

A photograph of a city street corner in Boston, featuring a mix of historic and modern architecture. In the foreground, a historic red brick building with white window frames and a small balcony is visible. Behind it, several tall, modern skyscrapers with glass facades rise into the sky. The scene is captured during the day with a slightly blue tint. A semi-transparent dark blue banner is overlaid across the middle of the image, containing white text. On the right side of the banner, there is a black square containing a large white letter 'B' with a red horizontal bar underneath it. At the bottom of the image, there is a solid black bar with white text.

APPLICANT PRESENTATIONS

34 Athelwold Street, Dorchester

May 22, 2025

The background image shows a city street scene. In the center is a historic red brick building with a clock tower, identified as the Old State House in Boston. It is surrounded by modern skyscrapers. A semi-transparent dark blue banner is overlaid across the middle of the image, containing white text and a logo.

This meeting will be recorded.



MEETING AGENDA

- I. INTRODUCTIONS
- II. GOALS & OBJECTIVES
- III. SITE BACKGROUND & EXISTING CONDITIONS
- IV. APPLICANT PRESENTATIONS
- V. NEXT STEPS
- VI. THANK YOU

INTRODUCTIONS

GOALS, OBJECTIVES & GROUND RULES

Goals & Objectives

- Eligible applicants present their proposals to the community
- Gather feedback from the community on each proposal to help inform the selection of the applicant who will develop the 34 Athelwold Street site

Ground Rules

- We are going to be strict on time limits, to stay fair and consistent. Each team has 10 minutes to present and 15-20 minutes for Q&A.
- Other applicant teams will not participate 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).
- Please be respectful and mindful of each other's time when asking questions or providing comments, so that all attendees are able to participate in the meeting. Additional comments can be submitted after this meeting.

SITE SUMMARY

Number of Parcels: 1

Total Square Footage: 4,665

Zoning: 3F-6000

Council District: 4

Councilor: Worrell

Neighborhood: Dorchester

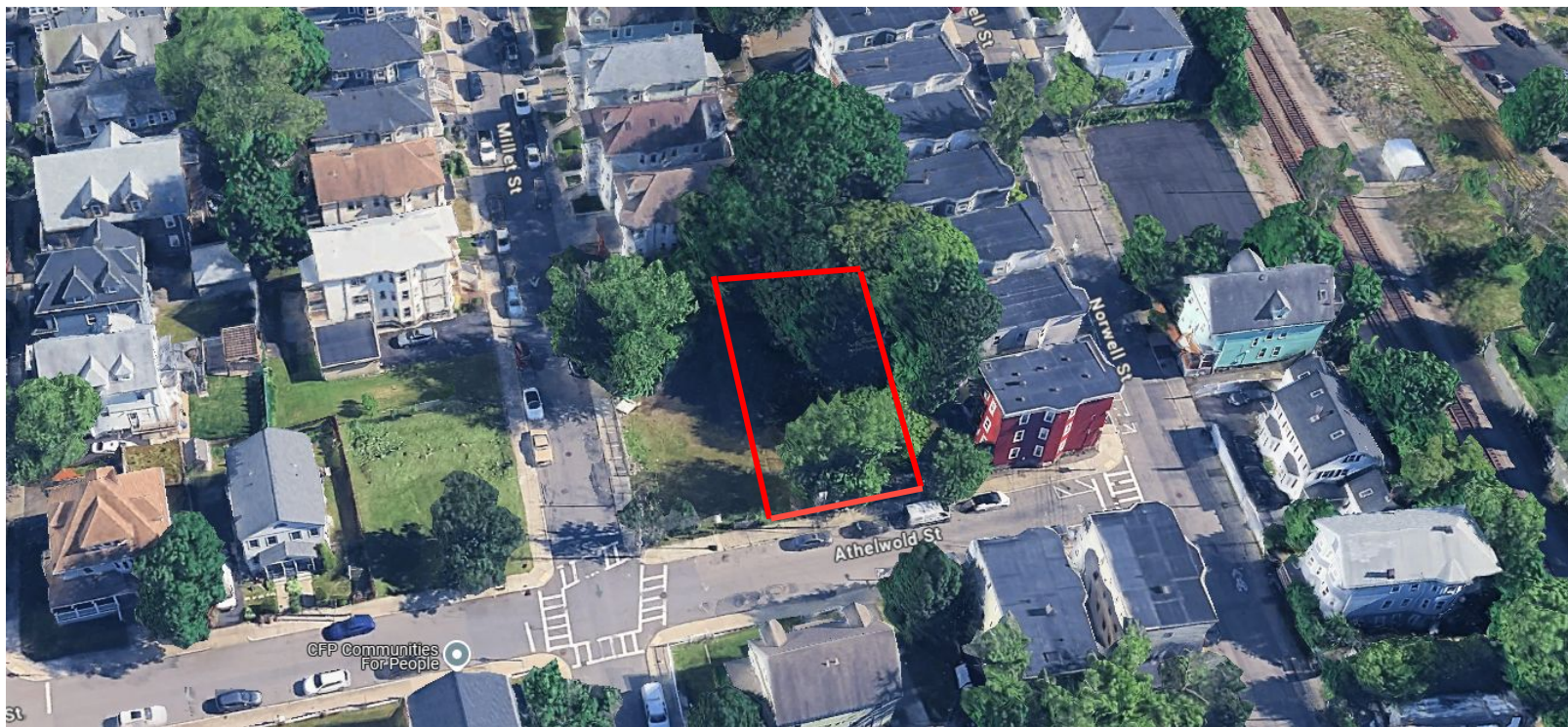


EXISTING CONDITIONS



View from Athelwold Street

EXISTING CONDITIONS



Aerial View of Athelwold Street

BACKGROUND AND TIMELINE

Expressions of Interest and Community Engagement

MOH receives interest from several parties interested in the site. MOH engages community members and organizations for feedback on RFP guidelines

New RFP Released

RFP released with same guidelines

Public Comment Period and Proposal Evaluation

Public comment open through June 6. Proposal evaluations to be complete following public comment period

2022-2024

February 2025

June 2025

December 2024

March - May 2025

Summer 2025

RFP Released

RFP Released for residential market rate development fitting the neighborhood context per community preference - No eligible applications received

RFP Deadline and Applicant Presentations

Two eligible proposals received to be presented at tonight's meeting

Applicant Selection

MOH will recommend applicant selection to Public Facilities Commission for Tentative Developer Designation

Oxbow Urban LLC



B

A solid red horizontal bar positioned directly beneath the letter 'B'.

FAMILY HOUSING / NEIGHBORHOOD CHARACTER

34 ATHELWOLD STREET, DORCHESTER

Brining 3 new 3-BR family units to W.O.W.



THE BIG IDEA

- Understand the Changes in the Neighborhood
- Amplify the Character of the Built Environment
- **Create a Great Place for Families to Own**



AGENDA

- TEAM
- WE KNOW HOUSING
- OUR KEYS TO SUCCESSFUL DEVELOPMENT
- QUESTIONS



INNOVATORS THAT CARE ABOUT CREATING COMMUNITY



WE KNOW HOUSING



188 Bostonians living
in oxbow urban
homes

60 affordable first
time homebuyers
living in oxbow homes
since 2016

48 ownership units in
current pipeline

KEYS TO GREAT HOUSING

- ❑ **Design** – Building Feels Consistent with the Neighborhood
- ❑ **High Quality Materials** – What will this look like in 20 years
- ❑ **Floor Plans** that are designed understanding the way families live
- ❑ **Interior Amenities** that matter: storage, closets, laundry,
- ❑ **Exterior Amenities** that matter: off street parking, side/rear yard play areas for kids, security/access control



KEYS TO SUCCESSFUL OWNERS

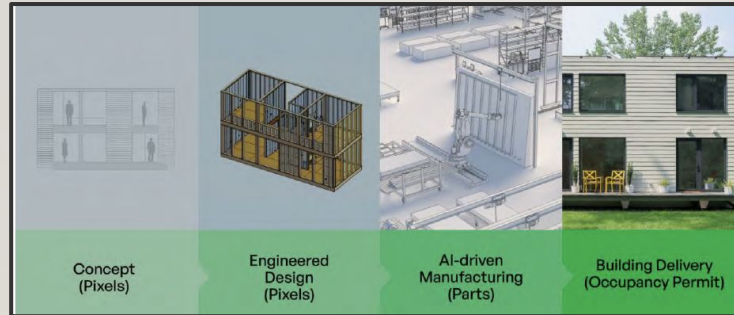
- ☐ New Home-Owner Orientation
- ☐ Facilitating the creation/organization of the condominium association
- ☐ Responsive Warranty Follow Up
- ☐ An Energy Efficient / Well Constructed Building
- ☐ A Great Builder



REFRAME SYSTEMS

INNOVATIVE PROCESSES IMPROVING HOME CONSTRUCTION

- EXCEEDING HIGHEST ENERGY EFFICIENCY STANDARDS
- CLIMATE CONTROLLED CONSTRUCTION
- ON SITE CONSTRUCTION PERIOD REDUCED TO 3 MONTHS



34 ATHELWOLD

34 Athelwold Site



41 Athelwold (directly across the street)

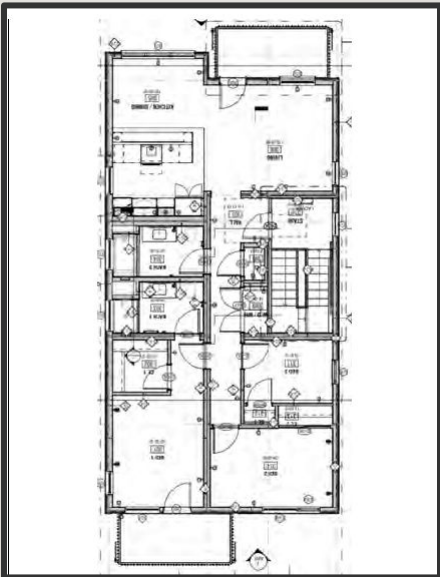


Proposed Construction:



34 ATHELWOLD

Proposed Construction:



34 ATHELWOLD

Proposed Construction:



Development Characteristics:

Total # of Unit = 3

Unit Size: 3BR @ 1300sf +/-

Off Street Parking Spaces = 3

Lot Coverage Ratio: 30% (60% of lot not built upon)

FAR: 0.9

% Green Space: lawn area = 30% (1365sf) – key for kids outdoor play/gardening

Unit Amenities:

Off Street Parking

Garden Area

Private Balcony/Outdoor Space

Master Suite

In Unit Washer/Dryer

Electric Fireplace

Chef's Kitchen

Standup Shower + Soaking Tub

Quiet Residential Street

0.2 Miles to Talbot Stop on Indigo Line

QUESTIONS

Proposed Construction:



Q&A (15-20 Minutes)



GenWealth Development



GENWEALTH DEVELOPMENT

FROM THE NEIGHBORHOOD, BUILDING THE
NEIGHBORHOOD

MISSION STATEMENT

At Genwealth Development, we create ***luxury living*** in the neighborhoods we come from—and the ones that reflect us. We believe ***beauty, inspiration, and opportunity*** should be present on every block, not just a select few. Our mission is to build ***high-quality homes*** in underserved communities while empowering local residents to invest, grow, and thrive where they live. We're not just developing real estate—we're ***building pride, ownership, and generational wealth*** from the inside out.



MEET THE TEAM



JOANNA N. EDWARDS

CEO, Loans and Grants



ALEX E. EDWARDS

Community Outreach



KENAN IRA

Investor, Construction Team
Divine



KATTIA IRA

Investor, Loans and Grants



JEREMY BRANDON

Investor, Community Outreach



PAULINE BRANDON

Investor, Loans and Grants



REGIS GONZALEZ

Construction Team



JAMES HENRY

Construction Team
FBC

HUE architecture JENNIFER HA

Architect



**FINANCIAL EDUCATION
ASSOCIATES INC.**


HUD Counseling Agency

LOANS & FINANCING TEAM

Key Buyer Support Initiatives:

- **\$10,000** Closing Credit for all condo buyers at this development.
- Additional **\$10,000** Grant for buyers working in healthcare, education, or law enforcement, through a partnership with a local nonprofit.
- Access to Trusted Lenders offering up to **\$50,000** in down payment assistance for qualified Boston buyers.
- Support for stacking **down payment assistance** with state and local grant programs such as the STASH Grant, which provides up to **\$30,000** for first-generation homebuyers in Massachusetts.
- Two of the six condo units will be prioritized for seniors in the local community looking to downsize. Seniors living in the immediate area will receive targeted outreach and support campaigns to ensure they are aware of this opportunity.





OUR GOAL IS NOT ONLY TO HELP FAMILIES
PURCHASE HOMES, BUT ALSO TO HELP THEM
MAINTAIN AND PROTECT THOSE HOMES FOR
GENERATIONS TO COME.

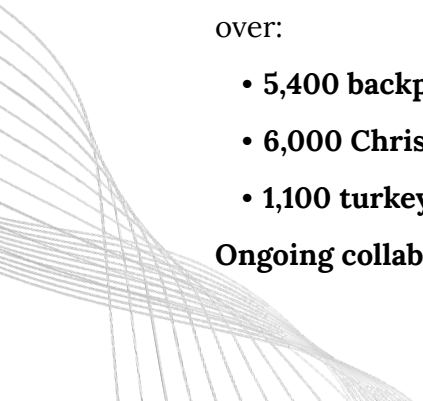
- **Credit Repair, Tax Strategies & Estate Planning resources** provided to help buyers prepare for homeownership and secure their assets long-term.
- **Strategic Buyer Readiness Campaigns** including workshops and events during development to educate and prepare potential homeowners.

COMMUNITY ENGAGEMENT & LEGACY:

Through our non-profit **Thumbprint Cares**, we have supported over **12,000 families**, and has given away over:

- **5,400 backpacks** filled with school supplies
- **6,000 Christmas Toys** at our Christmas Parties
- **1,100 turkeys** at our Thanksgiving Turkey Drives

Ongoing collaboration with local officials and the Codman Square Neighborhood Council.



OUTREACH & MARKETING TEAM

The connection between the development and the people it's meant for.

Community engagement—events and workshops that keep residents involved and informed.

- A creative branding and marketing strategy that includes video content, team introductions, social media messaging, and storytelling that reflects the project's progress.



Financial Education Associates, Inc. is a HUD Counseling Agency that offers online home buyer education and counseling services for Massachusetts homebuyers and homeowners.

HOW DID WE GET HERE?



WOW Moment

Vision born from community needs

Collaborative design and community input



Community

Builders and for local residents



Our Process

"From the neighborhood, building the neighborhood" isn't just a slogan



PAST PROJECTS

Central



Hyde Park Ave.

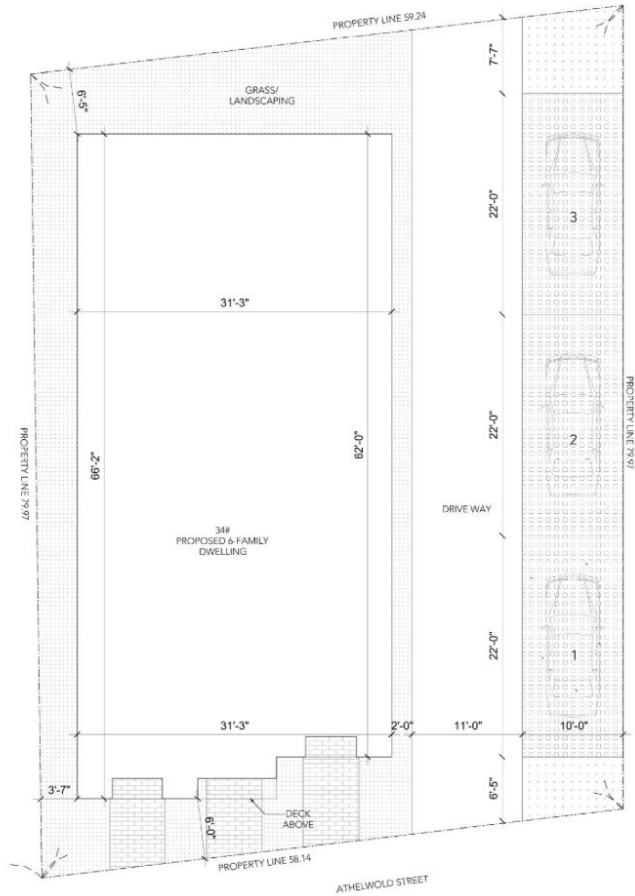


Stanton St.



Thane St.





SUBJECT PROPERTY

WOW CONDOMINIUMS

34 Athelwold Street

Architect: Jennifer Ha

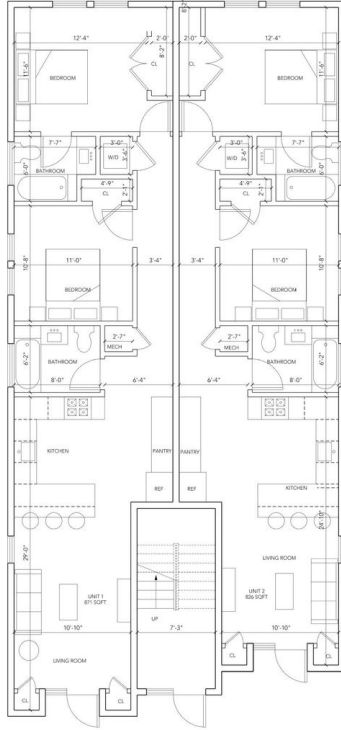


SUBJECT PROPERTY

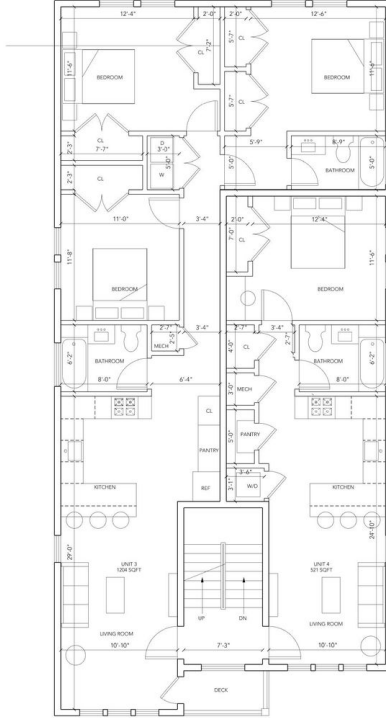
34 Athelwold Street



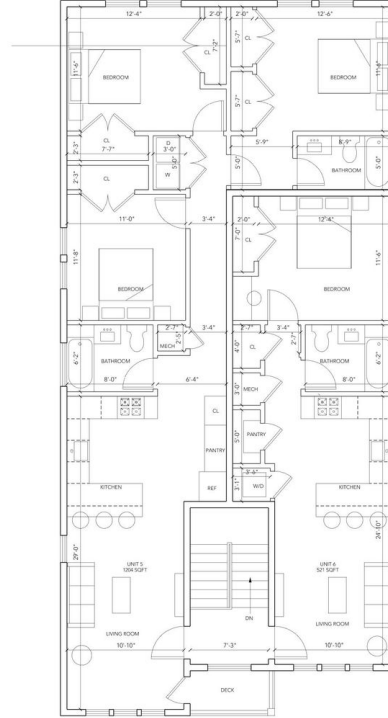
SUBJECT PROPERTY



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"

HUE ARCHITECTURE

181 Bowdoin St.
Dorchester, MA 02119
T 781-566-7261
www.hue-architecture.com

SURVEYOR
DANIEL MACISAAC
18 FAIRVIEW ROAD
CANTON, MA 01921
617-440-7600
PLS.MASSREG@GMAIL.COM

34 ATHELWOLD ST
ALEX EDWARDS
27-29 MILLET ST
DORCHESTER, MA 02124

PROJECT CODE: 22002
SCALE: AS NOTED
SHEET: 2X3.56
REVISION: 2

JAN 20, 2025
SD SET

PROPOSED
FLOOR PLAN

A101

DIVERSITY & INCLUSION PLAN

Diversity & Inclusion

From the neighborhood, building the neighborhood.

Our Commitment:

Diversity is not an initiative—it's our identity. We ensure our community benefits from our growth.

Key Goals:

- Representation: Diverse leadership and partnerships
- Local & Minority Hiring: Support MWBEs and local talent
- Community Investment: Pathways to Ownership
- Access & Education: Wealth-building and real estate workshops
- Accountability: Transparent progress and reporting





Cannot spell wealth without
~~WEALTH.~~

FROM THE NEIGHBORHOOD, BUILDING THE
NEIGHBORHOOD
GENWEALTH DEVELOPMENT

Q&A (15-20 Minutes)



WE WANT TO HEAR FROM YOU!

You can submit feedback by:

Filling out the Survey at
bit.ly/34athelwold_comments, or
scan:



By email: **james.smith@boston.gov**



MOH will be accepting comments regarding eligible proposals until

June 6, 2025

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.

MORE INFORMATION & NEXT STEPS

Visit the Building Housing project page for more information and updates, to submit feedback, join the mailing list, and view a copy of this presentation and recording. The comment period will open for 10 days. bit.ly/34athelwold, or scan the QR code:

James Smith, Senior Project Manager
(617) 635-0103, james.smith@boston.gov



THANK YOU

