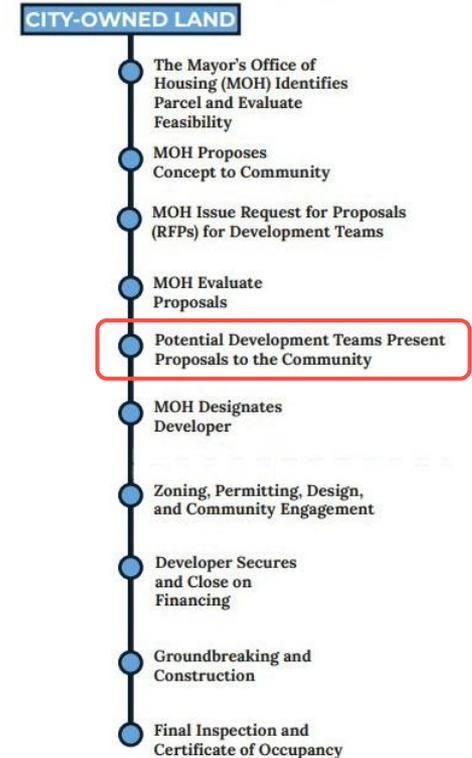


B

How we got to this point

- **The City of Boston has launched a new initiative to help low to moderate income Bostonians become homeowners:**
 - *First-time homebuyer assistance*
 - *Funding to develop ~150 parcels*
- **In Fall 2022, MOH began engaging with the community about the development of ~70 parcels in Dorchester and Mattapan for the Welcome Home, Boston Program**
 - *Community outreach includes conducting surveys, open house community meeting, office hours, neighborhood briefings, site walks, etc.*
 - *Additional Phase 2 community outreach began Summer 2023.*
- **The Phase 2 RFP offered twenty (26) city-owned vacant parcels in the Dorchester and Mattapan neighborhood for development.**
 - *Totaling approximately 105,000 square feet of vacant land intended for sale by the City pursuant to the RFP.*

HOW **INCOME-RESTRICTED HOUSING** IS BUILT IN THE CITY OF BOSTON



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.

Potential Sales Prices:

Unit Size	80% AMI Sales Price	100% AMI Sales Price
2BR (condo)	\$258,500	\$334,700
3BR (condo)	\$297,200	\$378,000

Phase 2 Timeline

Fall - Winter 2022

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

Winter 2023-24

Phase 2 Application Review, Evaluation, and eligible proposal presentation to the community.

2025

Construction Begins

Summer - Fall 2023

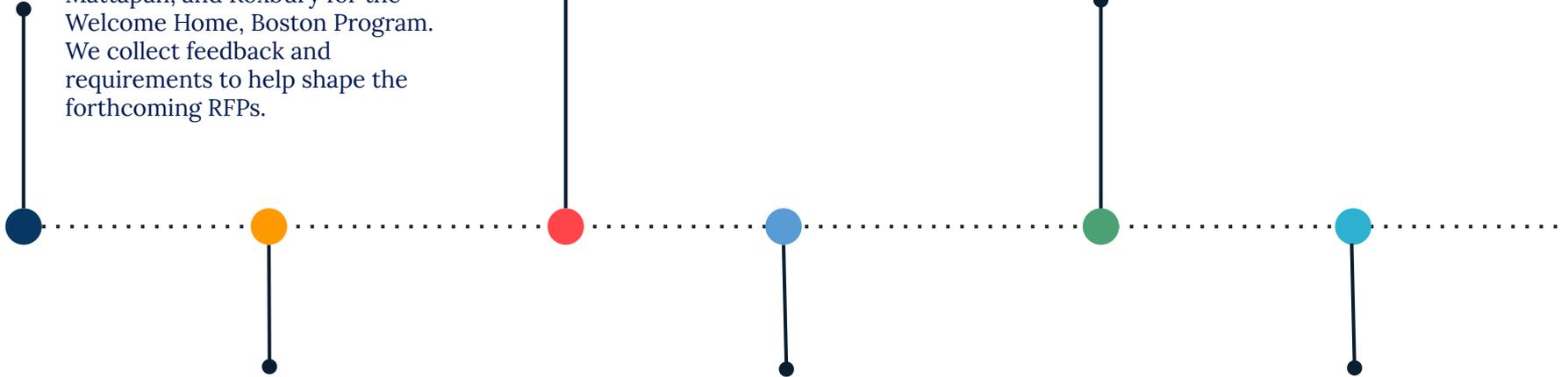
Community outreach introducing the parcels for Phase 2 RFP/community feedback. Phase 2 RFP issued for 26 parcels in the Dorchester and Mattapan neighborhoods. Proposals due December 4, 2023.

Spring 2024

Phase 2 final selection, and tentative developer designation.

2026

Construction Complete



A total of 7 eligible responses were received on December 4th!

All of the proposals can be accessed at <https://bit.ly/whbphase2proposals>

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

February 13, 2024 Community Meeting

Parcels: Wales, Park, Nottingham

Ambry Development

Boston Neighborhood Community Land Trust

KZ Builders LLC

February 15, 2024 Community Meeting

Parcels: Nottingham, Wildwood, Capen, Norfolk, Selden, Ballou

KNG Realty Corp

Codman Square Neighborhood Development Corporation (CSNDC)

Visionary Investors Building Equity (VIBE)



Applicant Presentations & Q&A

B

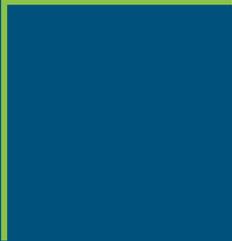
A few ground rules for tonight's applicant presentations...

- We are going to be strict on time limits, to stay fair and consistent. Each team has 10 minutes to present and 10 minutes for Q&A.
- 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).
- 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.

Presentation #1:

KNG Realty Corp





**Welcome Home Boston
Phase 2**

**KNG Realty Corp. Proposal
Nottingham Street Parcels**



The Team

Developer - KNG Realty Corp. WBE/SLBE, Kendra Roe

General Contractor - Erise Builders Inc. MBE, Edison Ribeiro

Boston Based Businesses:

Design Team - Abacus Architects & Planners, Dagny Elliston, David Eisen and David Pollak

Project Consultant - Belizaire Design International, Patrick Belizaire

Local Support:

DNI/DSNI - KNG Awarded Developer Partner of the Year

Councilor Worrell District 4

Lenders: MHIC and TLI/MCCI, MOH, Commonwealth Builder



NHI Magnolia Woodford KNG & Erise Builders





All Electric Appliances

including:
Mitsubishi Mini
Split Heating &
Cooling Unit

Outside Condenser



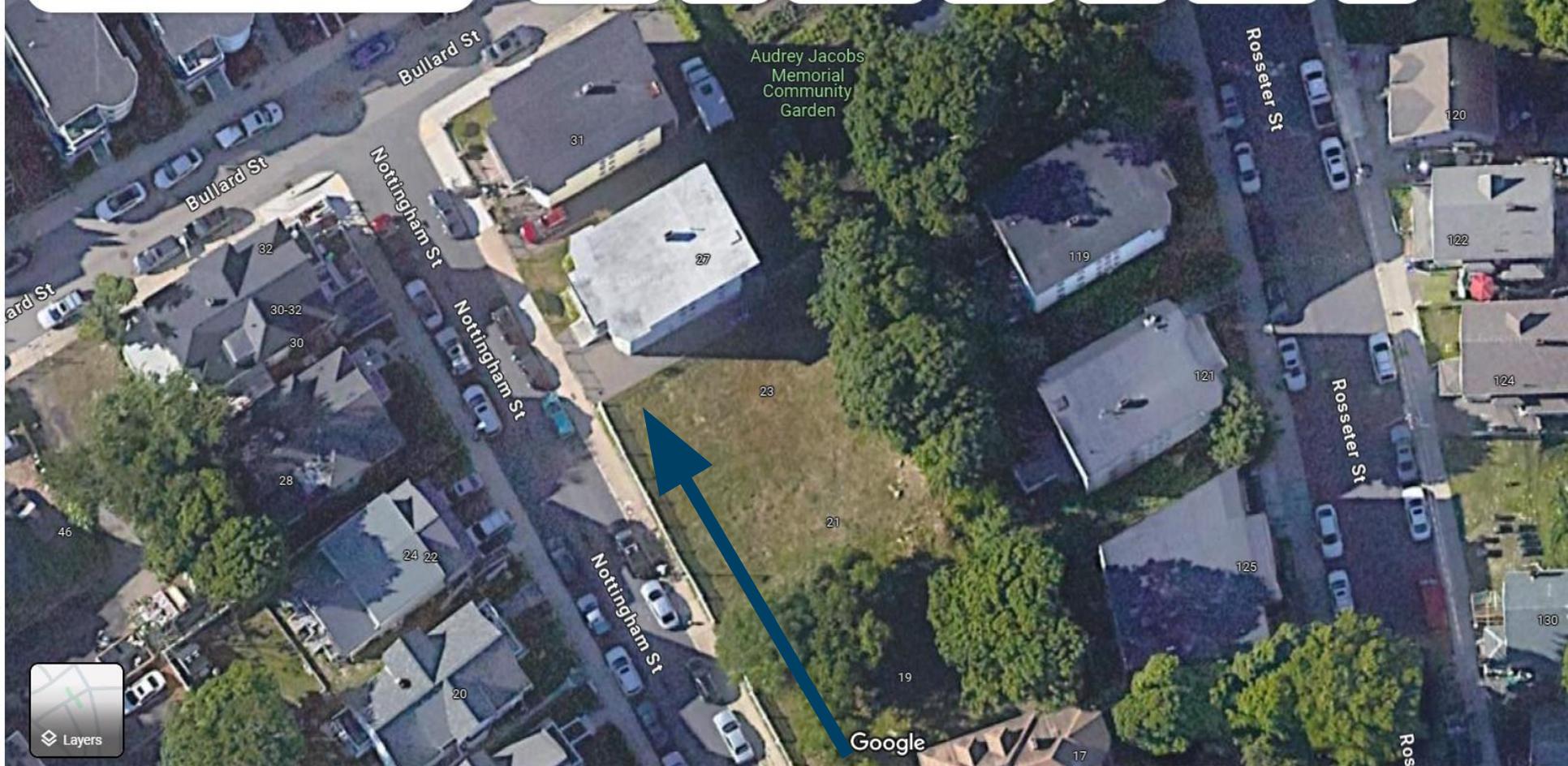
The Nottingham Plan

Nottingham Proposal - 12 family sized units; half of units at 80% AMI, half at 100% AMI

- (6) 2 Bed, 1 Bath; \$258,500 and \$334,700
- (6) 3 Bed, 1 ½ Bath; \$297,200 and \$378,000

8 Parking Spaces / accessible by wrap around driveway

One building with appearance of two, provides more living space by enabling 3 bedroom units, more natural light from windows, more green space, front, side and rear porches



23, 21, 19 Nottingham

Search Google Maps



19 Nottingham St

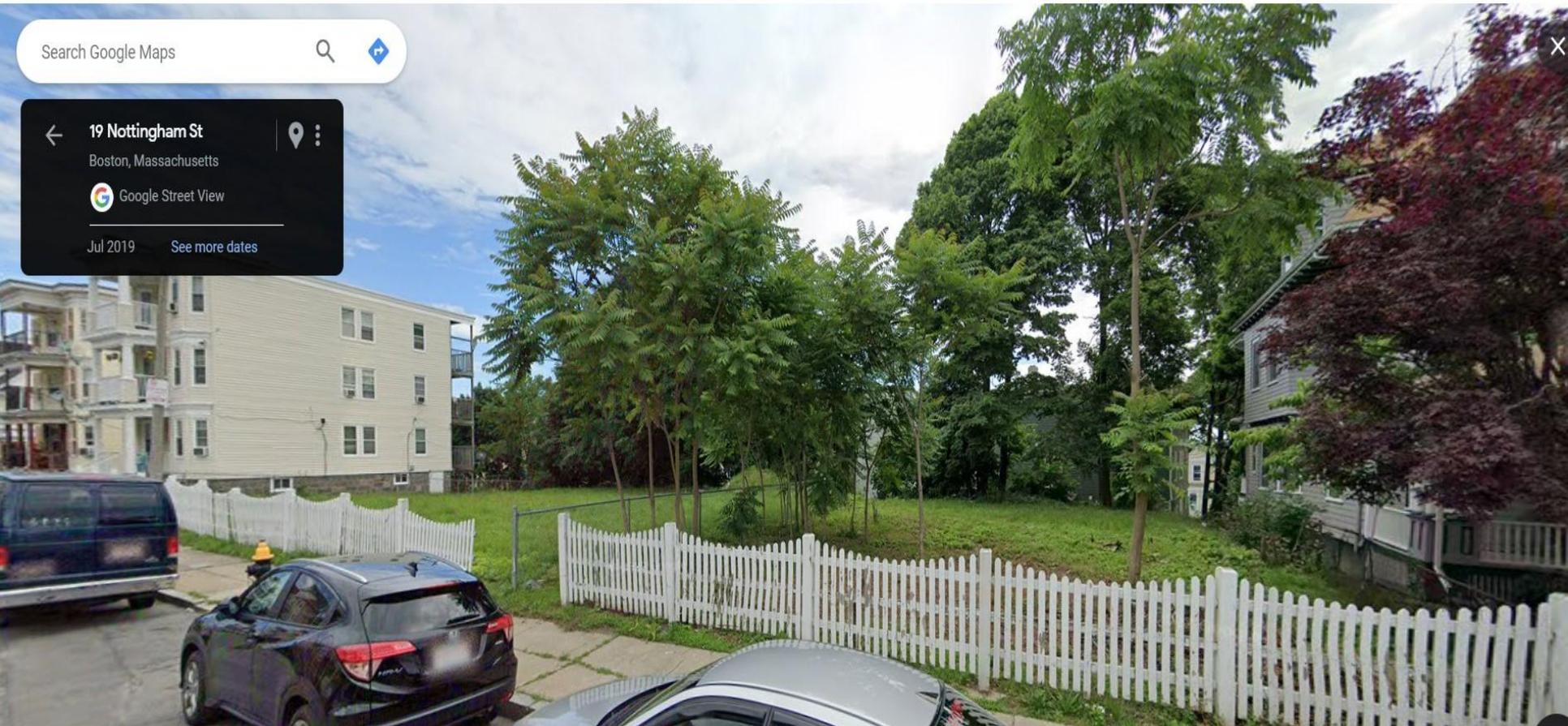
Boston, Massachusetts



Google Street View

Jul 2019

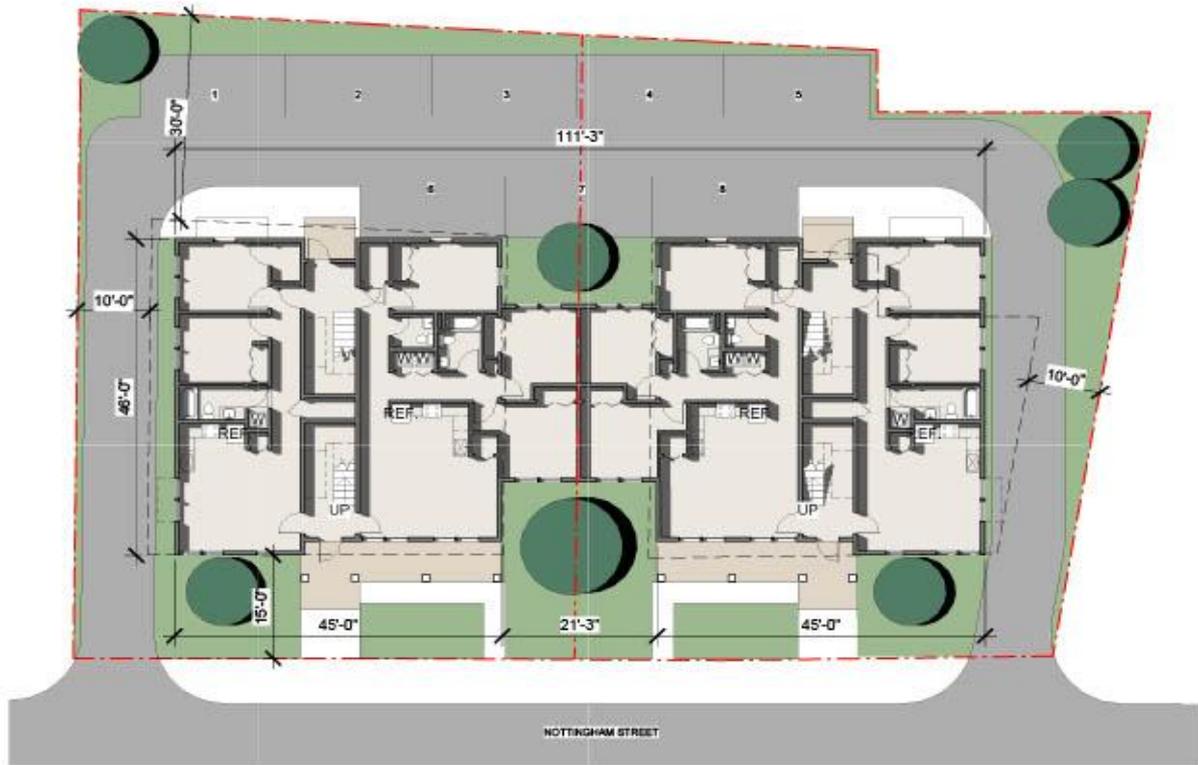
[See more dates](#)



Development objective: high ratio of parking, new curb cut, open space and family sized units with a variety of 2s and 3s. 4 minute walk to Washington Street Bus stops.



Multi-unit buildings abutting Nottingham site



Scale: 1/16" = 1'-0"

19-23 Nottingham Street, Boston MA 02121

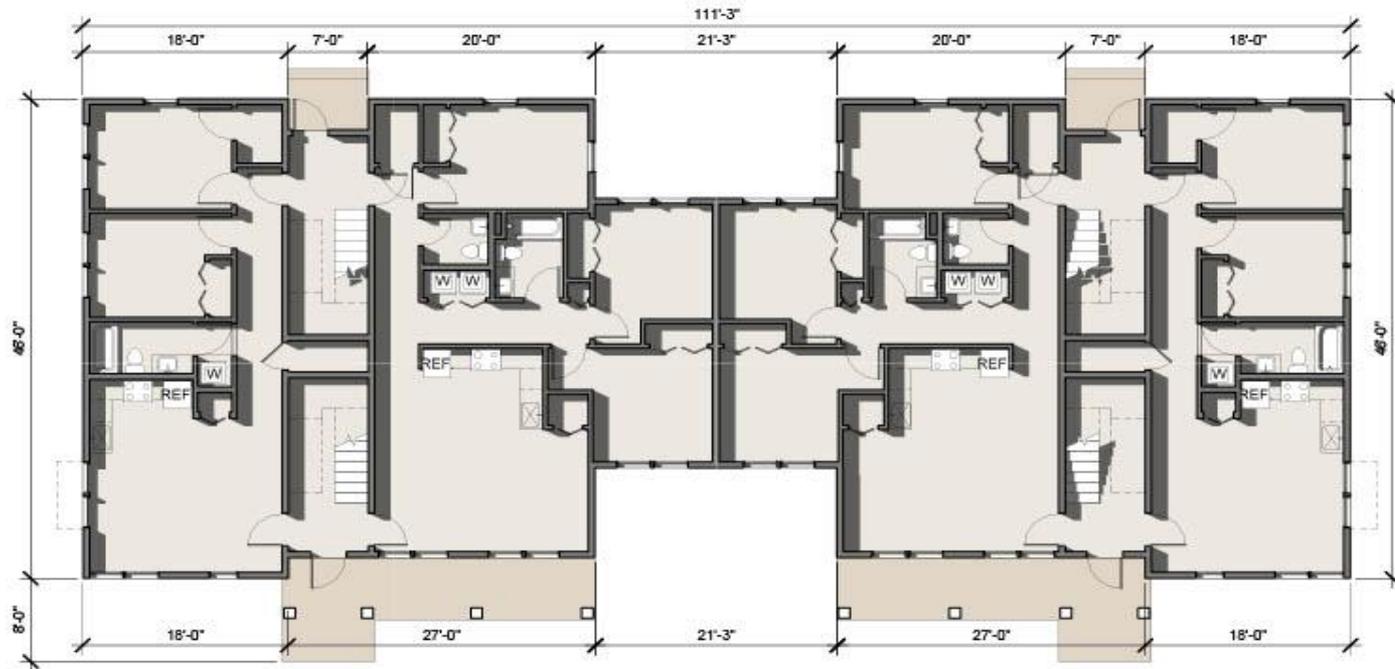
KNR Realty Corp

82 Presentation Road, Brighton MA 02135

Welcome Home Boston 2

SITE PLAN

December 4, 2023



Welcome Home Boston 2

GROUND FLOOR

Scale: 1" = 10'-0"

19-23 Nottingham Street, Boston MA 02121

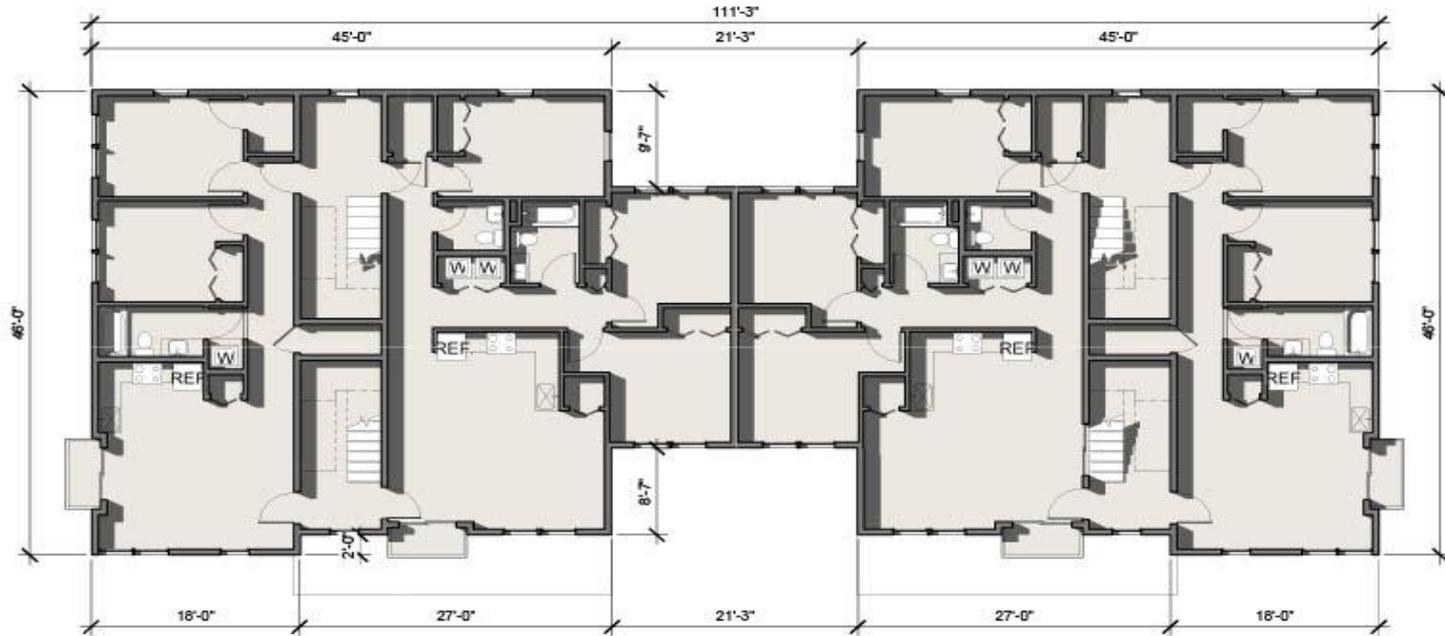
ABACUS [ARCHITECTS+PLANNERS]

119 Braintree Street, Boston MA 02134 | 617.562.4446

December 4, 2023

KNR Realty Corp

82 Presentation Road, Brighton MA 02135



Second and Third Floor Plan UPPER FLOOR PLAN



Scale: 1" = 10'-0"

19-23 Nottingham Street, Boston MA 02121

Welcome Home Boston 2

ABACUS [ARCHITECTS+PLANNERS]
119 Braintree Street, Boston MA 02134 | 617.562.4446

December 4, 2023

KNR Realty Corp
82 Presentation Road, Brighton MA 02135



Welcome Home Boston 2

FRONT ELEVATION

Scale: 1" = 10'-0"
19-23 Nottingham Street, Boston MA 02121

ABACUS [ARCHITECTS+PLANNERS]
119 Braintree Street, Boston MA 02134 | 617.562.4446

December 4, 2023

KNG Realty Corp
82 Presentation Road, Brighton MA 02135

Equity and Inclusion Plan:

Our subcontractors and professionals are companies owned and operated by persons of color. These businesses, including the architect, also employ women and persons of color, and Boston residents.

The development team commits to engaging as many W/MBEs as possible utilizing existing successful hiring methods. We will utilize outreach methods available through Minority Business listings, including our existing relationship with MHIC, and pre-construction bid blasts.

This team proudly reports BRJP hiring compliance of over 70%.

Talking Points

- ❖ Solar : Solar Ready Pros/Cons
- ❖ Condo Fees : Low budget, keep affordability in mind for monthly loan approval/DTIs
- ❖ Low Overhead : More money into the project and contractors
- ❖ Keeping Condo Association and Property Management in-house with KNG
- ❖ Development and Construction Timeline
- ❖ Boston Home Center

Q&A (10 minutes)



To submit feedback please visit
<https://bit.ly/whbphase2survey>, or scan:

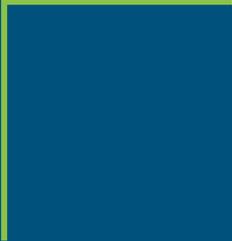


Presentation #2

KNG Realty Corp

83 Wildwood Street





**Welcome Home Boston
Phase 2**

**KNG Realty Corp. Proposal
83 Wildwood Street Parcel**



The Team

Developer - KNG Realty Corp. WBE/SLBE, Kendra Roe

General Contractor - Erise Builders Inc. MBE, Edison Ribeiro

Boston Based Businesses:

Design Team - Abacus Architects & Planners, Dagny Elliston, David Eisen and David Pollak

Project Consultant - Belizaire Design International, Patrick Belizaire

Local Support:

DNI/DSNI - KNG Awarded Developer Partner of the Year

Councilor Worrell District 4

Lenders: MHIC and TLI/MCCI, MOH, Commonwealth Builder



NHI Magnolia Woodford KNG & Erise Builders

The Wildwood Plan

Wildwood Proposal - 9 family sized units; half of units at 80% AMI, half at 100% AMI

➤ (5) 2 Bed, 1 Bath; \$258,500 and \$334,700

1 unit is a 2-level townhouse in the front of the building

4 units are garden level flats

➤ (4) 3 Bed, 1 ½ Bath; \$297,200 and \$378,000

All 4 units are 2-level townhouses

6 Parking Spaces / accessible by private driveway

Townhouse-style design, provides more living space, more natural light from windows and sliders, building set-back offers more shared green space, front, side and rear exterior stairs and landings.



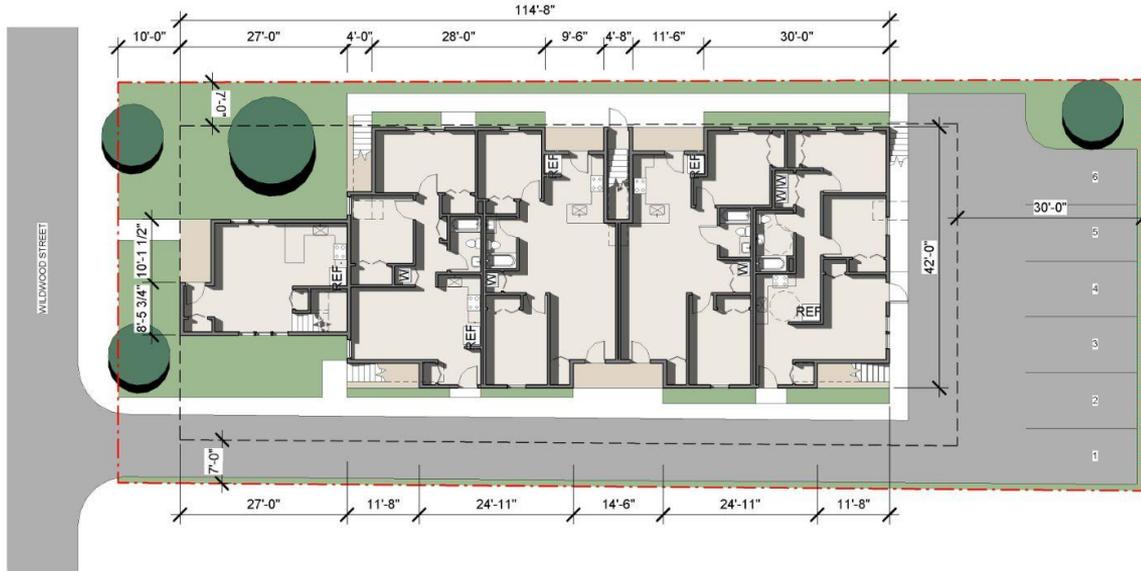
Morton Street

83 Wildwood

Blue Hill Ave



Development objective: building height, massing, similar to surrounding homes; open space in front, parking in rear, preserve trees. 3 minute walk to Blue Hill Ave and 4 minute walk to Morton Street.



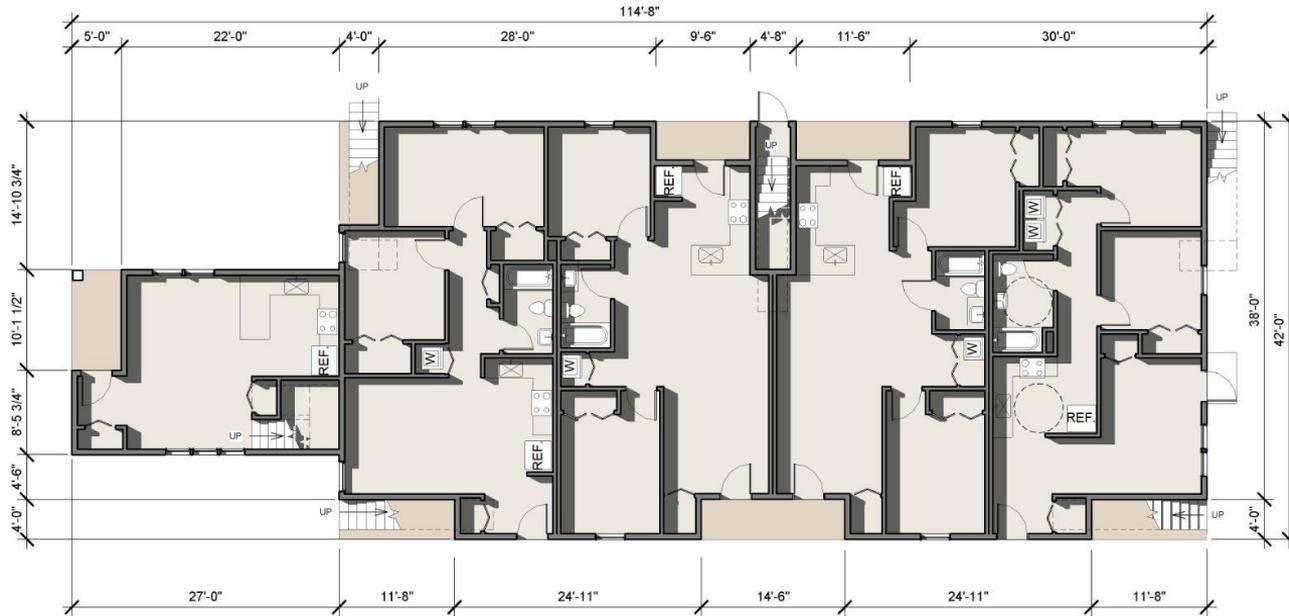
Welcome Home Boston 2

SITE PLAN



Scale: 1/16" = 1'-0"

83 Wildwood Street, Boston MA 02126

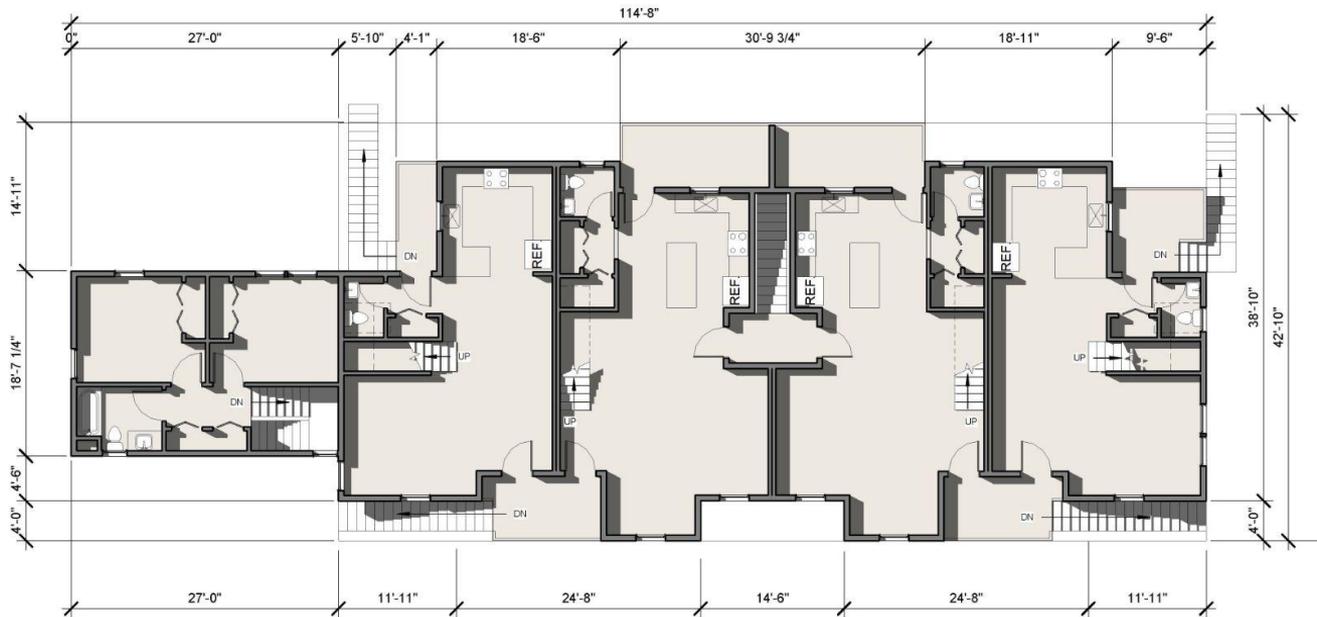


Scale: 1" = 10'-0"

Welcome Home Boston 2

GROUND FLOOR

83 Wildwood Street, Boston MA 02126



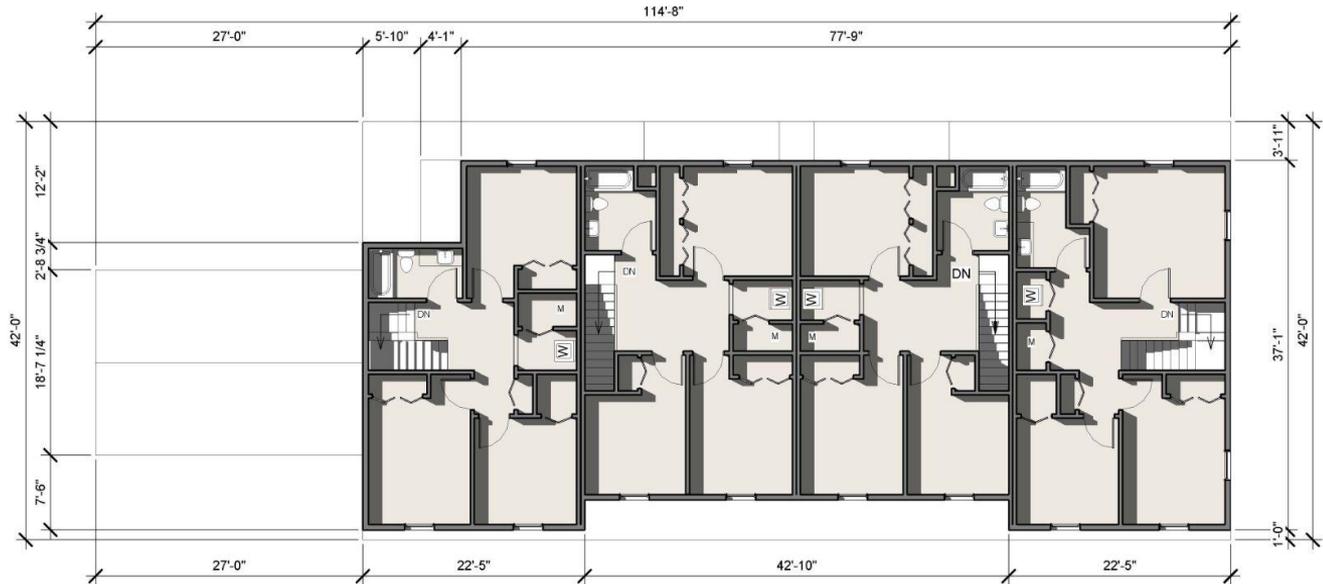
Welcome Home Boston 2

SECOND FLOOR PLAN



Scale: 1" = 10'-0"

83 Wildwood Street, Boston MA 02126



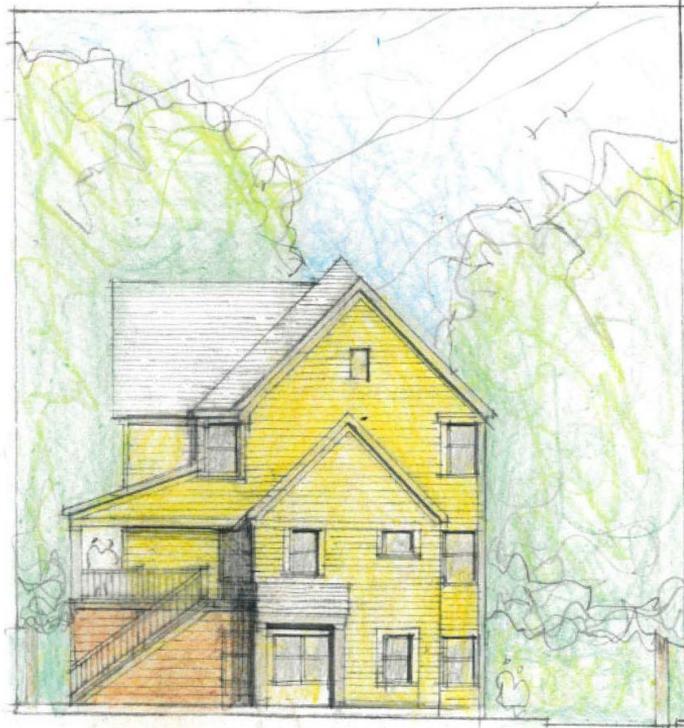
Welcome Home Boston 2

THIRD FLOOR PLAN



Scale: 1" = 10'-0"

83 Wildwood Street, Boston MA 02126



Welcome Home Boston 2

FRONT ELEVATION

Scale: 1" = 10'-0"

83 Wildwood Street, Boston MA 02126

ABACUS [ARCHITECTS+PLANNERS]

119 Braintree Street, Boston MA 02134 | 617.562.4446

December 4, 2023

KNR Realty Corp

82 Presentation Road, Brighton MA 02135



Welcome Home Boston 2

SIDE ELEVATION

Scale: 1" = 10'-0"

83 Wildwood Street, Boston MA 02126

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This team proudly reports BRJP hiring compliance of over 70%.

Qualifying for Affordable Homeownership

Income for qualifying - Boston Home Center, get prepared and pre-qualified

<https://www.boston.gov/departments/housing/boston-home-center>

Income limits: HH Size 4 @ 80% AMI \$118,720, @ 100% AMI \$148,400

 HH Size 2 @ 80% AMI \$95,040, @ 100% AMI \$118,800

The Boston Home Center Offers:

- ❑ Financial help, training, and counseling to first-time homebuyers
- ❑ Guidance toward homes developed for income-eligible, first time homebuyers

Talking Points

- ❖ Solar : Solar Ready Pros/Cons
- ❖ Condo Fees : Low budget, keep affordability in mind for monthly loan approval/DTIs
- ❖ Low Overhead : More money into the project and contractors
- ❖ Keeping Condo Association and Property Management in-house with KNG
- ❖ Development and Construction Timeline
- ❖ All electric appliances

Q&A (10 minutes)



To submit feedback please visit
<https://bit.ly/whbphase2survey>, or scan:



Presentation #3:

Codman Square
Neighborhood Development
Corporation

11 Capen Street, 262 Norfolk Street, and 270 Norfolk Street



NEW HOMEBUYERS READINESS TRAINING

- FIRST TIME HOMEBUYER EDUCATION
- FINANCIAL PLANNING & BUDGETING

POST PURCHASE HOMEOWNER SUPPORT

- FINANCIAL COUNSELING & COACHING
- PROPERTY MANAGEMENT COMPANY
SUPPORT OF CONDO ASSOCIATION
- ASSISTANCE WITH CONDO ASSOCIATION
TRAINING

COMMUNITY OUTREACH

- WORKS ALONGSIDE CSNDC AND THE
BOSTON HOME CENTER MARKETING TEAMS
- SPONSORS EVENTS AND HOSTS TABLES
- RUNS COMMERCIALS AND ADS THROUGH
SOCIAL MEDIA OUTLETS
- BRIDGE BUILDERS BETWEEN DEVELOPERS
AND BUYERS

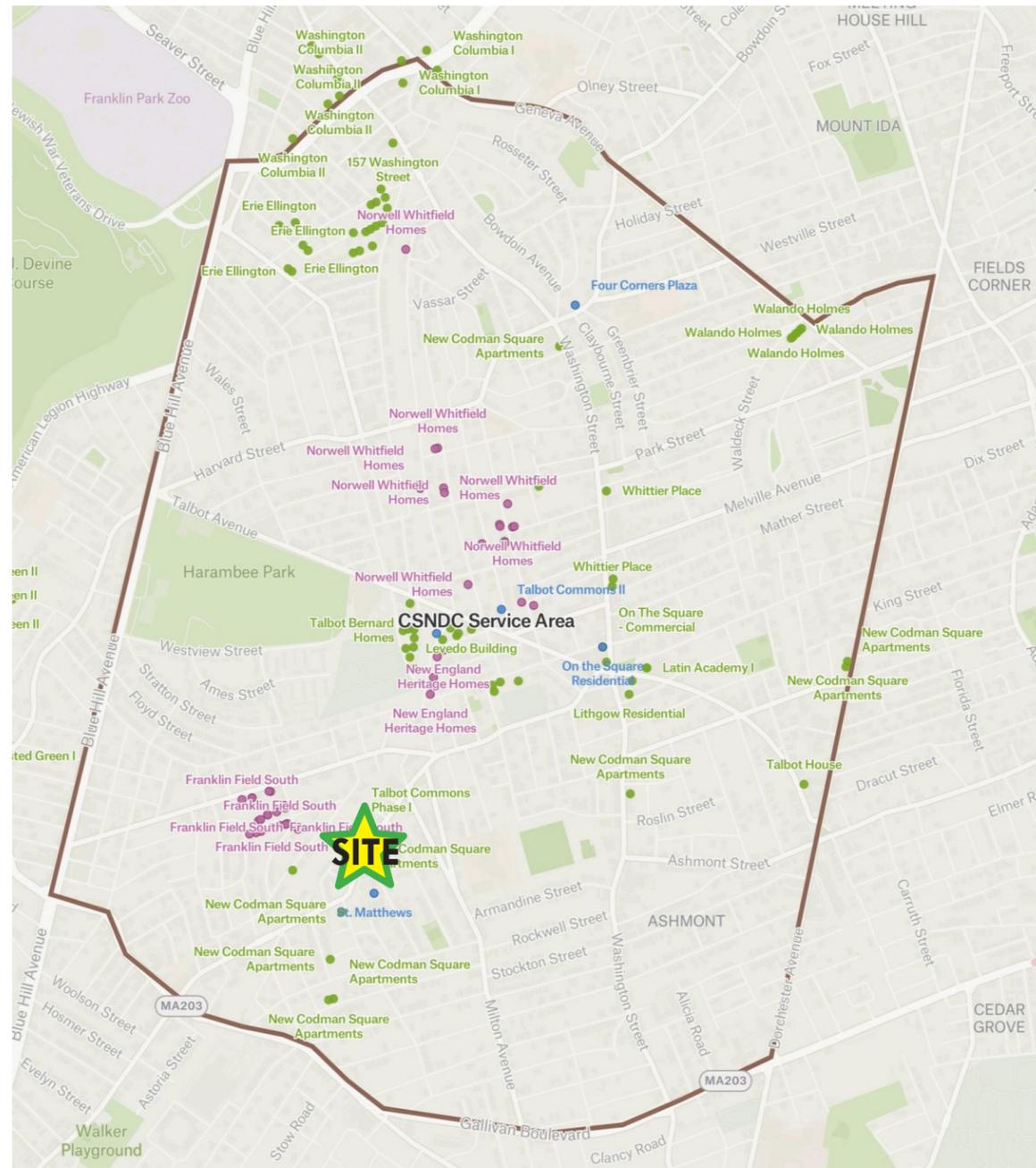
COMMUNITY BASED DESIGN

- 100% MBE BOSTON-BASED ARCHITECTURE +
DESIGN FIRM
- COMMUNITY DRIVEN DESIGN PROCESS
- DEEP EXPERIENCE IN ROXBURY, DORCHESTER
AND MATTAPAN NEIGHBORHOODS

D/E/I SOCIAL IMPACT, AWARENESS AND PIPELINE

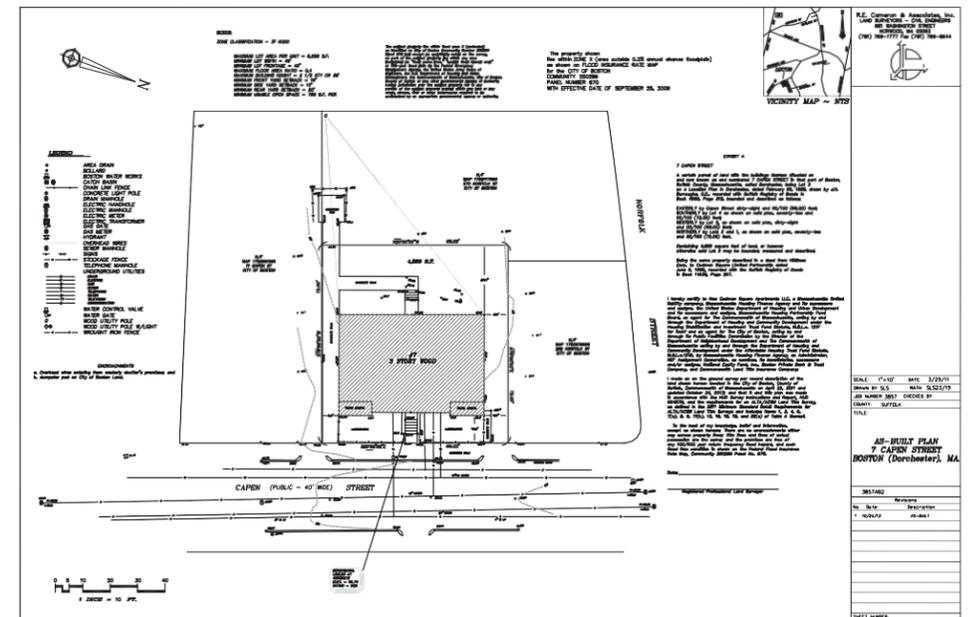
- WORKING WITH YOUNG LEADERS FROM
COMMUNITIES OF COLOR
- EDUCATION AND AWARENESS OF THE
DESIGN AND DEVELOPMENT INDUSTRY

**THIS PROJECT IS RIGHT
IN OUR BACKYARD !**



● HOMEOWNERSHIP ● PORTFOLIO

**CODMAN SQUARE NDC
OWNS 7 CAPEN ST.
AND HAS LONG TERM
STABLE TENANTS !**



		# of Units	Affordable Sale Price Per Unit	Monthly Loan Payment (Mortgage)	Window of Eligibility for Affordable Condos	
					Min. Annual Income	Max Annual Income
2 BEDROOM UNITS						
2 BDRM	80% AMI/no pkg	2	\$ 238,500	\$1,585	\$ 89,207	\$ 106,880
	100% AMI/no pkg	4	\$ 324,700	\$2,052	\$ 120,536	\$ 133,600
	Market Price Dorchester	-	\$ 540,000			
		6				
3 BEDROOM UNITS						
3 BDRM	80% AMI	5	\$ 289,200	\$1,822	\$ 113,713	\$128,240
	100% AMI	4	\$ 368,000	\$2,318	\$133,528	\$160,300
	Market Price Dorchester	-	\$ 600,000			
		9				

Total # of ALL Units 15

AFFORDABLE HOMEOWNERSHIP UNITS FOR SALE AT HALF OF MARKET PRICE OR LESS THAN MARKET PRICE !!!

MULTIGENERATIONAL - NORWELL ST.



MULTIFAMILY - TALBOT AVE.



TOWNHOUSE CONDOS - BAY VILLAGE



FRANKLIN FIELD



DUPLEX UNITS - CHENEY ST.



FOUR CORNERS PLAZA





BUILDING A



BUILDING B



BUILDING C





NORFOLK STREET

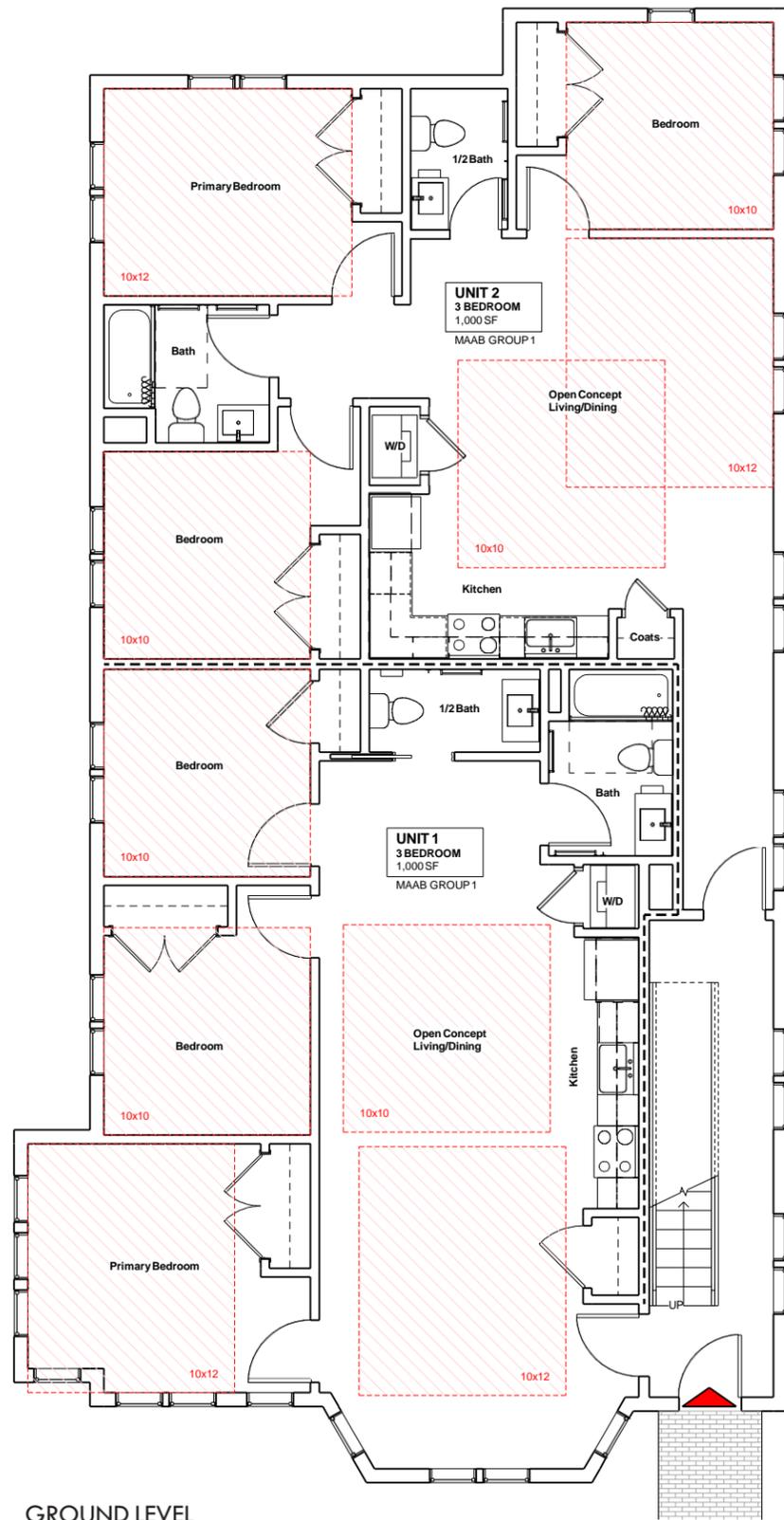
*SUSTAINABLY DESIGNED FOR
LONGTERM RESIDENCY*



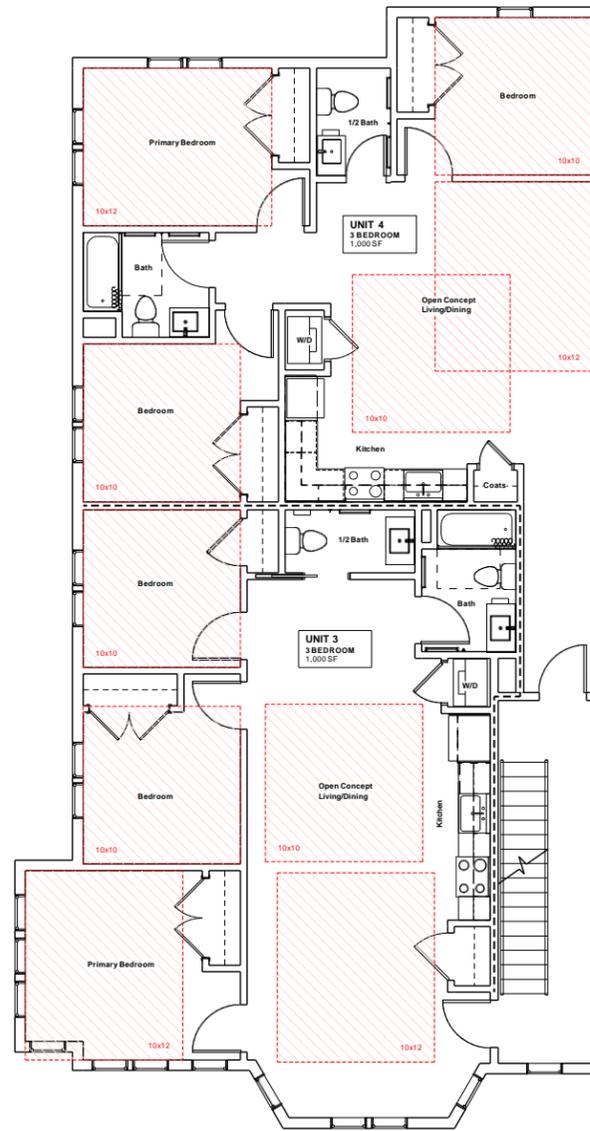
HOMEOWNERSHIP PROGRAM

- (6) 3-BEDROOM AFFORDABLE HOMEOWNERSHIP UNITS
- (2) UNITS PER FLOOR / 3-STORY WOOD FRAME STRUCTURE
- (2) ACCESSIBLE UNITS AT THE GROUND FLOOR
- 1,000 SF OF LIVING SPACE PER UNIT

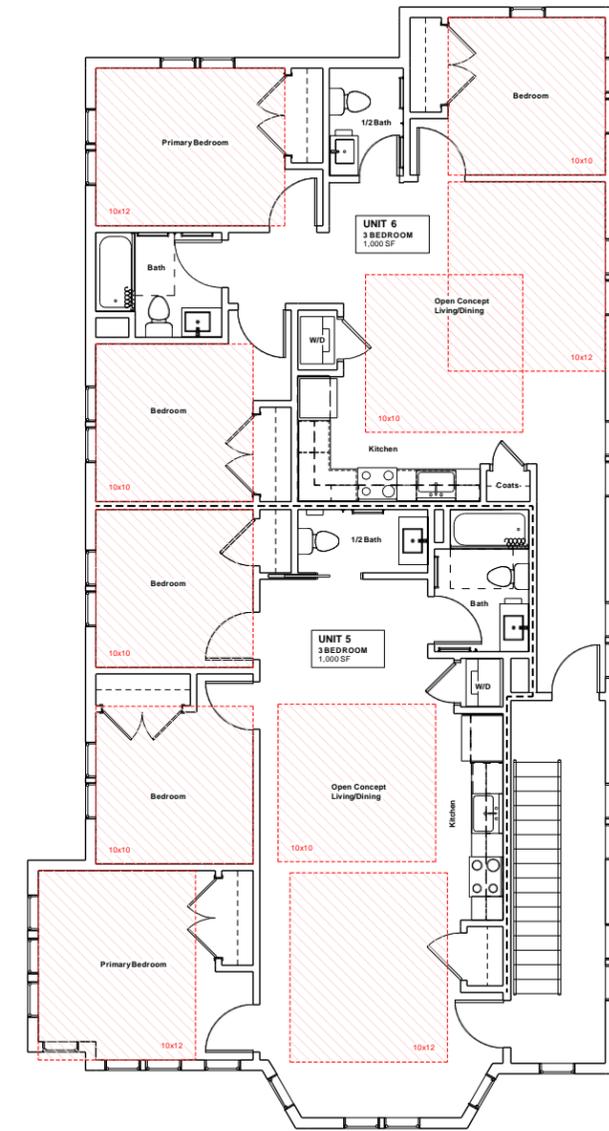
BUILDING A_ NORFOLK ST.



GROUND LEVEL



LEVEL 2



LEVEL 3



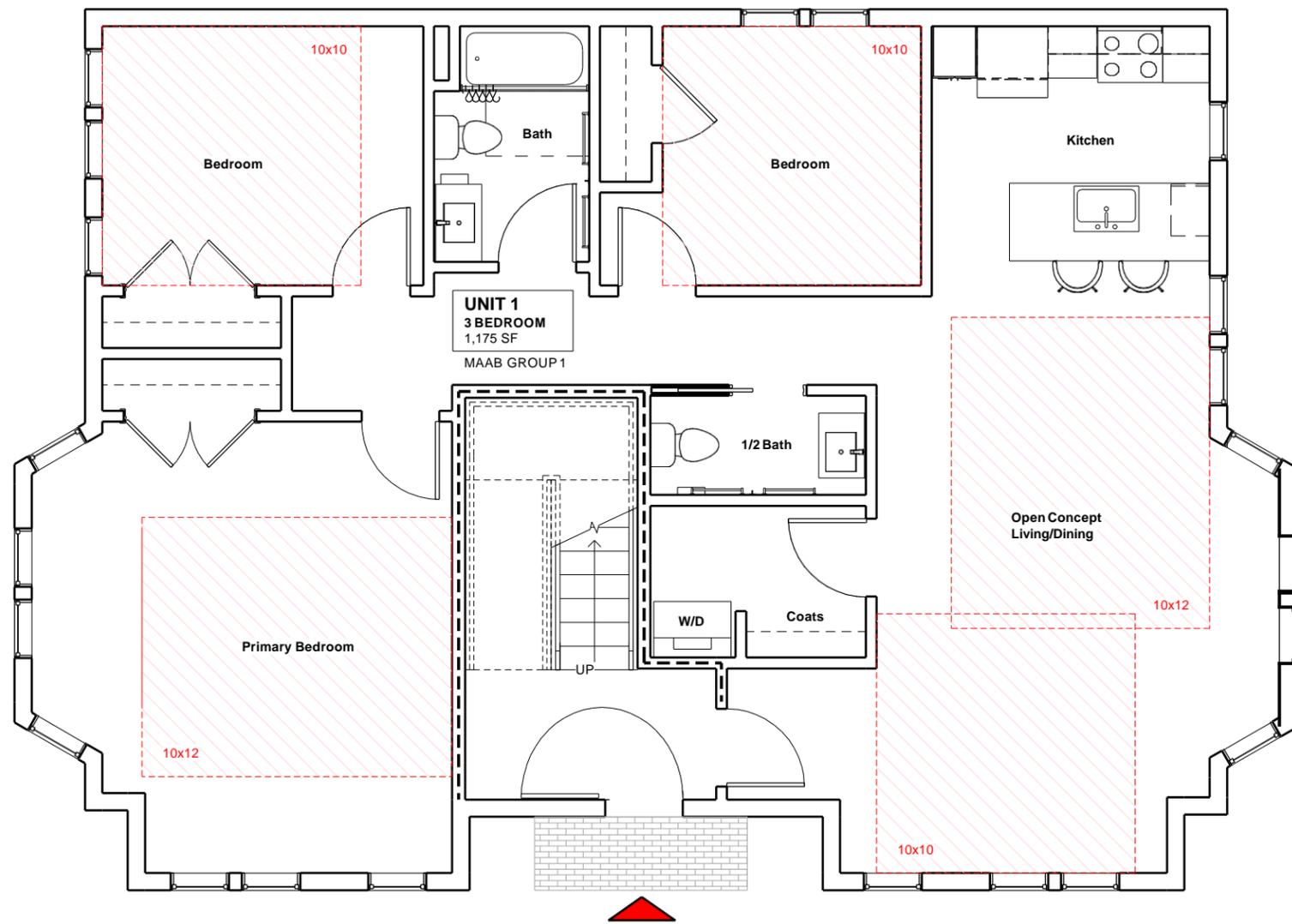
NORFOLK/CAPEN



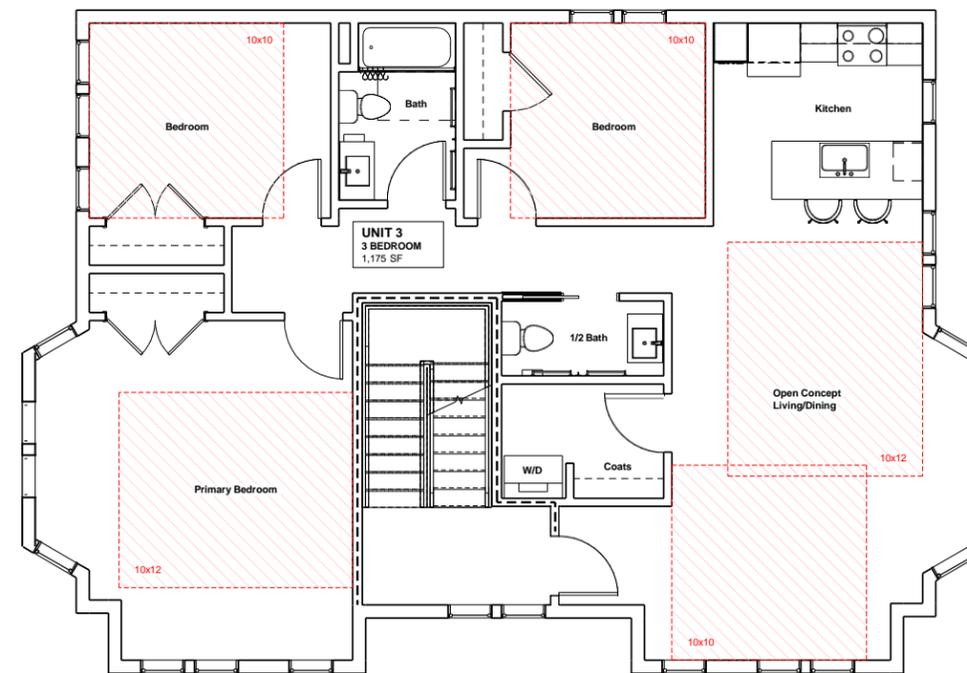
*SUSTAINABLY DESIGNED FOR
LONGTERM RESIDENCY*

HOMEOWNERSHIP PROGRAM

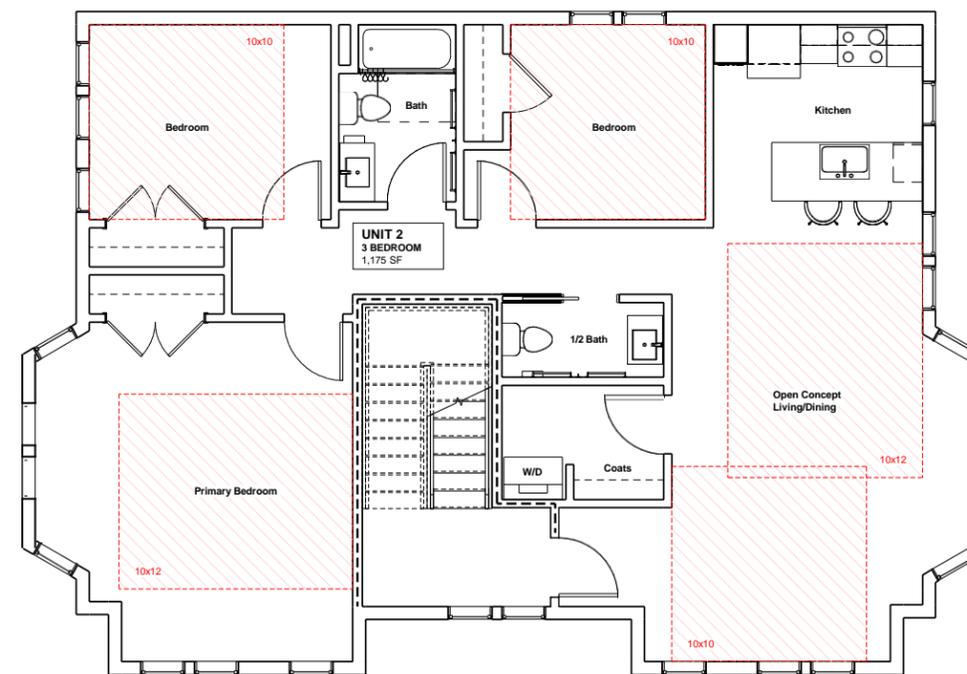
- (3) 3-BEDROOM AFFORDABLE HOMEOWNERSHIP UNITS
- (1) UNIT PER FLOOR / 3-STORY WOOD FRAME STRUCTURE
- (1) ACCESSIBLE UNIT AT THE GROUND FLOOR
- 1,175 SF OF LIVING SPACE PER UNIT



GROUND LEVEL



LEVEL 3



LEVEL 2



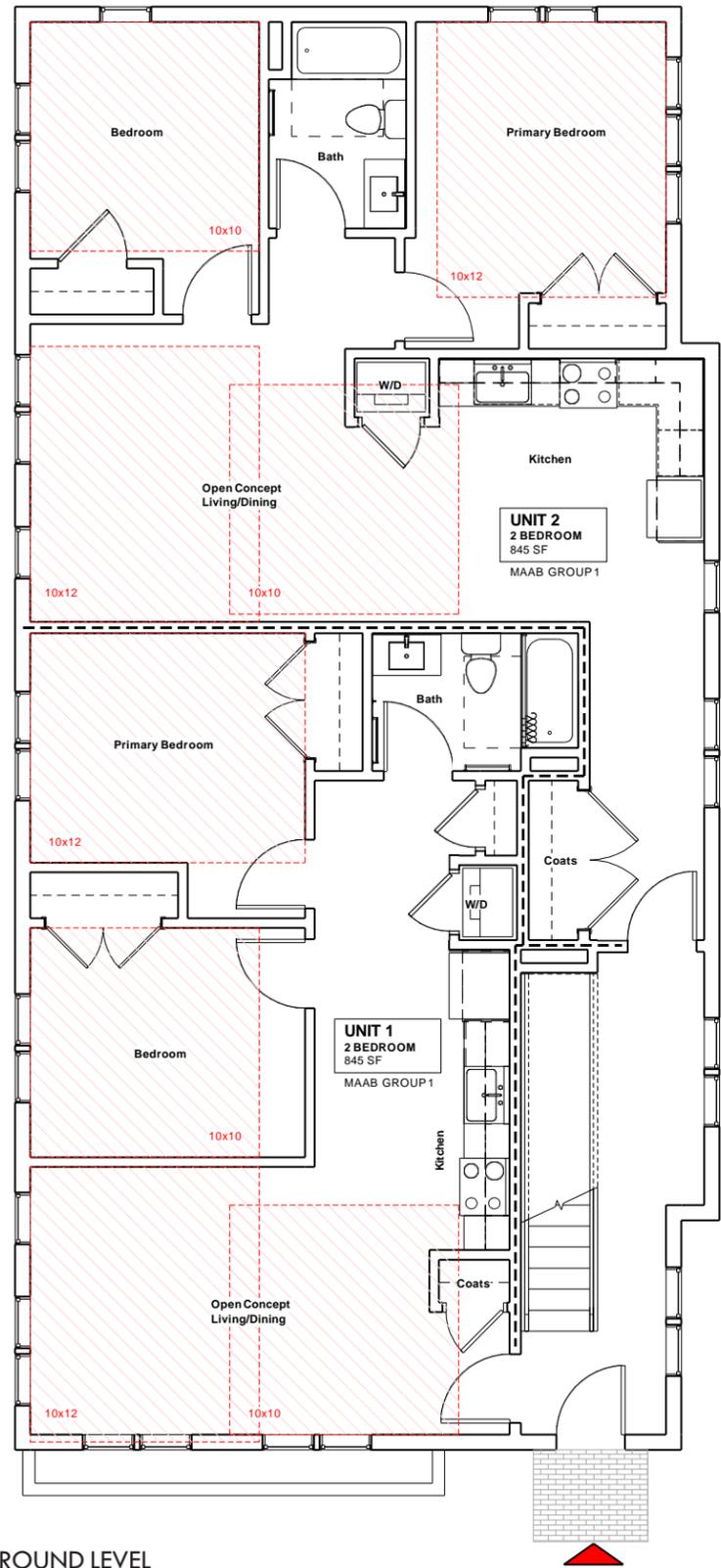
CAPEN STREET



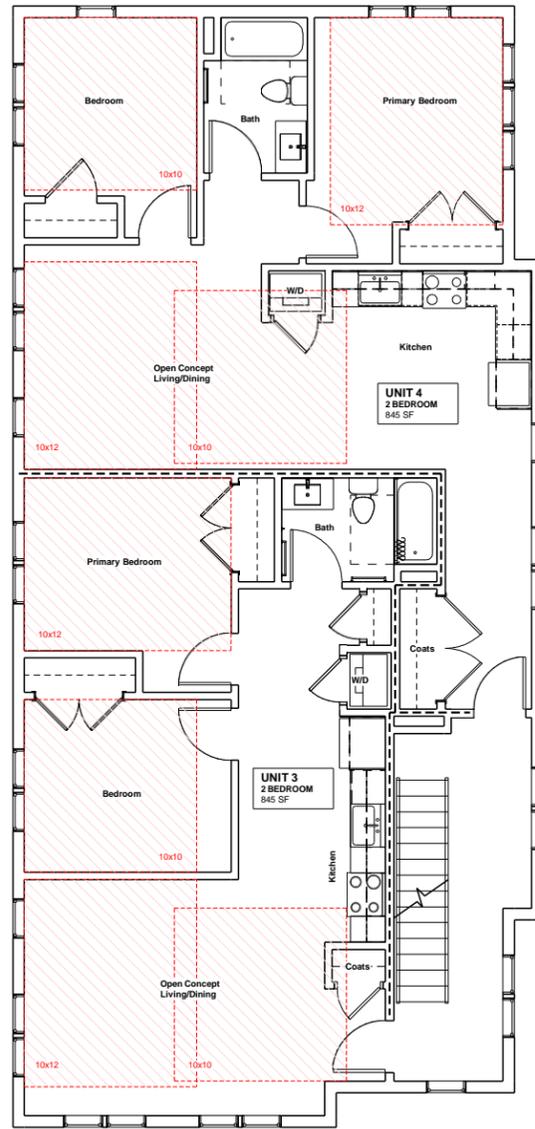
*SUSTAINABLY DESIGNED FOR
LONGTERM RESIDENCY*

HOMEOWNERSHIP PROGRAM

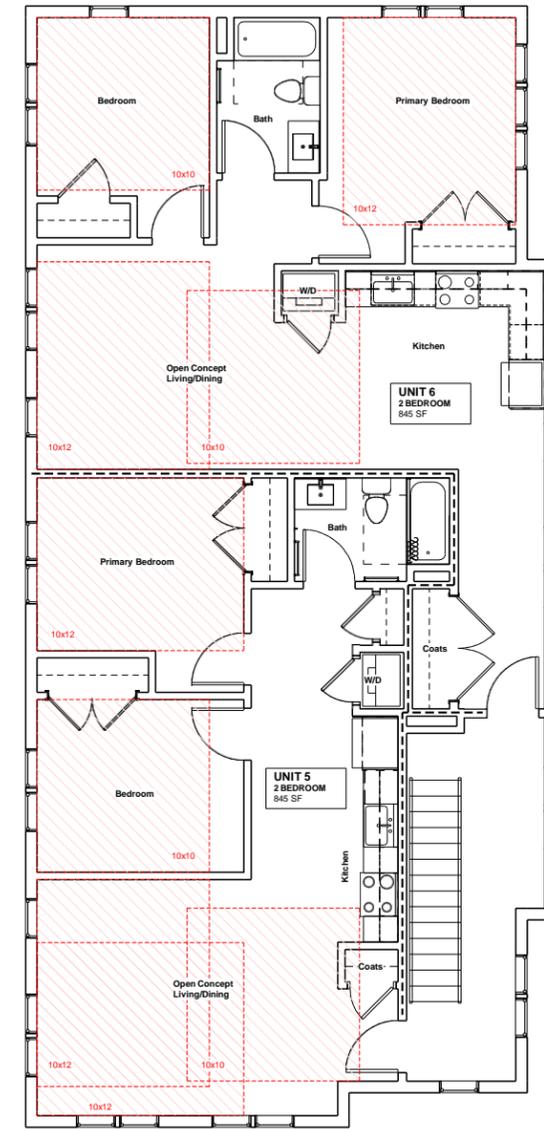
- (6) 2-BEDROOM AFFORDABLE HOMEOWNERSHIP UNITS
- (2) UNITS PER FLOOR / 3-STORY WOOD FRAME STRUCTURE
- (2) ACCESSIBLE UNITS AT THE GROUND FLOOR
- 875 SF OF LIVING SPACE PER UNIT



GROUND LEVEL



LEVEL 2



LEVEL 3







TIMELINE

Predevelopment
June 24-June 25

- Article 80/zoning Fall 2024
- Bid Contracts Winter 2025
- Secure Financing Spring 2025
- Closing – Summer 2025

Construction
July 25-
July 26

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

Sales & Move In
Fall 2026

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

DEVELOPMENT BUDGET

Uses of Funding	
Acquisition	\$ 300
Construction - Residential	\$ 6,803,580
Construction - Contingency	\$ 340,179
Construction Total	\$ 7,143,759
Soft Costs	\$ 1,165,222
Developer Fee & Overhead	\$ 690,719
TOTAL USES	\$ 9,000,000
Sources of Funding	
MOH WHB Fund (\$150k/unit)	\$ 2,250,000
Commonwealth Builders	\$ 1,996,200
Environmental Allowance	\$ 60,000
Sale of Affordable Units	\$ 4,693,800
TOTAL SOURCES	\$ 9,000,000

Q&A (10 minutes)



To submit feedback please visit
<https://bit.ly/whbphase2survey>, or scan:



Presentation #4:

Visionary Investors Building Equity (VIBE)



Welcome Home, Boston (Phase 2)





80, 85, & 106 Selden 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



Max Charles



Joseph Diderot



Fred Manigat

Why MassVIBE?

A grid of six icons, each with a corresponding text label in a rounded white box with an orange border. The icons are blue and represent the following values:

- AFFORDABLE HOMEOWNERSHIP**: Icon of a hand holding a dollar sign.
- FAMILIES FIRST**: Icon of a family with two adults and a child.
- COMMUNITIES FIRST**: Icon of a group of five stylized human figures.
- DIVERSITY & EQUITY FIRST**: Icon of three stylized human figures in different colors.
- LIVED EXPERIENCE**: Icon of a house with a chimney.
- SMART & SUSTAINABLE DESIGN**: Icon of a modern building with a leaf symbol.

Development Team & Partners



Developer



Marketing & Buyer Outreach



Architect



General Contractor



Property Management



MBE Firm



Counsel

Relevant Experience– Developer / GC



Dakota Street, Dorchester



Chestnut Street, Jamaica Plain



Sandwich Police Department &
Sandwich Fire Department



Parcel U2, Jamaica Plain

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

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.

- MassVIBE brings together a diverse development team with local firms that are mostly MBE/WBE. VIBE is a certified minority owned firm. Our Design team, HIARCHI, is a minority owned firm of Architects. Our Construction Management firm, is minority owned, based in Hyde Park, and has earned a reputation as a leader in project management from remodeling and restoration, to ground up construction of municipal and commercial projects. 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 exceed the Boston Residents Job Policy goals of:
 - 51% Boston Residents
 - 51% MBE/WBEs
 - 40% POC
 - 12% Women

SPONSORSHIP OWNERSHIP



DESIGN

HiARCHi
DESIGN COLLABORATIVE

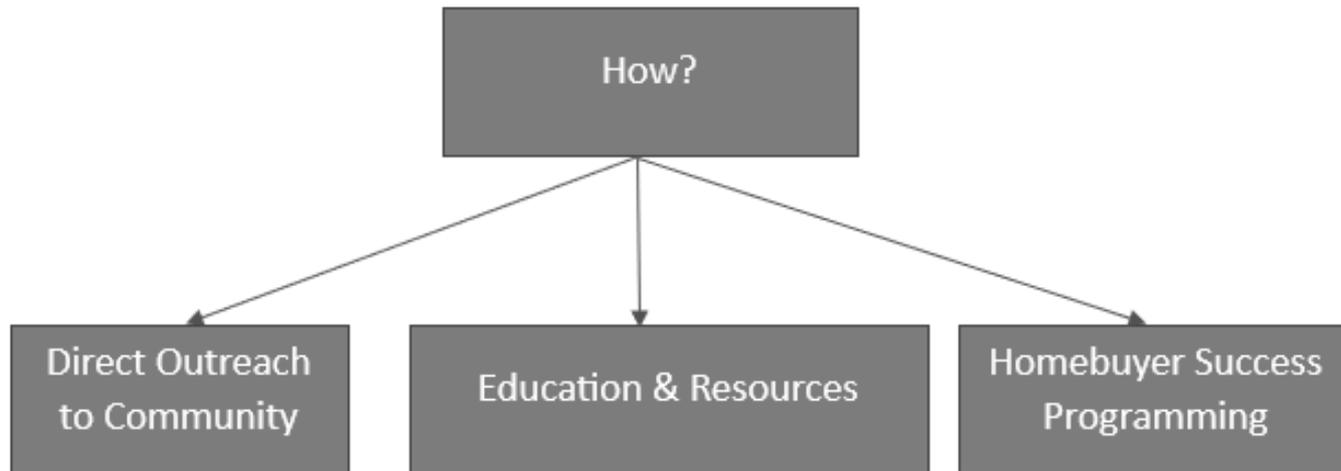
CONSTRUCTION



Marketing & Buyer Outreach



Marketing and Outreach Plan



Development Plan, Unit and Affordability Mix

80 Selden



85 Selden



106 Selden



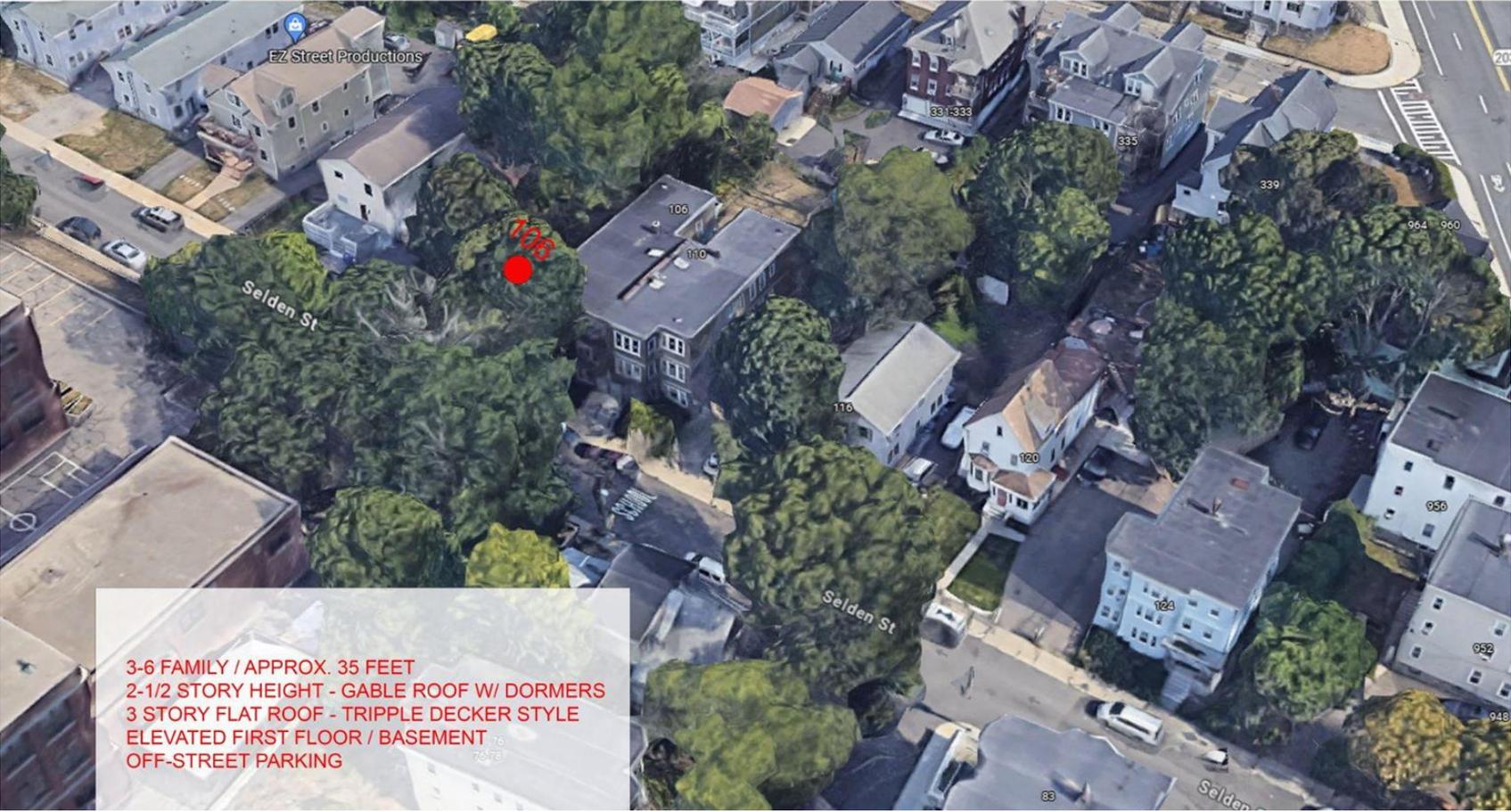
80 Selden	Sales Price	BRs	AMI
Unit 1	\$253,500	3	70%
Unit 2	\$297,200	3	80%
Unit 3	\$297,200	3	80%

85 Selden	Sales Price	BRs	AMI
Unit 1	\$253,500	3	70%
Unit 2	\$297,200	3	80%

106 Selden	Sales Price	BRs	AMI
Unit 1	\$258,500	2	80%
Unit 2	\$258,500	2	80%
Unit 3	\$258,500	2	80%
Unit 4	\$297,200	3	80%
Unit 5	\$253,500	3	70%
Unit 6	\$253,500	3	70%

Site Context

80, 85 & 106 SELDEN STREET SITE CONTEXT & SCALE



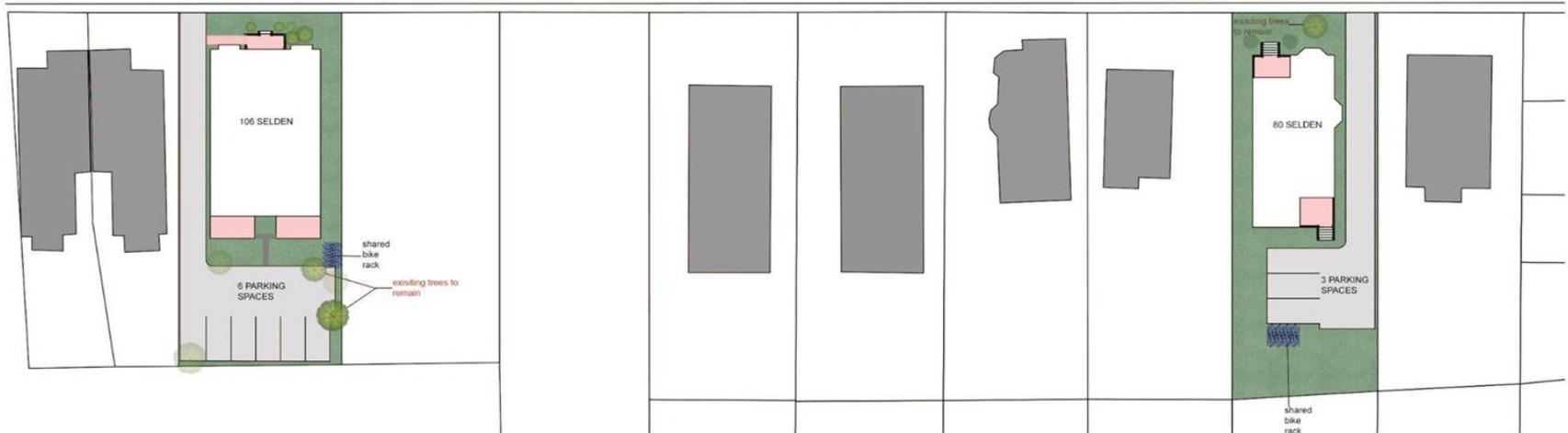
Site Plan

80, 85 & 106 SELDEN SITE PLAN & LANDSCAPE

HiARCHi
DESIGN COLLABORATIVE

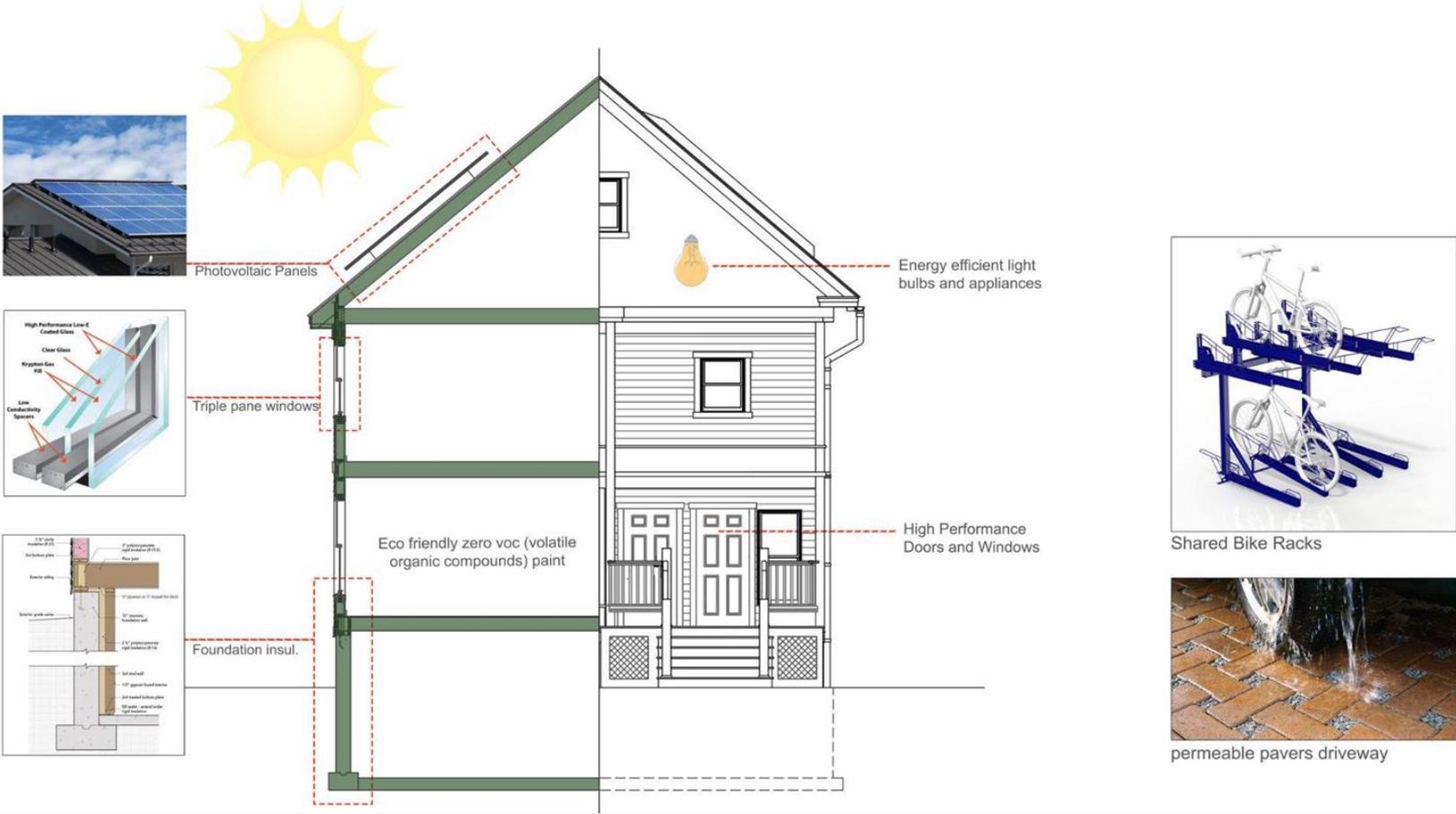


SELDEN STREET



Sustainability Approach

80, 85 & 106 SELDEN SUSTAINABILITY APPROACH



Floor Plan – 80 Selden



HiARCHi
DESIGN COLLABORATIVE

-  CIRCULATION & SHARED SPACES
-  3 BEDROOMS / 1.5 BATH UNITS (1,100 SF)



Floor Plan – 85 Selden

85 SELDEN STREET FLOOR PLAN



-  CIRCULATION & SHARED SPACES
-  3 BEDROOMS / 1.5 BATH UNITS (1,100 SF)

HiARCHi
DESIGN COLLABORATIVE



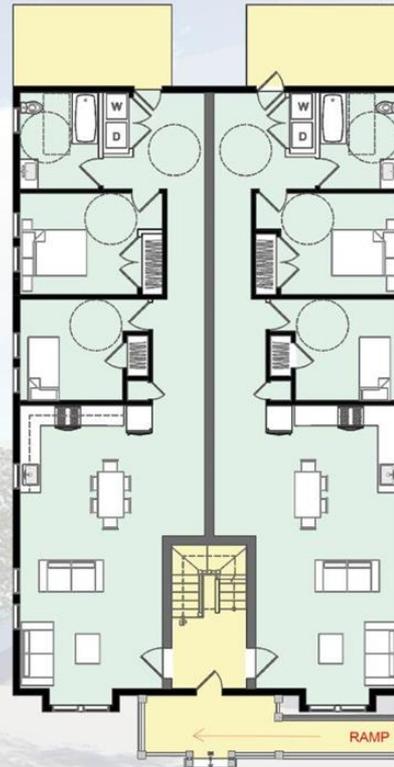
Floor Plan – 106 Selden

106 SELDEN STREET FLOOR PLAN

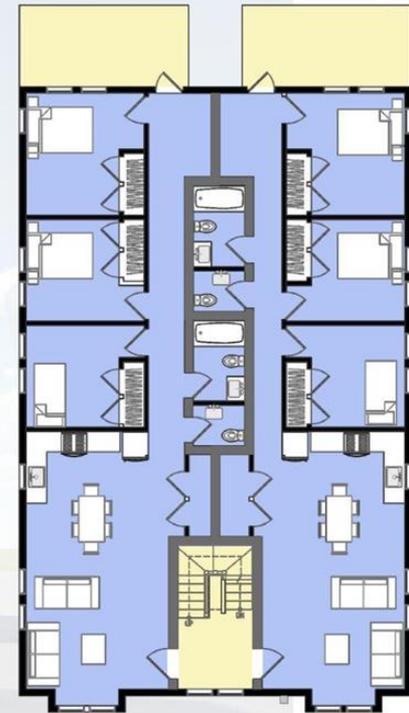


-  CIRCULATION & SHARED SPACES
-  2 BR / 1 BATH UNITS (1,000 SF) ADA UNIT
-  3 BR / 1.5 BATH UNITS (1,000 SF)

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DESIGN COLLABORATIVE



1ST. FL (ADA UNIT)



TYP. 2ND & 3RD FLOORS

Q&A (10 minutes)



To submit feedback please visit
<https://bit.ly/whbphase2survey>, or scan:



Presentation #5:

Visionary Investors Building Equity (VIBE)



Welcome Home, Boston (Phase II)





65 & 71 Ballou Avenue

Agenda

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

Introduction



Coreen Morisset



Max Charles



Joseph Diderot



Fred Manigat

Why MassVIBE?

A grid of six icons, each with a corresponding text label in a rounded white box with an orange border. The icons are: 1. A hand holding a dollar sign (Affordable Homeownership). 2. A family silhouette (Families First). 3. A group of people silhouettes (Communities First). 4. Two people silhouettes with a diamond and triangle (Diversity & Equity First). 5. A house silhouette (Lived Experience). 6. A modern building silhouette with a leaf (Smart & Sustainable Design).

Development Team & Partners



Developer



Marketing & Buyer Outreach



Architect



General Contractor



Property Management



MBE Firm



Counsel

Relevant Experience– Developer / GC



Dakota Street, Dorchester



Chestnut Street, Jamaica Plain



Sandwich Police Department &
Sandwich Fire Department



Parcel U2, Jamaica Plain

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

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.

- MassVIBE brings together a diverse development team with local firms that are mostly MBE/WBE. VIBE is a certified minority owned firm. Our Design team, HIARCHI, is a minority owned firm of Architects. Our Construction Management firm, is minority owned, based in Hyde Park, and has earned a reputation as a leader in project management from remodeling and restoration, to ground up construction of municipal and commercial projects. 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 exceed the Boston Residents Job Policy goals of:
 - 51% Boston Residents
 - 51% MBE/WBEs
 - 40% POC
 - 12% Women

**SPONSORSHIP
OWNERSHIP**



Mass Construction & Management, Inc.

VISIONARY INVESTORS
—Building Equity, LLC—

DESIGN



HiARCHi
DESIGN COLLABORATIVE

CONSTRUCTION



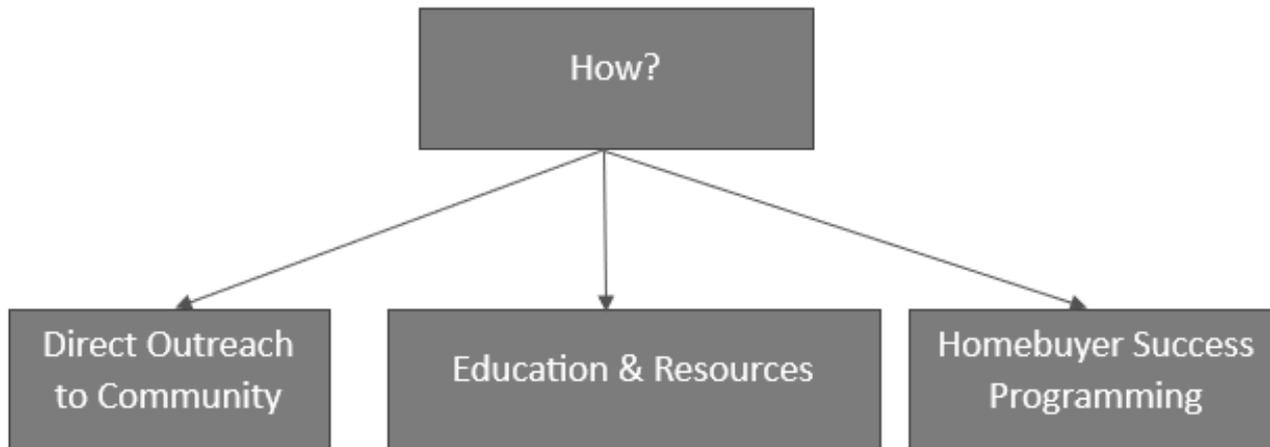
Mass Construction & Management, Inc.

**Marketing &
Buyer Outreach**



Our Village Initiative

Marketing and Outreach Plan



Development Plan, Unit and Affordability Mix

65 Ballou



	Sales Price	BRs	AMI
Unit 1	\$253,500	3	70%
Unit 2	\$297,200	3	80%
Unit 3	\$258,500	2	80%

71 Ballou



	Sales Price	BRs	AMI
Unit 1	\$253,500	3	70 %
Unit 2	\$297,200	3	80 %
Unit 3	\$258,500	2	80 %

Site Context

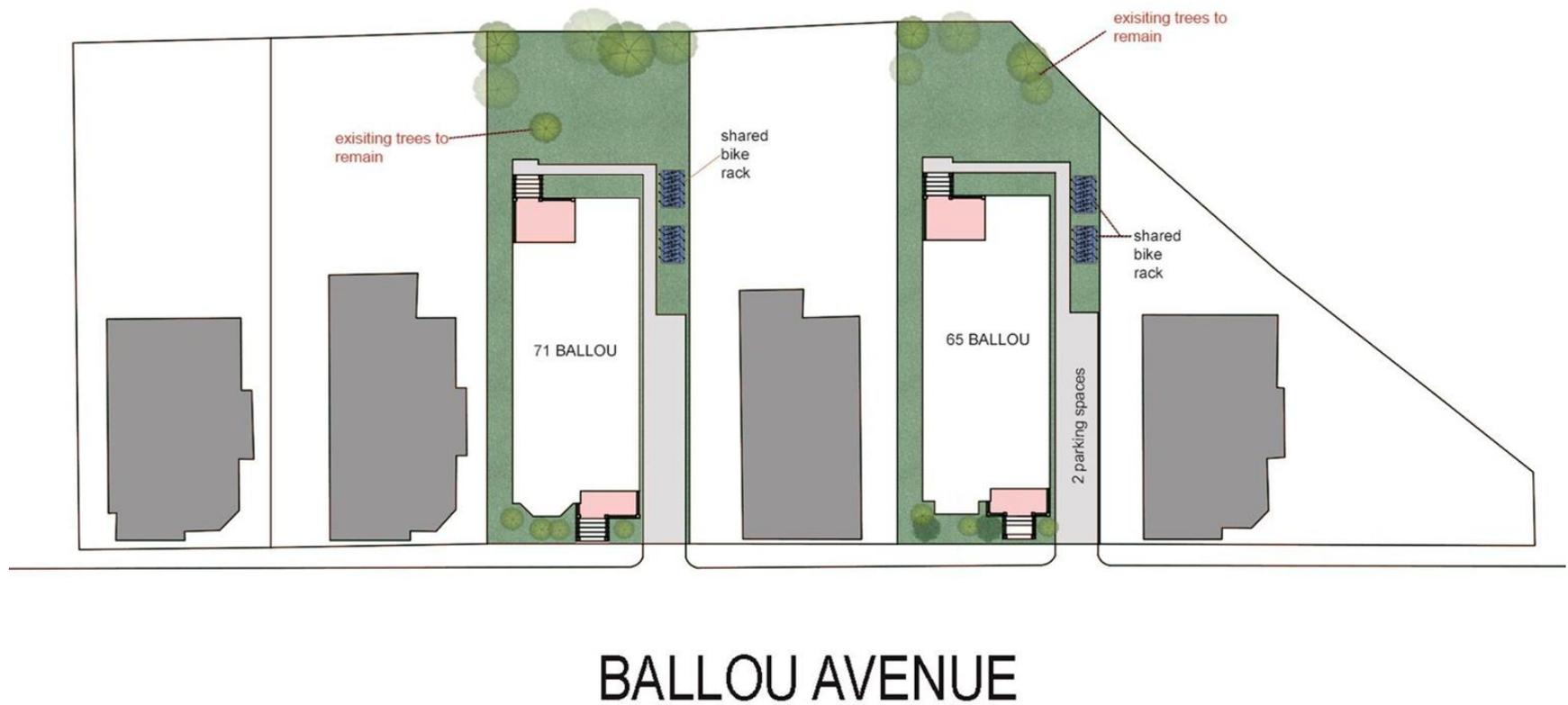
65 & 71 BALLOU AVE LOTS SITE CONTEXT & SCALE

HiARCHi
DESIGN COLLABORATIVE



Site Plan

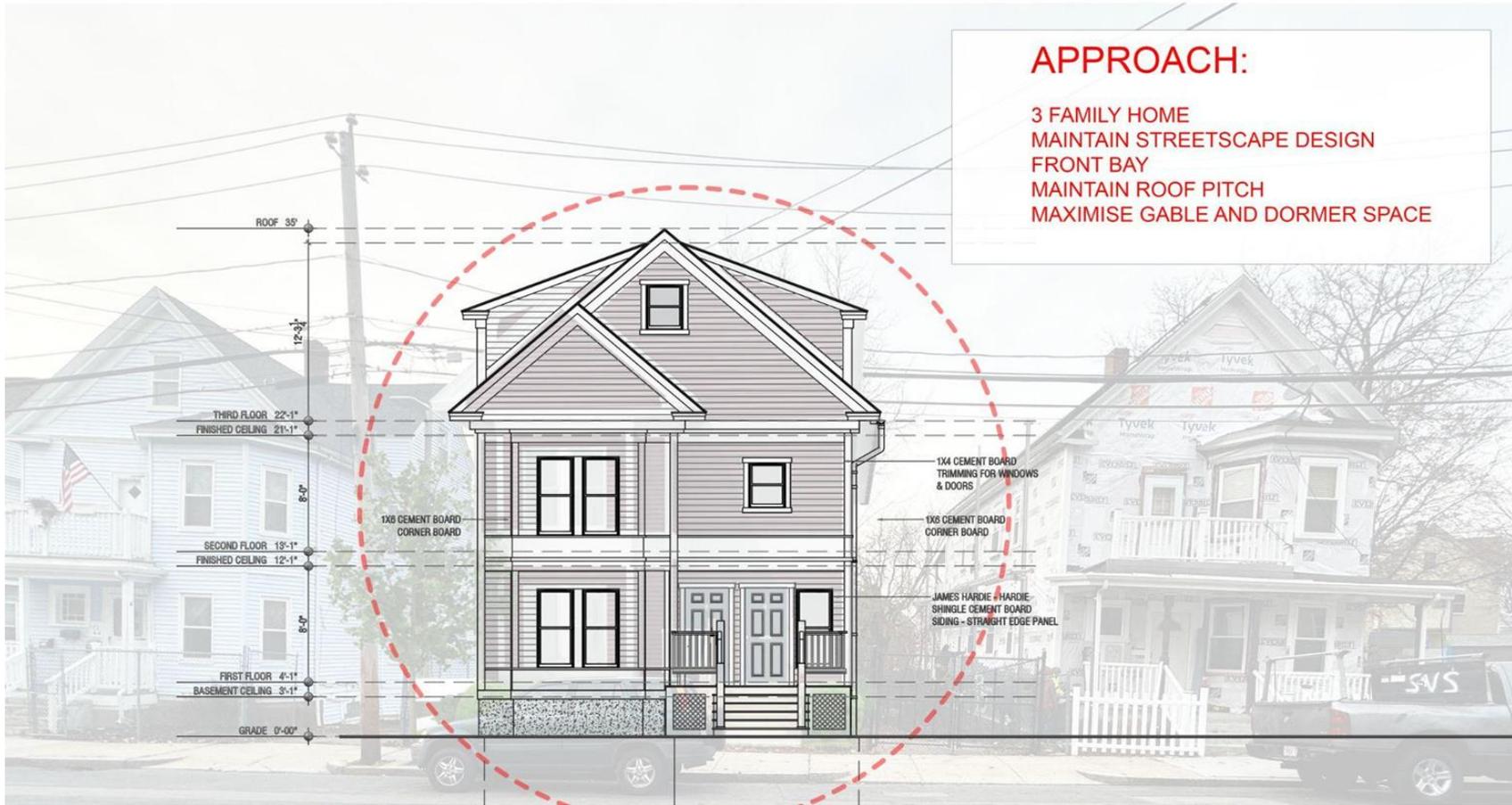
65 & 71 BALLOU AVE LOTS SITE PLAN & LANDSCAPE



Building Perspective / Design Approach

65 & 71 BALLOU AVE LOTS DESIGN APPROACH

HiARCHi
DESIGN COLLABORATIVE



Building Elevation



65 Ballou Avenue
LOT: 4,064 SF
Three Family - 3 Unit Dwelling

Building Proposed SQ.F.
- Basement: 1,100
- First Floor: 1,100
- Second Floor: 1,100
- Third Floor: 850



71 Ballou Avenue
LOT: 4,125 SF
Three Family - 3 Unit Dwelling

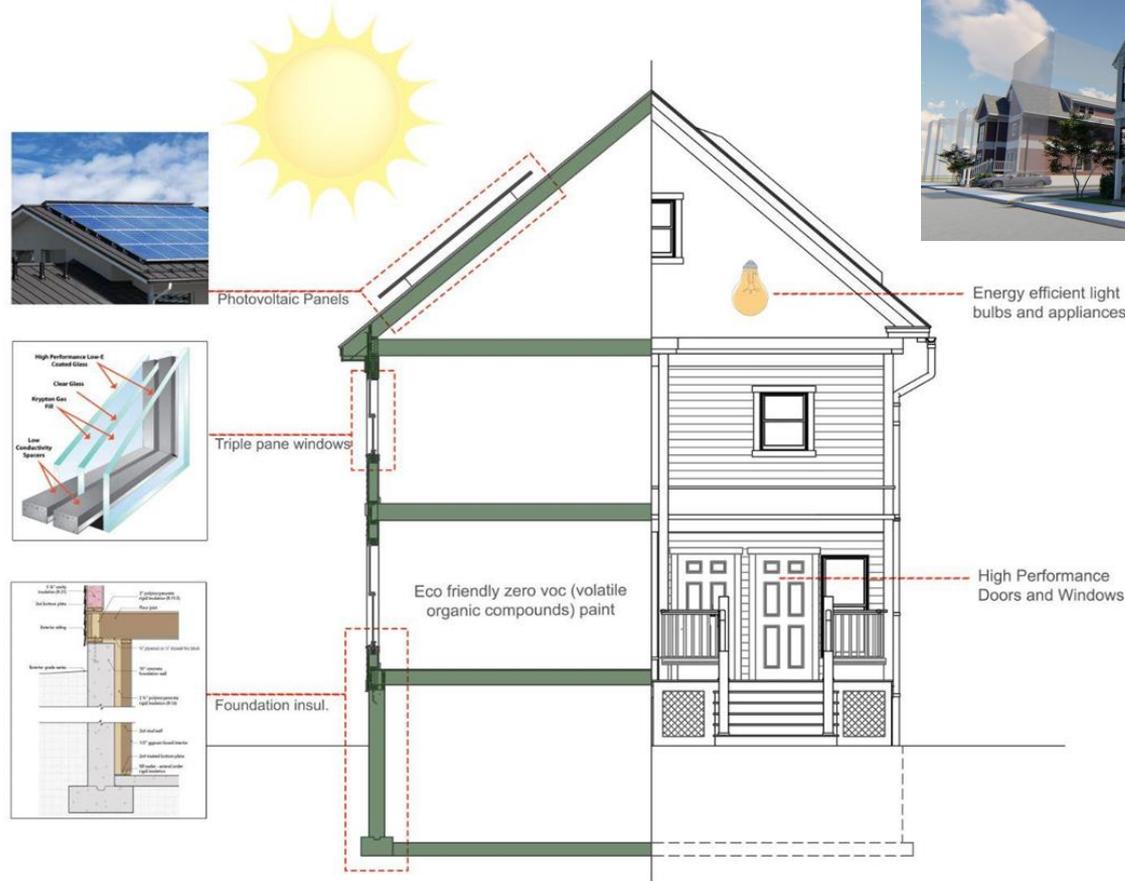
Building Proposed SQ.F.
- Basement: 1,100
- First Floor: 1,100
- Second Floor: 1,100
- Third Floor: 850



Sustainability Approach

65 & 71 BALLOU AVE LOTS SUSTAINABILITY APPROACH

HiARCHI
DESIGN COLLABORATIVE



Shared Bike Racks



permeable pavers driveway

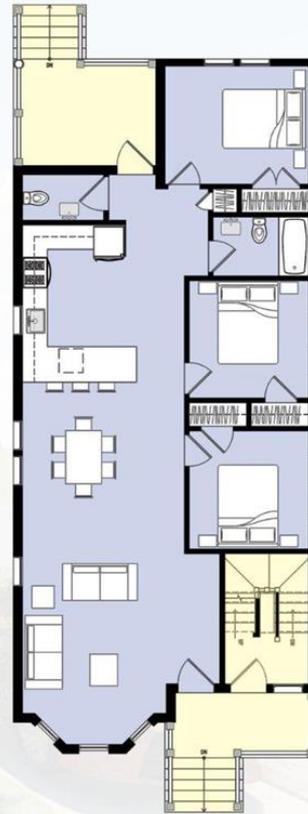
Floor Plan – 65 & 71 Ballou

65 & 71 BALLOU AVE LOTS FLOOR PLANS

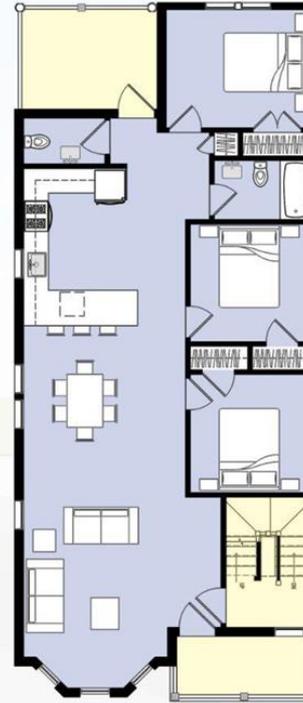


-  CIRCULATION & SHARED SPACES
-  2 BEDROOMS / 1 BATH UNITS (850 SF)
-  3 BEDROOMS / 1.5 BATH UNITS (1,100 SF)

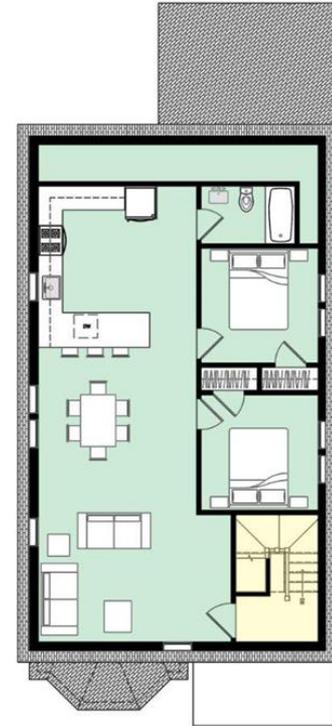
HiARCHi
DESIGN COLLABORATIVE



1ST. FLOOR



2ND. FLOOR



3RD. FLOOR

Q&A (10 minutes)



To submit feedback please visit
<https://bit.ly/whbphase2survey>, or scan:



Next Steps



B

We want to hear from you!

To submit feedback please visit <https://bit.ly/whbphase2survey>, or scan:



We will be accepting comments regarding eligible proposals until
February 29, 2024

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 2:

<https://bit.ly/whbphase2housing>

And, here to view eligible proposals being considered for Phase 2 RFP:

<https://bit.ly/whbphase2proposals>

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



Thank you!



B