

Neighborhood Homes Initiative



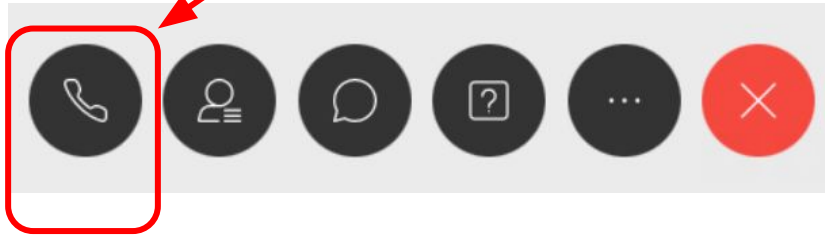
CITY OF BOSTON
MAYOR MARTIN J. WALSH



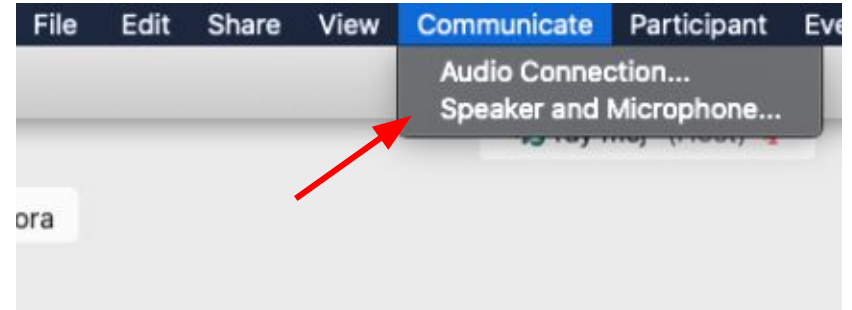
DEPARTMENT OF
NEIGHBORHOOD
DEVELOPMENT

Can't hear?

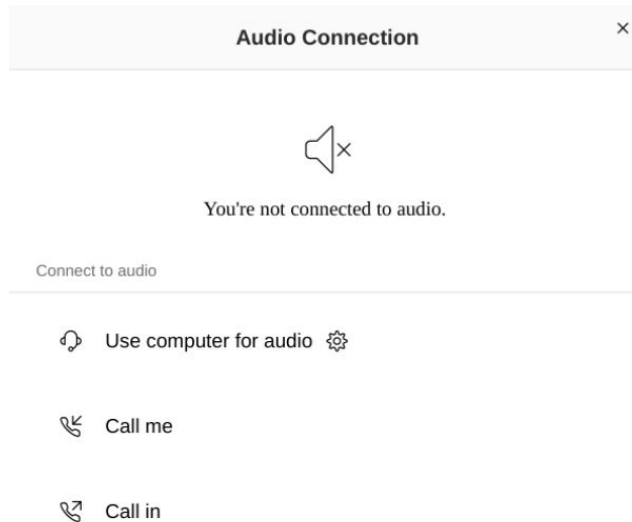
Try this:



Or this:



Then choose your audio connection:

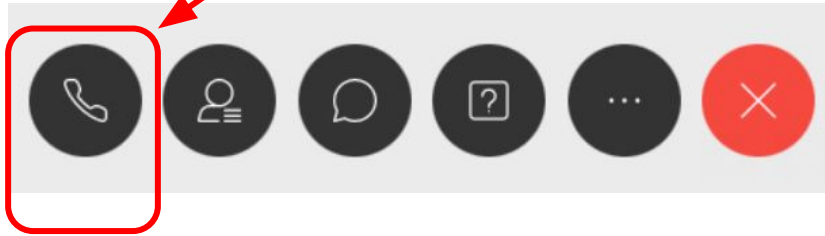


Need audio in Haitian Creole?
Turn off your volume in this main event.
Call: 1-408-418-9388
Access code: 129 795 3355

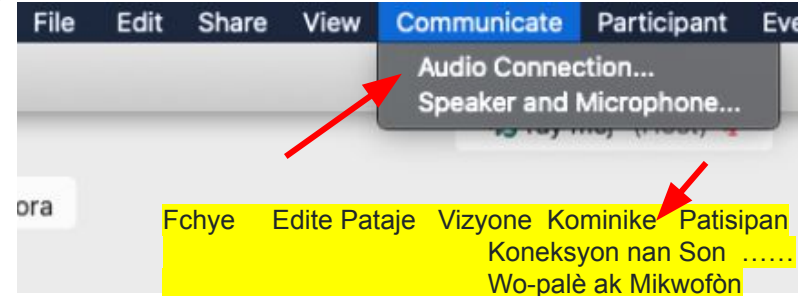
And of course, make sure your volume is turned up!

Ou pa ka tande?

Eseye sa:



Oswa sa:



Après chwazi koneksyon odyo w lan:

Audio Connection x

Koneksyon Son

You're not connected to audio.

Connect to audio

- Use computer for audio ⚙️
- Call me
- Call in

Konekte son an

Itilize Konpitè a pou son an

Rele mwen

Rele pou antre nan seyans lan

Ou bezwen odyo Kreyòl Ayisyen?

Etenn volim ou nan evènman prensipal sa a.

Rele: 1-408-418-9388

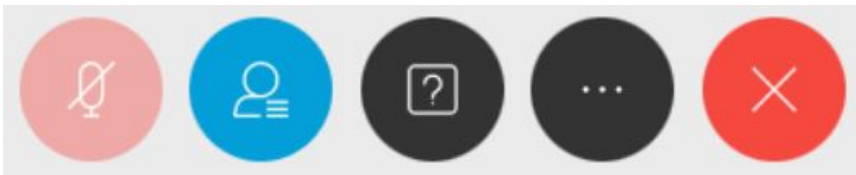
Kòd aksè: 129 795 3355

**Epi byen antandi,
asire w volim ou ase
fò pou w ka tande!**

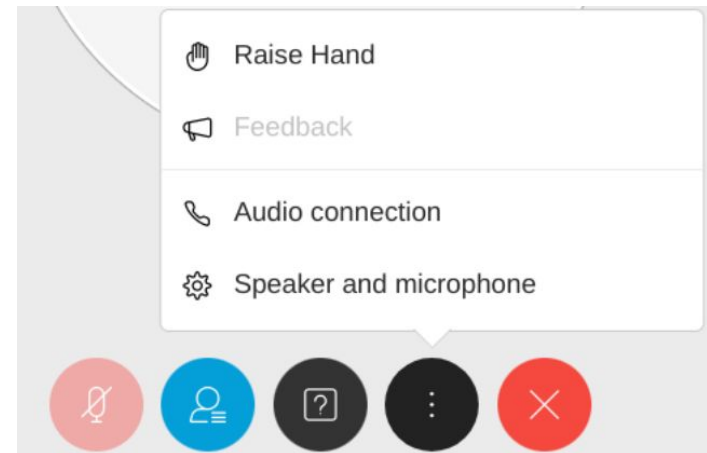
A few notes on attending a City of Boston WebEx Event

1 When you join as an attendee, your microphone will be muted automatically and you will not have the ability to turn on your camera.

2 The **menu** at the bottom of the screen will have different icons for microphone (this will be greyed out), **participants**, **Q&A**, **More**, and **Leave Event**. In order to view the **participant** or **Q&A** panel, click the related icon. To hide a panel, click the icon again.



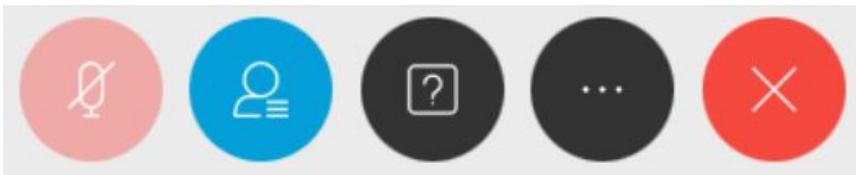
3 To **raise your hand**, click the **More** icon (the three dots), then **Raise Hand** or alternatively, click the little hand button on the bottom right of your **participant** panel. Remember to lower it once we call on you!



Kèk obsèvasyon sou patisipasyon nan yon Evènman WebEx Vil Boston

1 Lè ou antre antanke patisipan, mikwofòn ou pral dezaktive otomatikman epi ou p ap kapab limen kamera w lan.

2 **Meni** ki anba ekran an pal gen diferan ikòn pou mikwofòn (li pral tounen yon koulè gri pal epi ou p ap ka modifye l), **patisipan yo, Kesyon/Repons, Plis, ak Kite Evènman an.** Pou kapab vizyone pano **patisipan** oswa **Kesyon/Repons** lan, klike sou ikòn la yon lòt fwa.



3 Pou **leve men ou an**, klike sou ikòn **Plis** la (3 ti pwen yo), apre sa **Leve Men ou.** Sonje pou bese li apre nou ba w lapawòl!

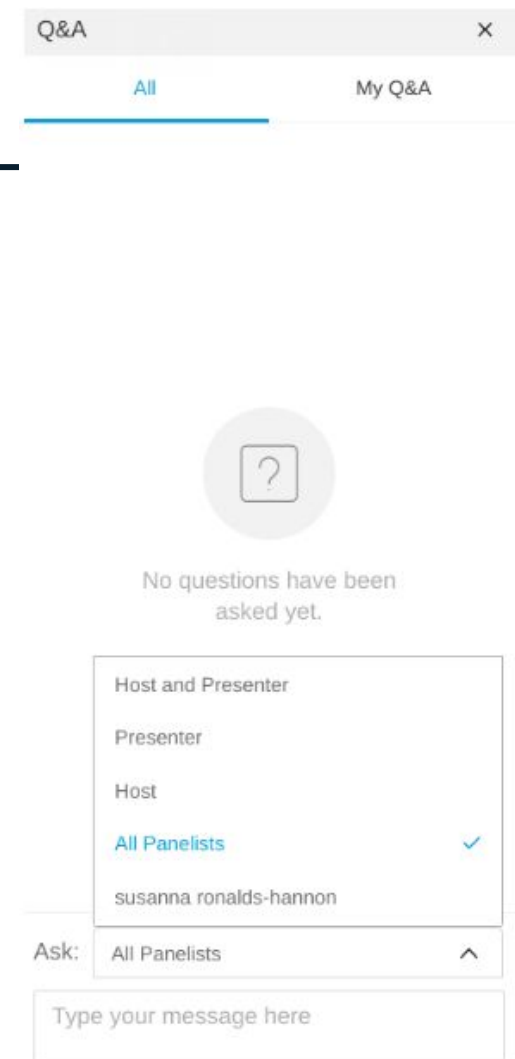
Oswa:



...con't

- 4 To use the **Q&A** box, click the icon. Make sure that you are asking your question to *All Panelists*. When you type in a question, it will be sent to the host and panelists.

Finally: If you have ongoing technical difficulties, the meeting will be recorded and shared on [URL] and you can continue to submit comment after this event until [date]. Thank you all for your patience as we get used to this new normal!



The screenshot shows a Q&A interface. At the top, there is a header with 'Q&A' and a close button 'x'. Below the header, there are two tabs: 'All' (which is selected and underlined) and 'My Q&A'. In the center, there is a large circular icon with a question mark. Below the icon, the text reads 'No questions have been asked yet.' Below this, there is a dropdown menu for selecting recipients. The menu is open, showing the following options: 'Host and Presenter', 'Presenter', 'Host', 'All Panelists' (which is selected and has a blue checkmark), and 'susanna ronalds-hannon'. Below the dropdown menu, there is a label 'Ask:' followed by a dropdown menu showing 'All Panelists' and an upward arrow. At the bottom, there is a text input field with the placeholder text 'Type your message here'.

...kontinye

4 Pou itilize bwat **Kesyon/Repons** la, klike sou ikòn la. Asire w w ap poze kesyon ou an pou *Tout Panelis* yo. Lè w make yon kesyon, òganizatè a ak panelis yo pral resevwa li.

Finalman: Si w kontinye gen difkilte teknik, nou pral anrejistre ak pataje reyinyon an sou [URL] epi ou kapab kontinye voye kòmantèw yo aprè evènman sa a jiska [date]. Mèsi tout moun pou pasyans nou, etan n ap abitye nou ak nouvo reyalite sa a!

Kesyon/Repons

Kesyon/Repons mwen

Tout

Pa gen okenn kesyon pou kounye a

Òganizatè ak Prezantatè

Prezantatè

Òganizatè

Tout Panelis yo

Susanna Ronalds-Hannon

Mande: Tout Panelis yo

Ekri mesaj ou an isit

The screenshot shows a Q&A interface. At the top, there is a header with 'Q&A' and a close button 'x'. Below the header, there are two tabs: 'All' (selected) and 'My Q&A'. The main content area displays a list of questions, each with a highlighted title and a question mark icon. The questions listed are: 'Kesyon/Repons', 'Kesyon/Repons mwen', 'Tout', 'Pa gen okenn kesyon pou kounye a', 'Òganizatè ak Prezantatè', 'Prezantatè', 'Òganizatè', 'Tout Panelis yo', 'Susanna Ronalds-Hannon', 'Mande: Tout Panelis yo', and 'Ekri mesaj ou an isit'. To the right of the questions, there is a circular icon with a question mark and the text 'No questions have been asked yet.' Below this, there is a dropdown menu for selecting recipients. The dropdown menu is open, showing a list of options: 'Host and Presenter', 'Presenter', 'Host', 'All Panelists' (selected with a checkmark), and 'susanna ronalds-hannon'. Below the dropdown menu, there is a text input field with the placeholder text 'Type your message here'.

Agenda

Meeting Objective: Present Preferred Developer to the neighborhood for the Holborn Street NHI sites; neighborhood can comment/ask questions to DND & team.

- **Welcome/Introductions**
- **History and Community Process**
- **Brief Summary of the Neighborhood Homes Initiative**
- **Site Review**
- **Introduction of Holborn Development Team**
- **Discussion and Next Steps**



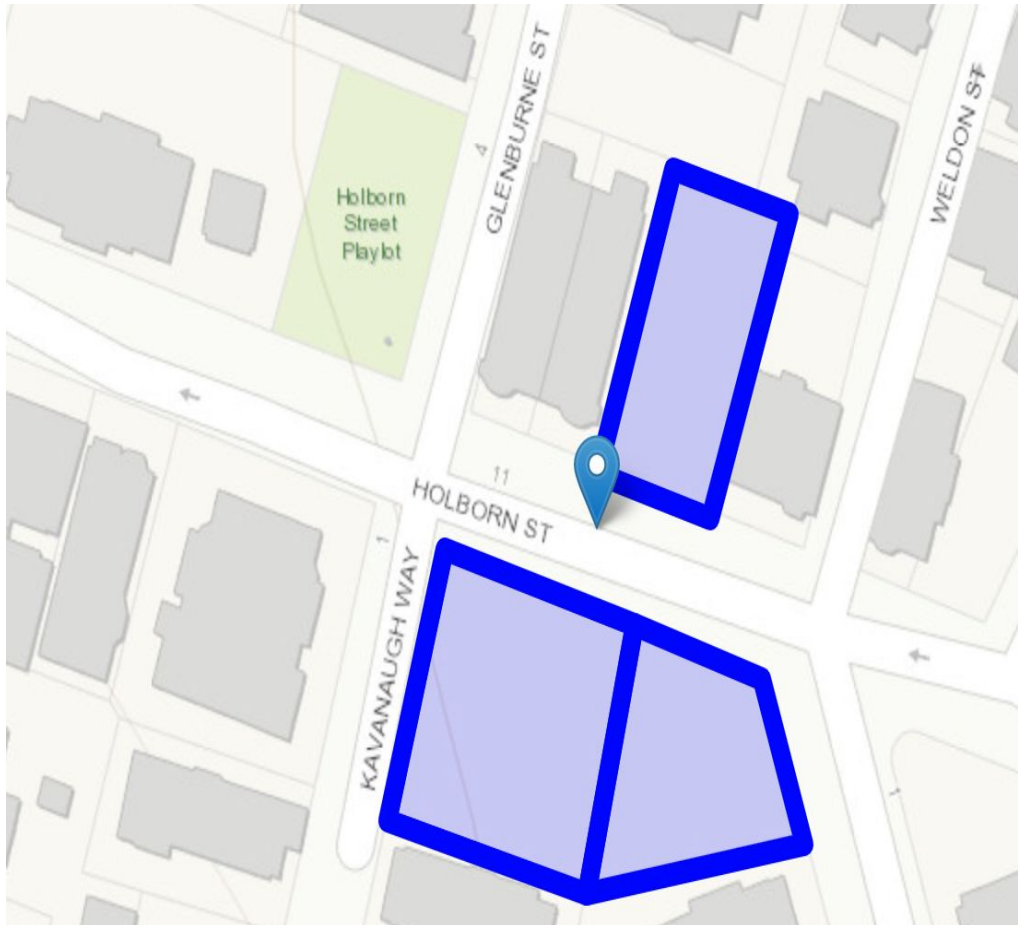
History and Community Process

- **Involvement with Project RIGHT in the Community Process.**
- **A previous RFP was issued June 6, 2018 and was due back July 13, 2018. However, none of the submissions were financially feasible.**
- **A Community meeting on April 23, 2019 to discuss site challenges and new RFP.**
- **This RFP was issued on March 9, 2020 and due back May 22, 2020.**
- **RFP included community approved sites and designs.**



Site Information:

- **14A Holborn Street, 15 Holborn Street & 17-17A Holborn Street, Dorchester**
- **Three parcels totaling 16,627 square feet**



Site One: 14-14A Holborn Street

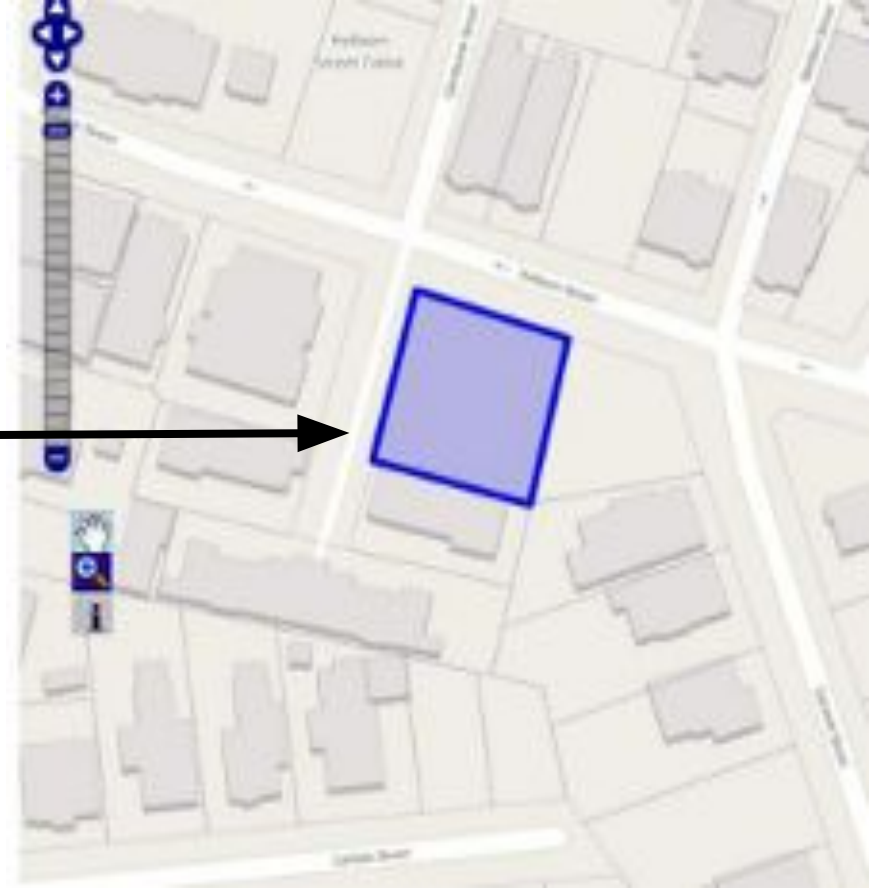


Site One: 14-14A Holborn Street

Detached 2 Family Type B



Site 2: 15-15A Holborn St.



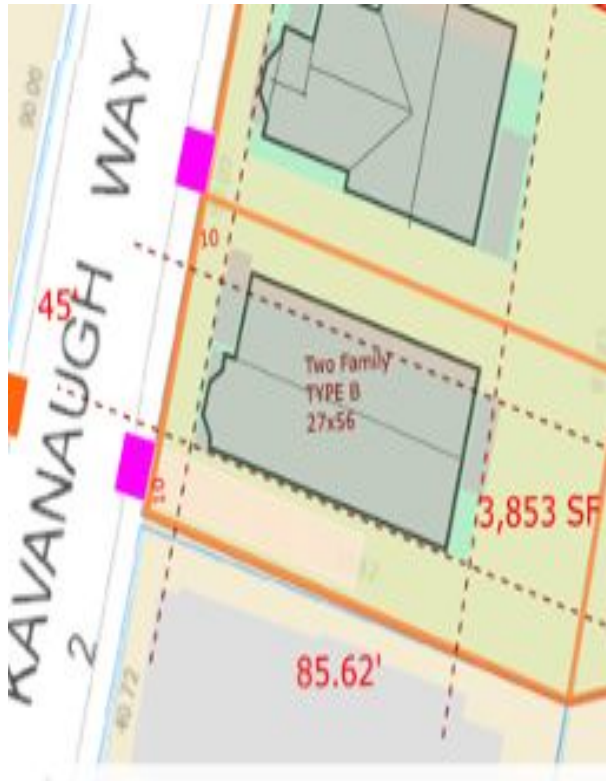
Site 2: 15-15A Holborn St.

Detached Single Family Type A2



Site 2: 15-15A Holborn St.

Detached 2 Family Type B

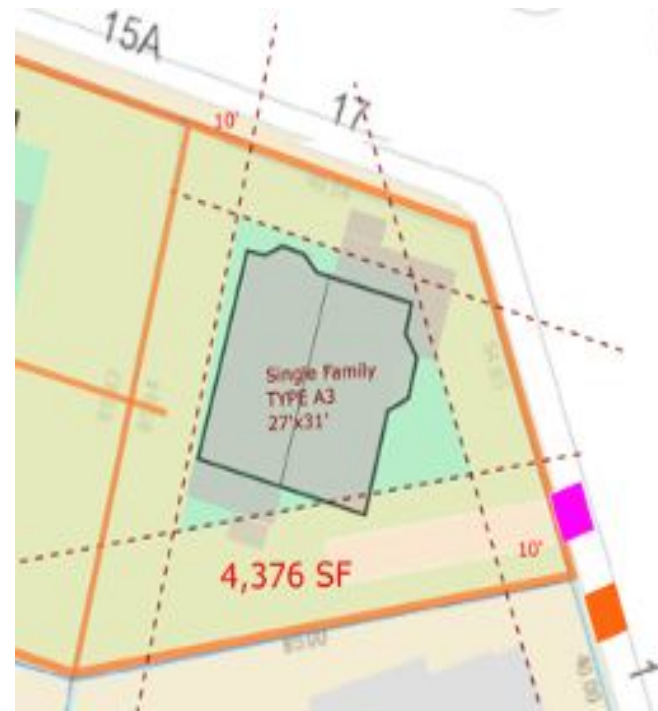


Site 3: 17 Holborn St.



Site 3: 17 Holborn St.

Type A3 Detached Single Family



Summary of Neighborhood Homes Initiative

- **New Homeownership Housing on Vacant City Land**
- **Increasing the Supply and Opportunities for Homeownership Housing**
- **Affordable Homes to Moderate & Middle Buyers**
- **Subsidy Funding to Support Moderate and Middle Income Homes**
- **Reduced Acquisition Price for City Land to Promote Affordability and Good Design**



Summary of Neighborhood Homes Initiative, cont.

- **Boston Home Center Will Market the Moderate and Middle Income Homes**
- **Prototype Design for All NHI Sites**
- **Community Participation To Select Design Prototype for Each Site**
- **Parcels packaged for small to mid-sized builders and developers.**
- **Local Employment Opportunities**
- **Promote Quality Design**



Examples of Completed NHI Housing



CITY OF BOSTON
MAYOR MARTIN J. WALSH



DEPARTMENT OF
NEIGHBORHOOD
DEVELOPMENT

RFP Evaluation Criteria

- **Development Plan**
- **Design & Construction Quality**
- **Developer Experience and Capacity**
- **Financial Feasibility**
- **Construction Jobs/Employment**
- **Development Schedule**



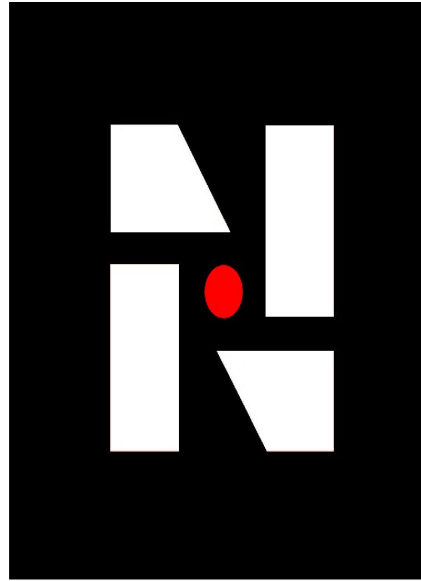
Preferred Developer

After reviewing 7 RFP responses, DND determined Norfolk Design & Construction, LLC to be the strongest and preferred developer.

Norfolk Design & Construction, LLC:

- **Offered the most competitive and reasonable development cost,**
- **Plan results in a significantly lower subsidy compared to other applicants,**
- **Excels in People of Color and local participation - on development team and subcontractors,**
- **Has experience and a successful track record with comparable development projects, and was viewed as having the capacity to undertake the plan successfully.**





NORFOLK

Design and Construction

Holborn Street Development

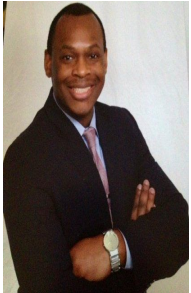
Holborn Street Development



Agenda

- **Company Introduction and Team Members**
- **Experience and Past Projects**
- **Capacity and Readiness**
- **Holborn Development Plan**
- **Questions**

Holborn Street Development



Adler Bernadin

President / Founder of Norfolk Design & Construction

Education *Bachelor Degree in Construction Management
Wentworth Institute of Technology 2007*

*Master Degree in Project Management
Northeastern University*

Experience *19+ Years of Project /Construction
Management experience*

Overseen \$160M Annual Capital Program

Real Estate / Development / Estimating

United State Marine Corp Veteran



Duane Boyce

Vice President / Founder of Norfolk Design & Construction

Education *Bachelor Degree in Mechanical Engineering,
Boston University, 2006*

Experience *13+ Years of Project /Construction
Management experience*

*Successfully managed commercial and utility
infrastructure projects ranging from \$500K to
\$50M*

Real Estate Professional

*Building Committee Member, St. Cyprian's
Church*

Holborn Street Development



COMPANY DETAILS

- Company Name: Norfolk Design and Construction
- Year Established: 2014
- Legal Structure/Ownership: Limited Liability Corporation
- Status: Minority Based Enterprise & Veteran Owned Business

Holborn Street Development



CORE COMPETENCIES

- Land Development
- Residential Renovation
- Construction Management
- Project Management
- Construction Cost Estimating
- Commercial Renovation

Holborn Street Development



Past Projects

Holborn Street Development



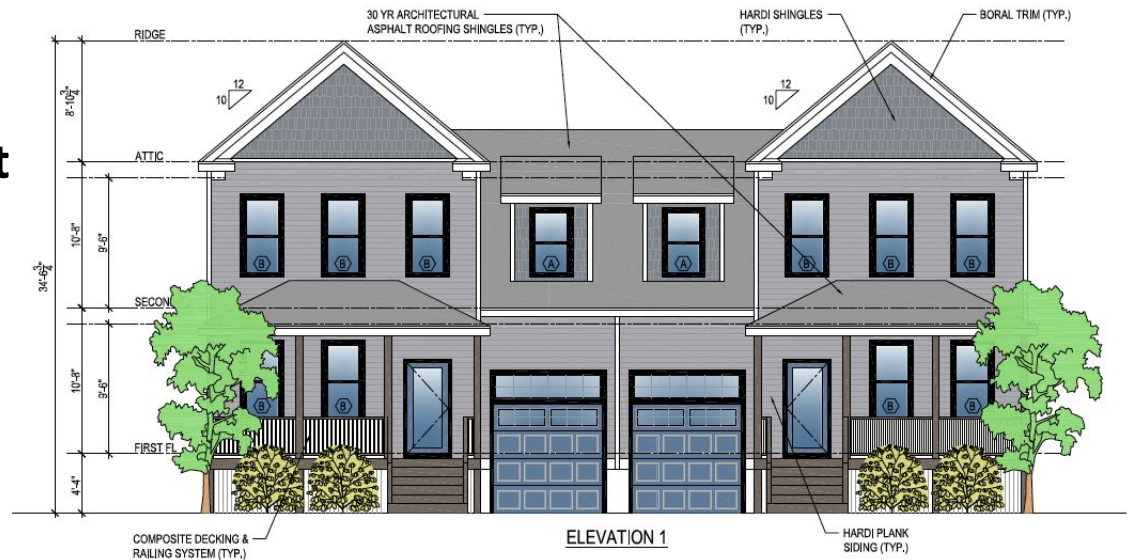
23 - 25 Roseberry Rd

Proposed:
Erect a two-family resident home

Zoning District:
2F-5,000

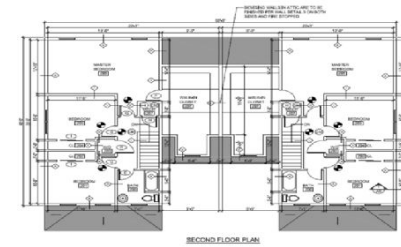
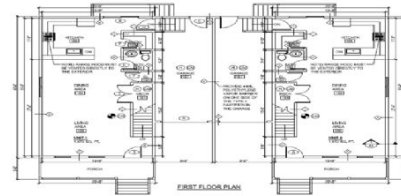
Lot Size:
9,200 sq. ft.

In Design



23-25 ROSEBERRY RD,
MATTAPAN, MA

- 2 Affordable Units
- Year Built: 2021
- Open Concept
- 3 Bedrooms
- 1.5 Baths
- Approx. 1662 sq. ft. Each
- Tankless Water Heater
- Forced Hot Air
- Central Air Conditioning
- 1 Car Garage
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup



Holborn Street Development



8-10 Loring Place

Proposed:

Erect a two-family residential home

Zoning District:

1F-6,000

Lot Size:

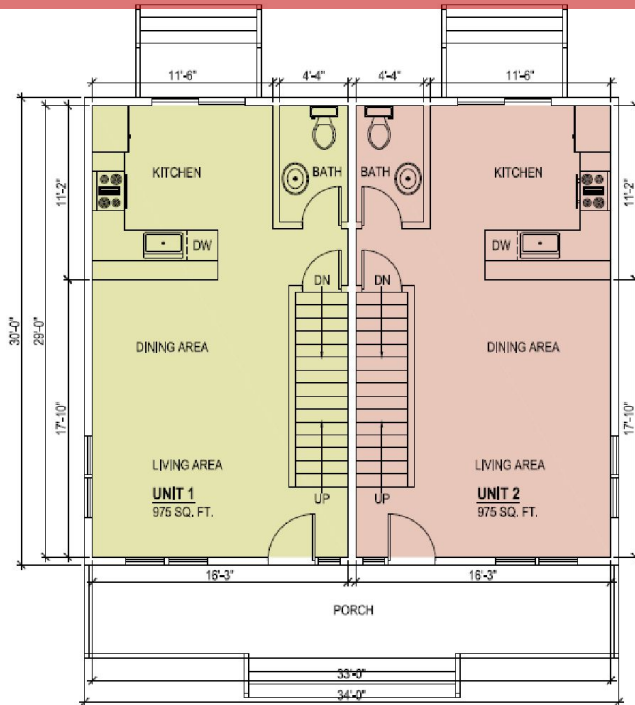
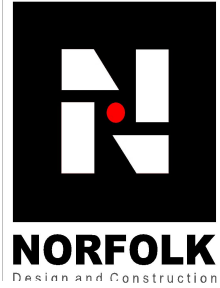
4,200 sq. ft.

Construction Schedule: (7)

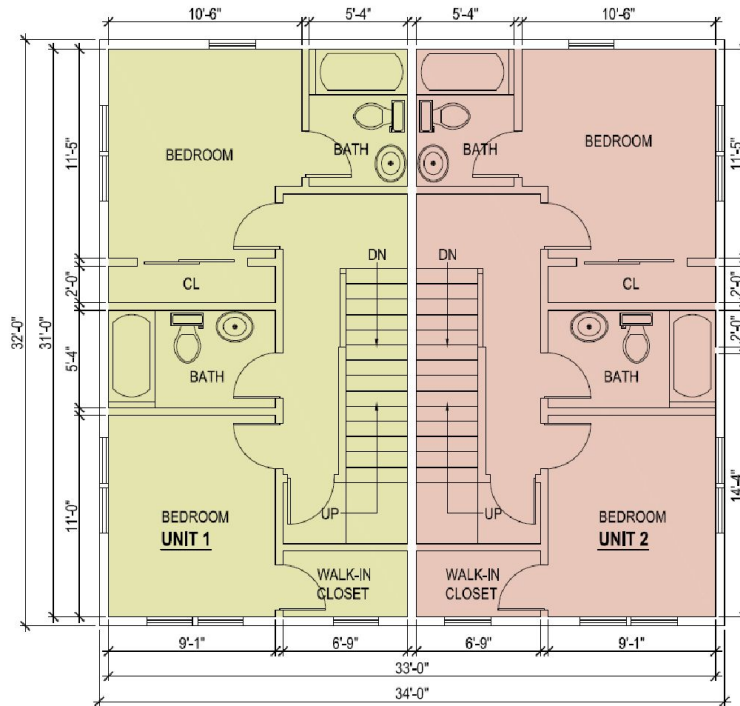
Months



Holborn Street Development



1st Floor



2nd Floor

Holborn Street Development



Loring Place – Front Elevation



Loring Place – Side Elevation



Loring Place – Rear Elevation

Holborn Street Development



Sitework



Footings



Foundation

Holborn Street Development



Loring Framing

8-10 LORING PLACE,
HYDE PARK, MA

- **2 Condominiums**
- **Year Built: 2019**
- **Open Concept**
- **2 Bedrooms**
- **2.5 Total Baths**
- **Approx. 1900 sq. ft. Each**
- **Tankless Water Heater**
- **Forced Hot Air**
- **Central Air Conditioning**
- **2 Car Driveway**
- **Hardwood Floors**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**
- **Bonus Space**





Garfield Ave Existing Conditions

38 GARFIELD AVE.
HYDE PARK, MA

- **Single Family Residence**
- **Year Renovated: 2018**
- **Open Concept**
- **4 Bedrooms**
- **3 Total Baths**
- **Approx. 2100 sq. ft**
- **Forced Hot Air**
- **Central Air Conditioning**
- **2 Car Driveway**
- **Hardwood Floors**
- **Quartz Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**
- **Bonus Space**
- **Lounge Area**



10 WILMORE ST
MATTAPAN, MA



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



Holborn Street Development



Potential Contractors:

- Designer - RCA LLC (Local Business)
- Sitework -
 - L.V.M.J. Corp
 - Sean Farrell Excavation
- Concrete - Corrib Concret
- Carpentry - National Home Improvement (MBE)
- Windows - Diamond Window (MBE)
- Plumbing - Montrond Company (MBE)
- HVAC - Montrond Company (MBE)
- Electrical
 - Luciano Electrical Services LLC (MBE)
 - Foster Richard Earl Jr. Electrician (MBE)

Holborn Street Development



Site Development

Holborn Street Development



Existing Conditions



Holborn Street Development



Community Approved Development

- (2) - Two Family Residences
Each Unit Approx. 967SF
Each Unit 2 Beds, 1 Bath
- Stainless Steel Appliances & Granite Countertops
- Hardwood Floors
- High Efficiency Mechanical Systems
- Energy Efficient Appliances



Site 1: 14 - 14A Holborn
Detached 2 Family Type B



Site 2: 15A Holborn
Detached 2 Family
Type B

Holborn Street Development



Community Approved Development

- (2) - Single Family Residences
- (15) - 3 Beds 1.5 Baths; 1432SF
- (17) - 3 Beds 1.5 Baths; 1225SF
- Stainless Steel Appliances & Granite Countertops
- Hardwood Floors
- High Efficiency Mechanical Systems
- Energy Efficient Appliances



Site 2: 15
Holborn
Detached Single
Family



Site 3: 17
Holborn
Detached Single
Family

Holborn Street Development



Developer Next Steps

- Developer Designation by DND- September
- Work through permitting process
- Construction start slated for April 2021

NEXT STEPS

- 2 week comment period following this meeting to help guide DND and the Developer as we move forward. Closes on August 14th.
- Comments can be submitted via the Project Website at <https://buildinghousing.boston.gov/project/holborn-street-neighborhood-homes-c7c2c>
- You can also email the Development Officer, Anne Conway, at anne.conway@boston.gov.
- September Public Facilities Commission for Tentative Designation.



Comments and Q & A



Thank You For Joining

DND Contacts:

Anne Conway- 617-635-0182

Anne.Conway@cityofboston.gov

John Feuerbach- 617-635-0353

John.Feuerbach@cityofboston.gov

Want to see Power Point or Comment?

<https://bit.ly/2RZfjdx>



