

APPLICANT PRESENTATIONS - PART II CUMMINS HWY & REGIS RD RFP



September 24, 2024

INTERPRETATION SERVICES

Interpreters are available for those who need support in Haitian Creole and Spanish.

- Haitian Creole: Paulette Paul
- Spanish: Claudio Ruiz

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 Cummins Highway and Regis Road site

Ground Rules

- 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.
- Other applicant teams will not be present 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 and questions can be submitted after this meeting.

SITE SUMMARY

Number of Parcels: 2

Total Square Footage: 16,616

Zoning: 2F-6000

Council District: 5

Councilor: Pepén

Neighborhood: Mattapan



EXISTING CONDITIONS



View from Regis Road



View from Cummins Highway

EXISTING CONDITIONS



Aerial View of Cummings Hwy/Regis Road



BACKGROUND CONTEXT

Original Community Process and Request for Proposals

Set Aside Cummins Hwy & Regis Rd parcels for the Boys and Girls Club of Greater Boston to build a separate facility for pre teens Mixed Use Sports facility

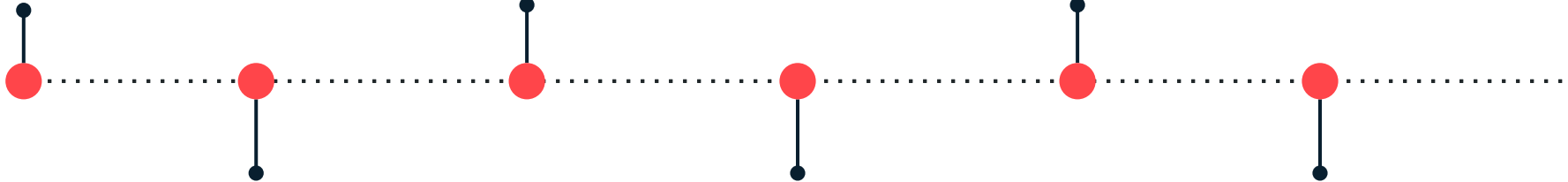
Development, Construction, and Occupation of Cote Village

Meet with the Community to talk about the Development and Use Guidelines in order to release a Request for Proposal (RFP) for the site.

2014

2014 - 2022

Fall 2023



2018/19

Summer 2023

January - September 2024

Decision to End Development of Pre Teen Center

Based on changing leadership and shifting objectives the Boys and Girls Club of Greater Boston decide to not move forward with the development

New Community Process

Establish objectives for development to be included in a new RFP for Cummins Hwy & Regis Rd. site.

RFP Release - Applicant Presentations

RFP Released, Property Viewings, RFP Submission Extension, RFP Proposal Review and Evaluations, and Applicant Presentations

PROPOSAL OVERVIEW

Six Proposals were received and can be viewed at bit.ly/cumminshwyregisrdproposals.

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

Presentations on September 19, 2024

Velney Development and Jamaica Plain
Neighborhood Development Corporation (JPNDC)

Norfolk Design & Construction (NDC) and
Immigrant Family Services, Inc. (IFSI-USA)

Dorchester Bay Economic Development
Corporation (DBEDC), Escazu Development, and
Caribbean Integration Community Development
(CICD)

Presentations on September 24, 2024

DVM Housing Partners

Cummins Regis Partners:
KZ Builders, SVP, and Caste Capital

Genuine Construction & Consulting

DVM Housing Partners



WHO WE ARE AND WHAT WE DO

Our Story

A life-long Boston resident originally from the Grove Hall neighborhood, Dariela Villon-Maga has been an active leader in her community for most of her life. Her passion for affordable housing is rooted in her lived experience: facing homelessness and growing up in affordable housing throughout the city, Dariela gained a deep understanding of how housing stability can be the foundation for prosperity, just as it was for her. In 2021, she took a leap of faith and launched DVM Consulting (now DVM Housing Partners)—a one-of-a-kind 100% M/WBE affordable housing firm that centers community voice and vision.



Dariela Villón-Maga
FOUNDER AND PRESIDENT

Somala Diby
Real Estate
Project
Executive



Sophia Burks
Director of
Affirmative
Marketing



Nakia Gelin
Special
Projects
Coordinator

**DVM
TEAM**

The Journey To DVM Housing Partners

Resident Relocation and Case Management

Relocated 1200 households across New England for various HOPE VI redevelopment efforts at Housing Opportunities Unlimited (HOU)

Homeownership Creation and Supportive Services

Acquired 13 properties and created 16 owner-occupied units at Allston-Brighton CDC. Created the All Bright Community Center and Resident Service Program

Project Management of Tax Credit Deals

Acquired, constructed, renovated, and underwrote LIHTC, HTC, and NMTC projects with Allston-Brighton CDC and Preservation of Affordable Housing (POAH)

Property and Asset Management

Designed and implemented management and operating infrastructure for tax credit projects with Maloney Properties

OUR COMMUNITY-BASED LEADERSHIP

DVM Housing Partners (DVM) is a Boston-based firm committed to the creation and preservation of income-restricted housing. We achieve this by providing real estate development and affirmative fair housing marketing services to high-impact projects.

Community-centered

We bring a community-centered approach to every aspect of our work, setting ourselves apart from more traditional developers and marketing agents.

Experienced

Our approach is informed by 20+ years of deep industry knowledge and experience, spanning across multi-family real estate development, property management, community engagement, and resident services programming.

People first

At DVM, we succeed by caring about, listening to, and respecting our residents, clients, and staff. Our team embodies our values, enabling our projects to achieve the desired physical, financial, and social outcomes.

Woman-of-color owned and operated

DVM is a certified Women/Minority Business Enterprise (W/MBE). Our company is 100% women/minority-owned. As of this report, 100% of DVM staff are women of color.

WHO WE ARE AND WHAT WE DO



Dariela Villon-Maga
DVM Housing
Partners



Jonathan Garland
JGE Architecture +
Design



Therlande Louissaint
Marlyn Urquiza
SIDE Presents



Blue Hill B1 Parcels | Mattapan

Three mixed-use buildings consisting of 30 affordable condominiums and 3 commercial spaces currently under construction



Dot Crossing Apts | Dorchester

A mixed-use development consisting of 29 income restricted rental units and 1,300sf of commercial space completed in November 2023



Mission Pathway | Mission Hill

A mixed-use development consisting of 44 affordable condominiums and 2,900sf of commercial space in pre-development phase



Saige on Fountain | Roxbury

New construction development consisting of 40 affordable condominiums completed in July 2023

A 100% MBE team with longstanding community connections

DIVERSITY & INCLUSION

We know the community

Our leadership team is born, raised, and reside in Boston

We reflect the community

Our team is led 100% by people of color, and almost entirely by women of color who are Boston natives

We bring community vision to life

We believe that communities know what they need and we follow their lead

DIVERSE AND INCLUSIVE REPRESENTATION ON OUR TEAM

Organization Name	Role	Boston-Based	Minority-Owned/Led	Women-Owned/Led
DVM Housing Partners	Developer	X	X	X
JGE Architecture + Design	Architect/ Community Designer	X	X	
SIDE presents	Commercial Space Stewards	X	X	X
Oxbow Urban	Financial Consultant	X		
UHM Properties	Property Management	X	X	
DVM Housing Partners	Lottery and Income Certification	X	X	X
Our Village Initiative	Buyer Engagement	X	X	X
Massachusetts Affordable Housing Alliance	Homebuyer Education and Financial Counseling	X	X	X
Financial Education Associates	Condominium Association Technical Assistance	X	X	X

- Development Team is 100% Women & Minority-led
- Architect and Community Design is 100% MBE
- Marketing and Outreach is 100% W/MBE
- Property Management Firm is 100% MBE

WHAT WE HEARD FROM OUR 'HOOD

Timeline of our engagement efforts

April 28, 2024: MAHA and DVM door-knocked and flyered all of Regis Rd and Rosewood Street

May 5, 2024: DVM door-knocked and flyered all of Hollingsworth Street and Cummins Hwy (from Brockton St to Fairway Street)

May 6, 2024: Conducted survey at the Greater Mattapan Neighborhood Council meeting

May 23, 2024: Conducted survey at the Cummins Hwy Neighborhood Association meeting

What we heard

"We don't need to go downtown to find talent—we have it right here in our community."

"I like lots of windows and neutral colors."

"We need more intergenerational uses -places where people from all ages can unite and feel comfortable"

"We have enough hair salons, liquor stores, and corner stores"

"I want to see more art in my neighborhood"

"Mattapan needs a draw! A space that will attract residents from other neighborhoods."

"I would love for Mattapan to have [a] building with some flare and artistic design"

67%

of respondents would prefer **affordable homeownership** as part of this project

73%

of respondents say they want an **arts and culture focus** for the proposed commercial space

82%

of respondents prefer a **brick and industrial-style building facade**

Engaging community every step along the way

PROGRAM



2,900 SF of
below-market
commercial space
for arts and culture
programming



32 new affordable
1-BR, 2-BR, and 3-BR
condos for purchase
by locally rooted, first-
time homebuyers



A Zero Net Energy
Building that activates
the public realm with
accessible commercial
retail space



OUR VISION

Current residents, businesses,
and organizations will share in
the prosperity generated by
new development

OUR GOAL

Leverage development at
Cummins and Regis to prevent
displacement and promote
economic opportunity for local
residents and entrepreneurs



AFFORDABLE HOMEOWNERSHIP FOR RESIDENTS TO THRIVE IN PLACE

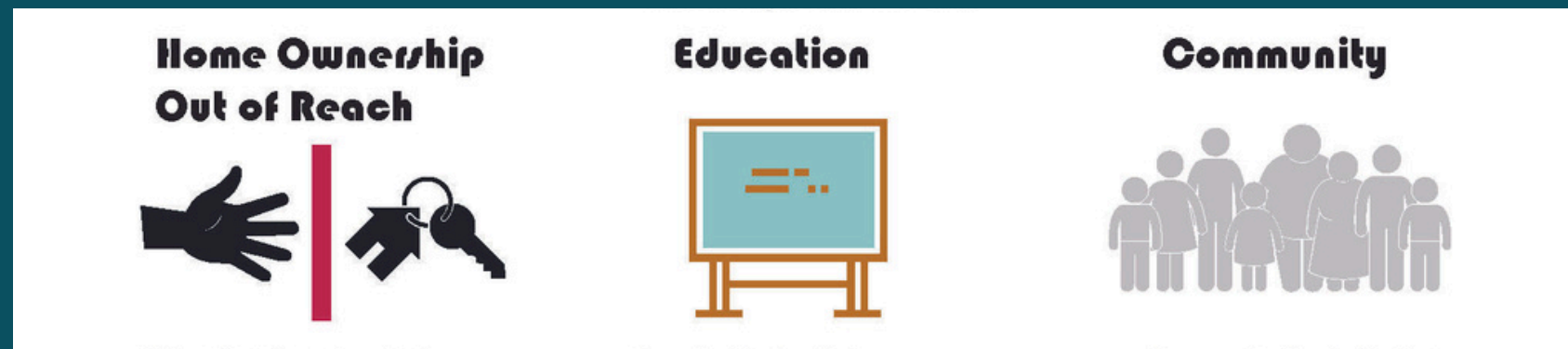
AFFORDABLE HOMEOWNERSHIP UNIT SUMMARY

Unit Type	Total Units	Tier 1 <i>Affordable to families earning between 64% - 80% AMI</i>		Tier 2 <i>Affordable to families earning between 80% - 100% AMI</i>	
		Number of Units	Monthly Cost to Buyers*	Number of Units	Monthly Cost to Buyers*
3 BR	4	2	\$2,704	2	\$3,662
2 BR	12	6	\$2,434	6	\$3,296
1 BR	16	8	\$2,131	8	\$2,858
Total	32	16		16	

Note: Monthly Cost to Buyers includes mortgage, real estate taxes, condo fee, and insurance. Assumes sales prices based on 2023 AMI price limits.

Dedicated, in-house buyer outreach/marketing team

- **Homebuyer club** of 550+ Boston residents and individuals
- **Positive working relationships with key city agencies** like the Boston Home Center and Boston Fair Housing Commission
- **Coordinated strategy** with construction company, lenders, attorneys, and many others



**WE'RE OPENING A DYNAMIC
CO-WORKING SANCTUARY
FOR ARTISTS & CREATIVES
IN BOSTON.**



**SIDEWALK:
AN ARTS AND CULTURE
HAVEN IN MATTAPAN**



ABOUT **SIDE**PRESENTS

SIDE was founded in 2019 by two young creatives, Therlande and Marlyn, with a **passion for developing, organizing, and producing meaningful events** for people to come together and share their creativity with a larger network. SIDE thoughtfully curates events where individuals can **engage in fun and inclusive experiences in Black culture and art.**

Our goal is to **create a community where individuals feel safe, allowing their true selves to shine,** whether showcasing their talents and passions or simply discussing ideas with people they may have never had the chance to interact with otherwise.

SIDE **works with clients to curate innovative productions** that match their needs and provide value to the community. SIDE provides clients with a strong execution experience of their events while encouraging attendees to connect and build meaningful relationships in a fun and dynamic environment.



#WHATSYOURSIDEPEACE?

OUR MISSION

Founded in 2019 by Therlande Louissant and Marlyn Urquiza, SIDE was born out of a passion for creating meaningful events that unite people in the celebration of creativity and cultural diversity. At its core, SIDE is about curating experiences that are not only fun and inclusive but also deeply rooted in Black and Latinx art and culture given our proud Dominican and Hatian roots.

OUR VISION

A reality where everyone is empowered to explore, express, and embrace their creative SIDE and the passions that bring them a sense of peace.



SIDE COLLABORATIONS

CITY of **BOSTON**



MFA Boston



Samuels Associates &



SIDESPAC: 1028 BLUE HILL

In July 2023, DVM and SIDE Presents first formed a partnership to build an **arts and culture space** in Mattapan at 1028 Blue Hill Ave. From civic association presentations to design workshops, SIDE and DVM have received overwhelming interest and community support in bringing such an amenity to Mattapan. DVM and SIDE are targeting late 2025 to open this first space.

In developing **SIDEwalk** at Cummins Hwy & Regis Road, SIDE and DVM are **giving life** to a network of arts and cultural spaces to support the creative energy, ambition, and talent of Mattapan residents.

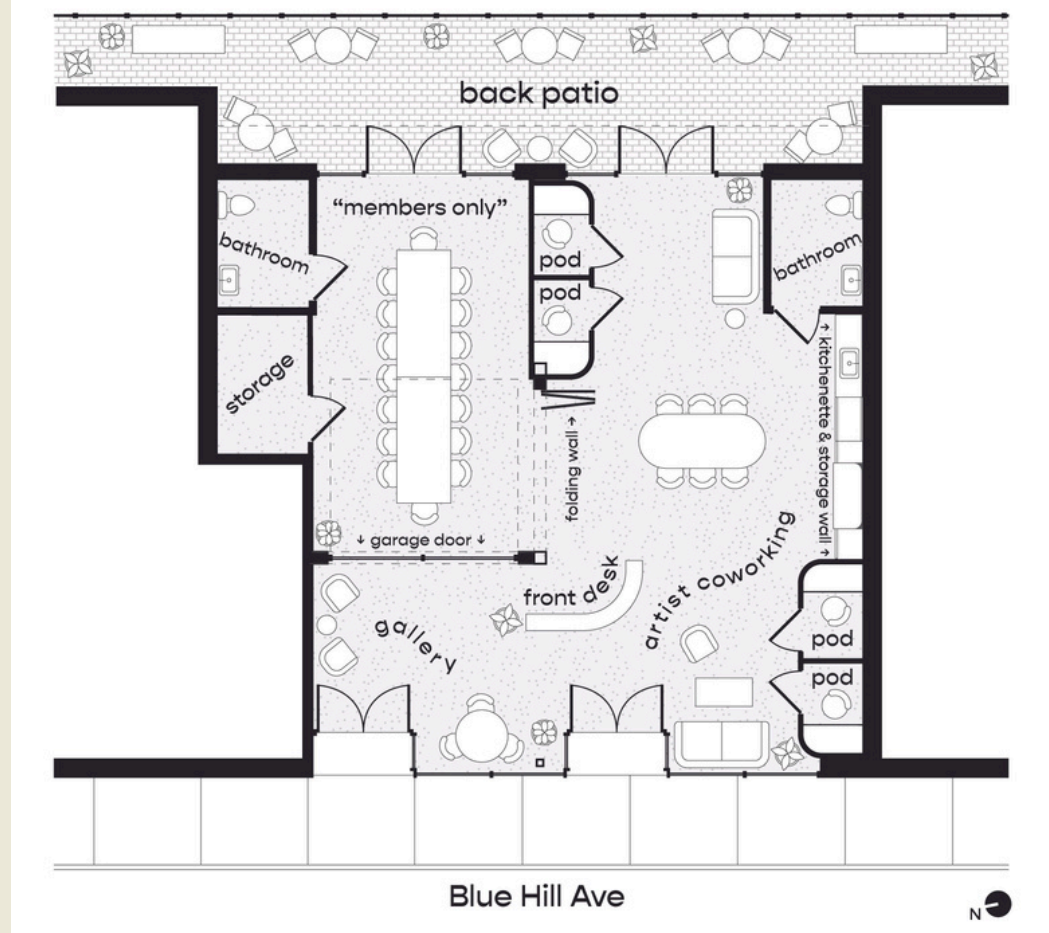
“
It’s our way of giving back and creating a thriving, inclusive arts community.
”



Member's Only Area of SIDESpace



Member's Only Area of SIDESpace



Floorplan of the proposed SIDESpace

WHAT'S INSIDE SIDEWALK?



STAGE FOR PERFORMANCES FOR LIVE MUSIC, THEATER, DANCE, AND OTHER PERFORMANCES



GALLERY SPACE FOR EXHIBITIONS AND SALES



RENTABLE EVENT HALL AVAILABLE TO VARIOUS ENTITIES FOR EVENTS, WORKSHOPS, AND TEMPORARY OPERATIONS



WORKSHOP AREAS FOR EDUCATIONAL CLASSES AND COMMUNITY EVENTS



STUDIO SPACES FOR VARIOUS ART FORMS

SIDEWALK OBJECTIVES

Foster Creativity: Provide a space where visual artists, musicians, and performers can work, collaborate, and showcase their talents.

Promote Economic Self-Sufficiency: Offer opportunities for artists and groups to earn income through commissions, workshops, art sales, live performances, and event rentals.

Engage the Community: Create a vibrant hub that supports and engages local residents and promotes the arts.

Support Diverse Uses: Provide a flexible and affordable space for various events, workshops, and temporary operations by different organizations and individuals.

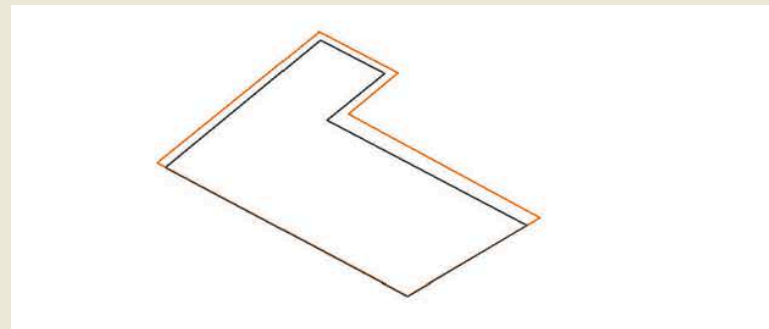
Networking arts and culture spaces in Mattapan

COMMUNITY-DRIVEN DESIGN APPROACH

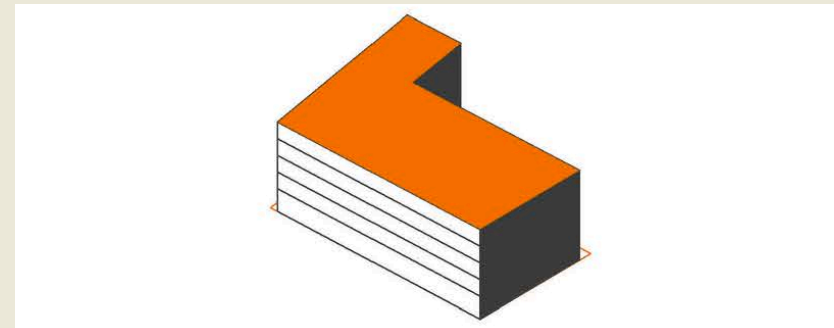


COMMUNITY-DRIVEN DESIGN APPROACH

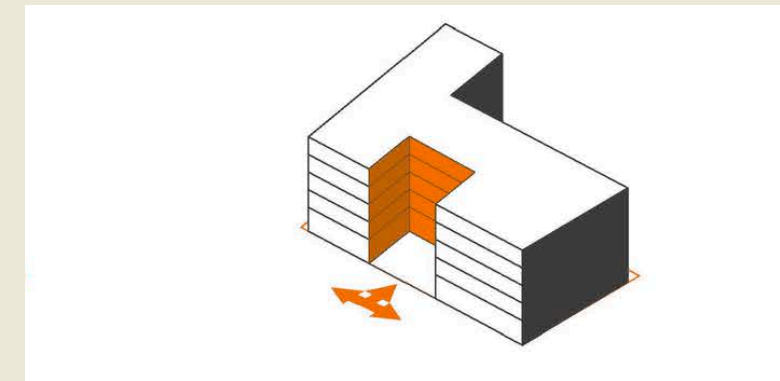
DESIGN EVOLUTION



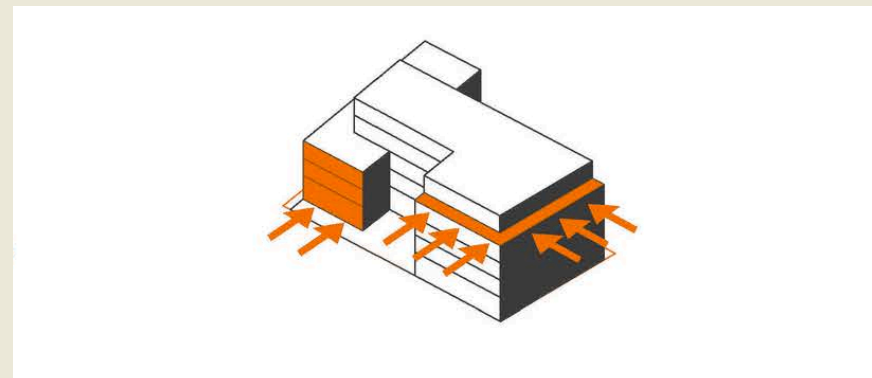
DEFINE BUILDING SETBACKS



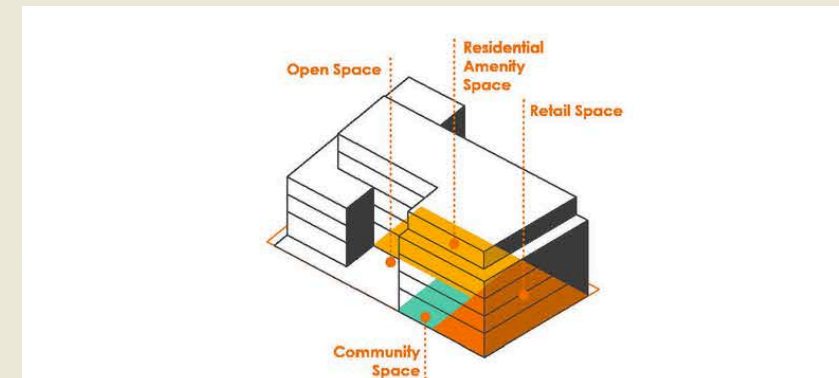
EXTRUDE BASIC VOLUME



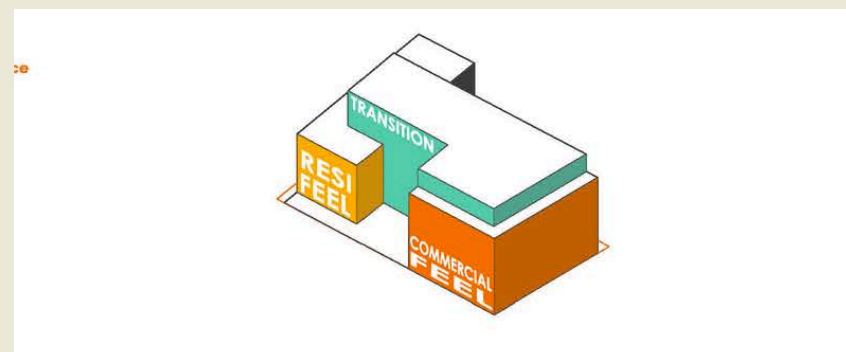
CARVE OUT INVITING COURTYARD
ALONG REGIS



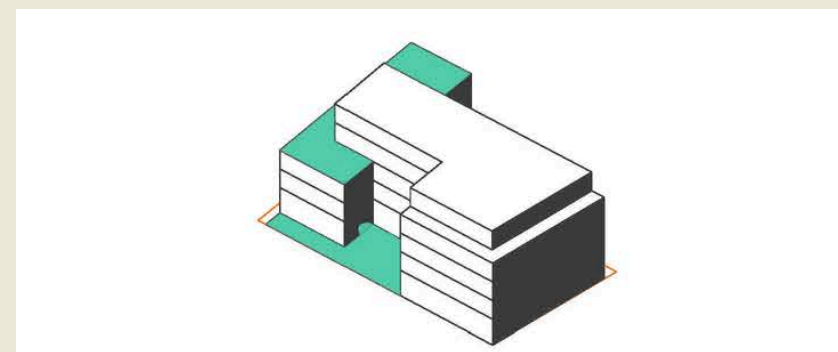
STEP BACK TOP FLOOR TO LESSEN IMPACT ON STREET



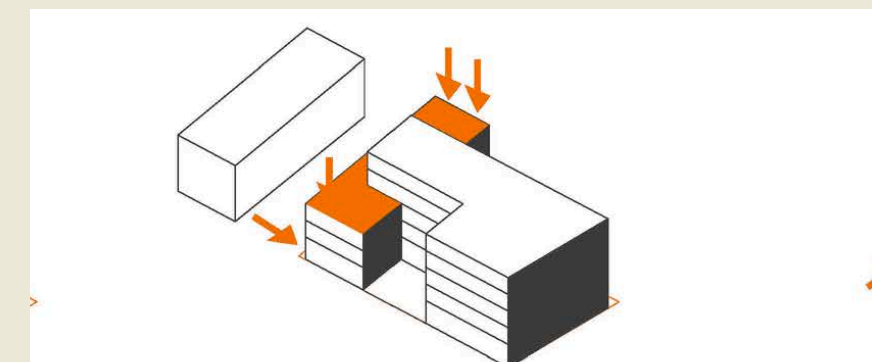
ACTIVATE BOTTOM FLOOR WITH COMMUNITY PROGRAMMING



CREATE THREE FACADES TYPES THAT RESPOND TO THEIR
IMMEDIATE SURROUNDINGS AND EACH OTHER



ACTIVATE COURTYARD AND ROOFTOP WITH GREEN SPACE
OPEN TO HOMEBUYERS



LOWER NEIGHBORHOOD SIDE TO MATCH HEIGHT
AND FEEL OF NEIGHBORING TRIPLE DECKERS

COMMUNITY-DRIVEN DESIGN APPROACH

Our proposal comprises approximately 2,900 SF of ground-level commercial retail space, supported by 32 units of affordable homeownership condominiums above, at-grade open space, off-street parking, and a host of public realm improvements.

Our design aims to integrate, not overwhelm, the existing Regis Road community. Our understanding of the current site conditions reveals a predominant mixed-use architectural language along Cummins Highway, with stand-alone commercial retail and multi-family residential uses. Our proposal strives to reflect this scale and activity along Cummings Highway while rooting the building in the residential character of Regis Road.

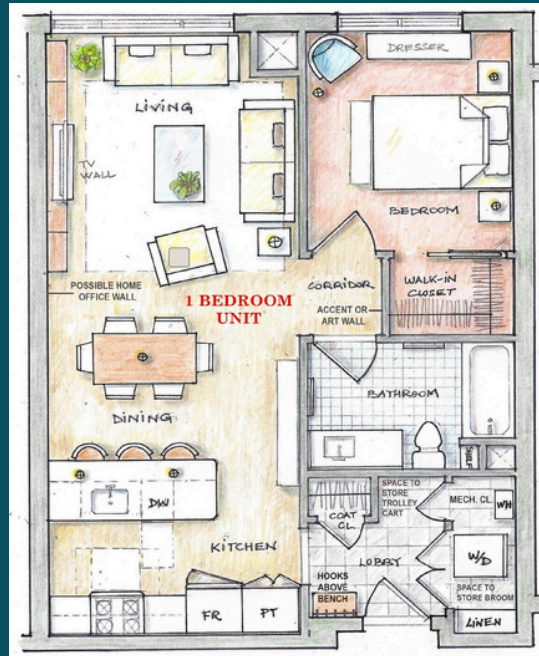
At its core, our vision is about new owners coming to Regis Road. 'The Courtyard' is the physical heart of our development and intends to allow human connections typical of a Boston residential street: on the sidewalk, from the porch, in the front yard, or waving to people on the other side of the glass storefront in the community room.



“ **Regis Road a place of neighborhood connection. Public activation on Cummins Highway** ”



1-BEDROOM UNIT PLAN



SUSTAINABILITY



Zero Net Energy
ALL Electric Building



Energy Efficiency
Air Tightness, Windows, and Insulation



Reducing embodied carbon
Low VOC-emitting products and materials, EPA Indoor AirPlus compliance



Stormwater Mitigation
Maximizing reuse of stormwater



Rooftop Solar Energy
Powers residential common areas & open space lighting

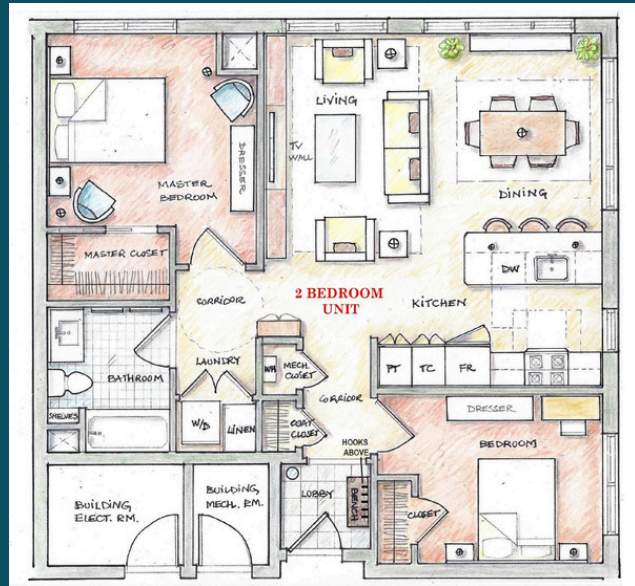


Energy Recovery Ventilation
Healthy indoor air quality



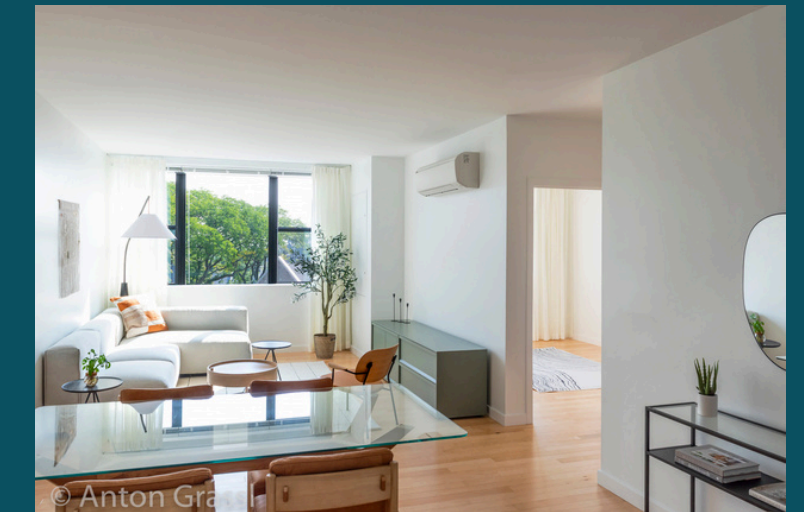
Optimized unit design to accommodate diverse lifestyles

2-BEDROOM UNIT PLAN



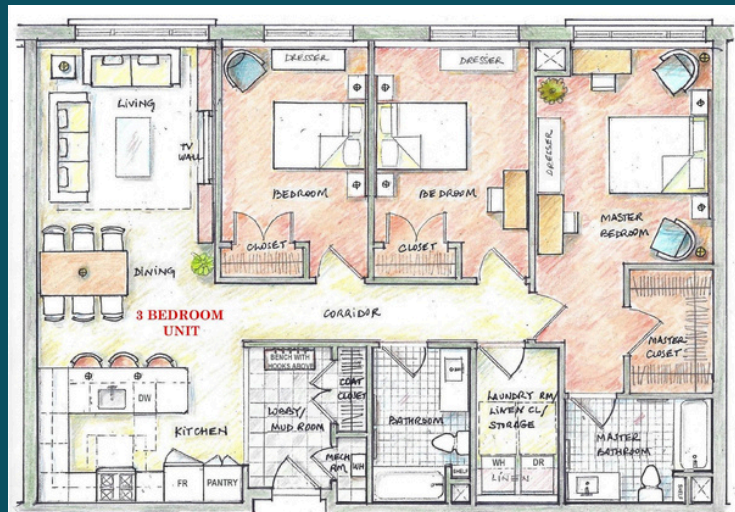
OWNERSHIP IS NOT RENTAL

- Exclusive Interior and Exterior Amenities, including a **1,250sf amenity space** and a **790sf private roof deck area** to meet friends and family, work remotely, or grab a bite to eat.
- Energy Efficient Heating/Cooling Systems/Utility Structuring
- **Healthy indoor air quality** by minimizing VOCs and use of MERV 13 filters
- **Optimized unit design** to accommodate diverse lifestyles
- Variety of spaces within the units and amenities to foster Privacy and Respite
- Parking, Bike storage, and Package room
- Proximity to public transportation and shopping district



Variety of spaces within the units and amenities to foster privacy and respite

3-BEDROOM UNIT PLAN



© Anton Grassl

TENTATIVE DEVELOPMENT TIMELINE

Proposal Submission	June 20, 2024
Notice of Tentative Designation	October 2024
Article 80 Pre-File Meeting with BPDA	December 2024
MOH Application for Funding	Not applicable Assuming the project is funded at designation
Article 80 PNF Submission	January 2025
Article 80 Board Approval	March 2025
Rejection Set Submission to ISD	March 2025
Zoning Board of Appeal	May 2025
MOH 95% CD Approval	August 2025
Construction Bidding/Contractor Selection/Cost Finalization	October 2025
Secure Financing Proposals	November 2025
Public Financing Commitments	December 2025
Final Subsidy Commitments	December 2025
Construction Loan Closing	January-March 2026
Construction Begins	March 2026
Affirmative Marketing Begins	September 2026
Construction Complete	June 2027
Initial Home Sale	2 Months after Construction Completion
Financial Development Sell Out	9 Months after Construction Completion



Engaging community every step along the way

Q&A (10 Minutes)



**Cummins Regis Partners:
KZ Builders, SVP, and Caste
Capital**



CUMMINS REGIS PARTNERS



AGENDA

1. TEAM INTRODUCTION AND RELEVANT EXPERIENCE
2. DIVERSITY EQUITY AND INCLUSION PLAN
3. PROPOSED DEVELOPMENT PLAN
4. DESIGN CONCEPT



DEVELOPMENT TEAM | CRP

A JOINT VENTURE COMPRISED OF A DIVERSE TEAM WITH BROAD EXPERIENCE AND A CREATIVE APPROACH!



SENAM KUMAHIA | KZ BUILDERS
CO-FOUNDER

Senam is Co Founder of KZ Builders. He has extensive real estate experience, overseeing large-scale mixed-use projects with residential and hospitality components. He previously managed hotel and luxury residential developments and led diversity initiatives for major commercial projects in Boston and New Orleans.



JOSH ZAKIM | KZ BUILDERS
CO-FOUNDER

Josh is an attorney, affordable housing developer, and former Boston City Councilor. He chaired the Council's Civil Rights and Housing Committees and now leads Housing Forward-MA, a nonprofit supporting pro-housing advocacy statewide.



PATRICK KIMBLE | CASTE CAPITAL
FOUNDER

Patrick is the Founder and Managing Partner of Caste Capital, a Boston-based alternative investment firm. With over 11 years of experience, he has been involved in \$1.7B+ in commercial real estate transaction.



JOHN SULLIVAN | SV+PARTNERS
CO-FOUNDER AND PRINCIPAL

John co-founded SV+P and plays a key role in the firm's permitting, design, and construction activities. Previously, as Executive Vice President at Cabot, Cabot & Forbes, he led the firm's real estate projects in Greater Boston, overseeing 2,500+ units of multifamily and condominium developments.



JACOB VANCE | SV+PARTNERS
CO-FOUNDER AND PRINCIPAL

Jacob specializes in deal sourcing, capital markets, acquisitions, and entitlements, managing real estate assets throughout the development cycle. Before co-founding SV+P, he was Senior Development Manager at Cabot, Cabot & Forbes, overseeing 2,500+ units across Greater Boston.

RELEVANT EXPERIENCE



21-23 NOTTINGHAM

DEVELOPER: KZ Builders
TYPE: Residential, affordable homeownership
LOCATION: Dorchester, MA
UNITS: 12
STATUS: Pre-development



151 CAMBRIDGE

DEVELOPER: Caste Capital & Preservation of Affordable Housing (POAH)
TYPE: Mixed Use - Affordable Housing & Boston Public Library
LOCATION: Boston, MA
UNITS: 119 Affordable Housing
STATUS: In Progress



70 DUDLEY

DEVELOPER: SV+Partners, Caste Capital and TRAX
TYPE: Mixed Use
LOCATION: Roxbury, MA
UNITS: 12 Condominiums
STATUS: BPDA A80 Process



10 MALCOLM X

DEVELOPER: SV+Partners, Caste Capital and TRAX
TYPE: Mixed Use
LOCATION: Roxbury, MA
UNITS: 123 (Rental and Homeownership)
STATUS: BPDA A80 Process

DESIGN TEAM | EMBARC

ELEVATING DESIGN FOR AFFORDABLE HOUSING AND MULTIFAMILY DEVELOPMENTS, WITH DIVERSITY AT OUR CORE.



CINDY LEE
PRINCIPAL

For over 30 years, Cindy has focused on historical renovations and sustainable design, earning LEED Platinum and Gold certifications. She has worked on multi-family housing, corporate interiors, and recreational facilities, ensuring each project meets clients' needs with thoughtful, pragmatic solutions.



DANIEL RIGGS
ASSOCIATE PRINCIPAL

Daniel specializes in creative problem-solving for large projects across New England. His diverse experience includes urban planning, multifamily and mixed-use design, and education and hospitality projects, offering a unique perspective on complex design challenges.



MICHELLE ACOSTA
ASSOCIATE PRINCIPAL | LEAD INTERIORS

Michelle's deep interior design expertise and strong vendor connections make her projects uniquely dynamic. She creates striking designs for modern restaurants, luxury brownstones, and large residential complexes, blending innovative ideas with effective space planning and a keen understanding of how environments impact users.



NATE KLINYAK
DESIGNER

Nate is a skilled architectural renderer with a keen eye for detail. Nate blends artistic flair with technical precision to create visually stunning and intricate digital representations of architectural designs, striving for excellence in every project.



MANSHI PARIKH
DESIGNER

Manshi is a designer at Embarc, focused on enhancing user interactions with spaces. She managed upscale residential projects in India before joining Embarc and is pursuing a Master of Architecture at Boston Architectural College.

RELEVANT EXPERIENCE



10 MALCOLM X

CLIENT: S+V Partners, Caste Capital, TRAX

TYPE: Mixed Use

UNITS: 123 (Rental and Homeownership)

LOCATION: Roxbury, MA

STATUS: BPDA Permitting

SIZE: 166,700 GSF



ARYA

CLIENT: GFC Development

TYPE: Multi-Family

UNITS: 30 Condominiums Units

LOCATION: Boston, MA

STATUS: Completed

SIZE: 36,500 SF



25 RIVER STREET

CLIENT: SLV River Street

TYPE: Multi-Family

UNITS: 147 Apartment Units

LOCATION: Winchester, MA

STATUS: Completed

SIZE: 246,081 SF



420 HARVARD STREET

CLIENT: TRAX Development

TYPE: Mixed-Use

UNITS: 25 Rental Units

LOCATION: Brookline, MA

STATUS: Completed

SIZE: 42,000 SF

CONSTRUCTION TEAM | JANEY

GUIDING YOUR PROJECTS FROM VISION TO REALITY WITH EXPERT GENERAL CONSTRUCTION SERVICES.



GREGORY JANEY
PRESIDENT AND CEO

Gregory has over 40 years of experience, his expertise spans commercial, institutional, and residential projects in cities like Boston and Washington DC. Gregory's engineering background and strategic leadership have driven the firm's success and adaptability.



NAKAILA POLLARD
INTERNAL AFFAIRS MANAGER

Nakaila leads business development, marketing, and portfolio management at Janey Construction. With 7 years of experience, she began in marketing and now uses data analytics to guide strategy. Her expertise in business administration and construction management helps drive growth and efficiency across the firm.



FERNANDO RUIZ-ESPARZA
EXECUTIVE DIRECTOR

Fernando is an experienced Project Manager that combines leadership, technical expertise, and organizational skills to drive successful project outcomes. His ability to navigate complexities, communicate effectively, and manage resources makes him an invaluable contributor to project success.

RELEVANT EXPERIENCE



WHITTIER STREET

OWNER: Preservation of Affordable Housing

TYPE: Mixed Use

UNITS: 387 Residential units and 7,680SF Retail

LOCATION: Roxbury, MA

VALUE: \$44 Million



HIGH MEADOW

OWNER: Preservation of Affordable Housing

TYPE: Multi-Family

UNITS: 117-unit Affordable Housing

LOCATION: Bourne, MA

VALUE: \$10 Million



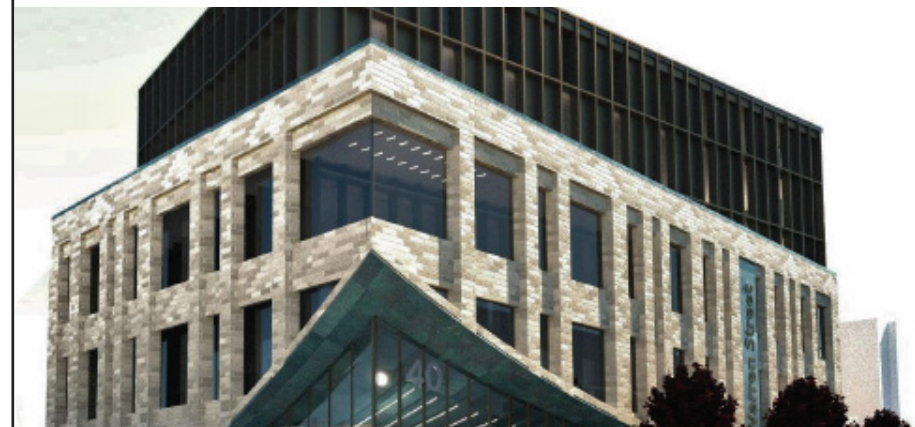
TOMMY'S ROCK

OWNER: Catalyst Ventures Development/Solidarity, LLC

TYPE: Multi-Family

LOCATION: Roxbury, MA

VALUE: \$5 Million



40-50 WARREN STREET

OWNER: Jamaica Plain NDC

TYPE: Mixed Use

UNITS: 25 Apartments, Coworking & Retail

LOCATION: Roxbury, MA

VALUE: \$15 Million

DIVERSITY, EQUITY AND INCLUSION

COMMITTED TO CRAFTING A PROJECT THAT NOT ONLY MEETS BUT SURPASSES THE HIGHEST BENCHMARKS FOR DIVERSITY, EQUITY AND INCLUSION IN THE BUILT ENVIRONMENT.



STRATEGIC DEI GOALS:

1. Early Engagement of W/MBEs:

Proactively identify and involve Women and Minority Business Enterprises (W/MBEs) from the start.

2. Inclusive Bid Packages:

Create smaller bid packages to encourage joint ventures and prioritize diverse subcontractor participation.

3. Community Partnerships:

Collaborate with local organizations and stakeholders to maximize community impact and provide long-term housing for families in need.

4. Local Workforce Commitment:

- Ensure at least 50% of total employee work hours in each trade are performed by Boston residents.

5. Diverse Workforce Targets:

- Aim for at least 30% of total employee work hours in each trade to be performed by people of color.
- Strive for at least 10% of total employee work hours in each trade to be contributed by women.

6. Contracting with Certified Firms:

- Award at least 30% of the total value of all contracts for construction and/or project work to WBEs and MBEs.

PROJECT OVERVIEW

ROOF DECK



COMMERCIAL



PRIVATE OPEN SPACE



THE DETAILS



30 AFFORDABLE
CONDOMINIUM
UNITS



10 PARKING SPACES

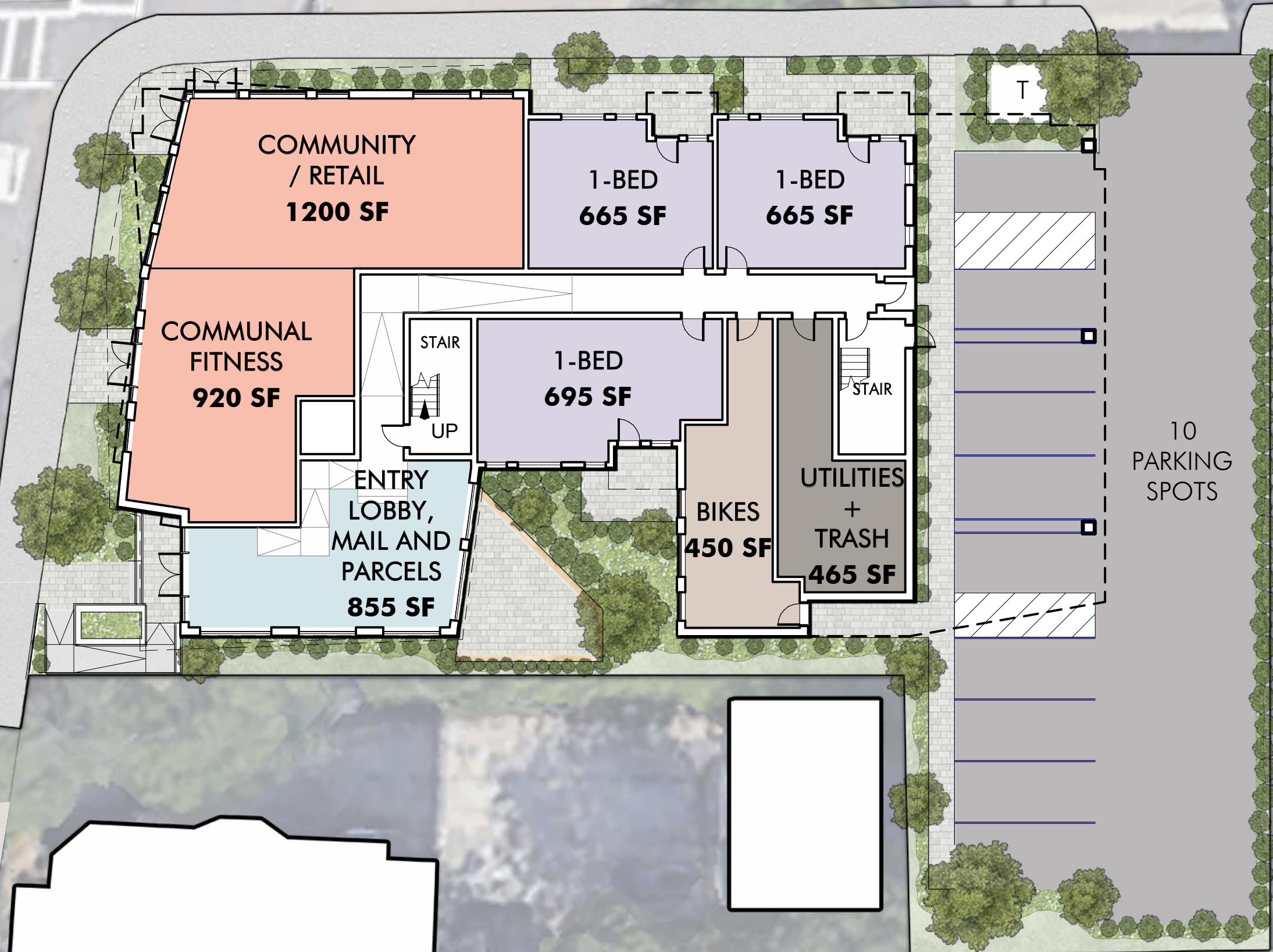


2,160 SF OF
COMMUNITY FOCUSED
COMMERCIAL SPACE

SITE PLAN

REGIS ROAD

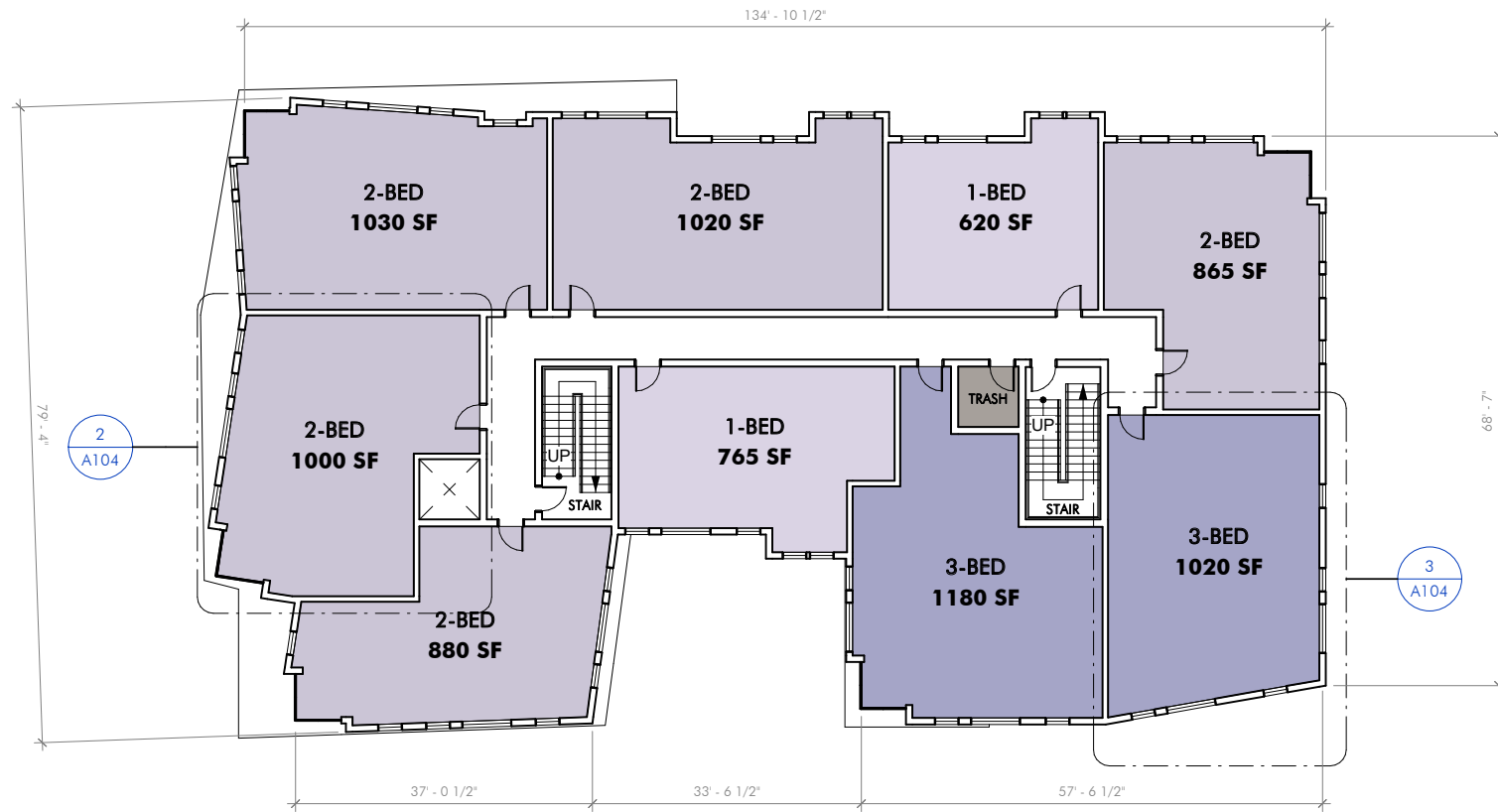
CUMMINS HIGHWAY



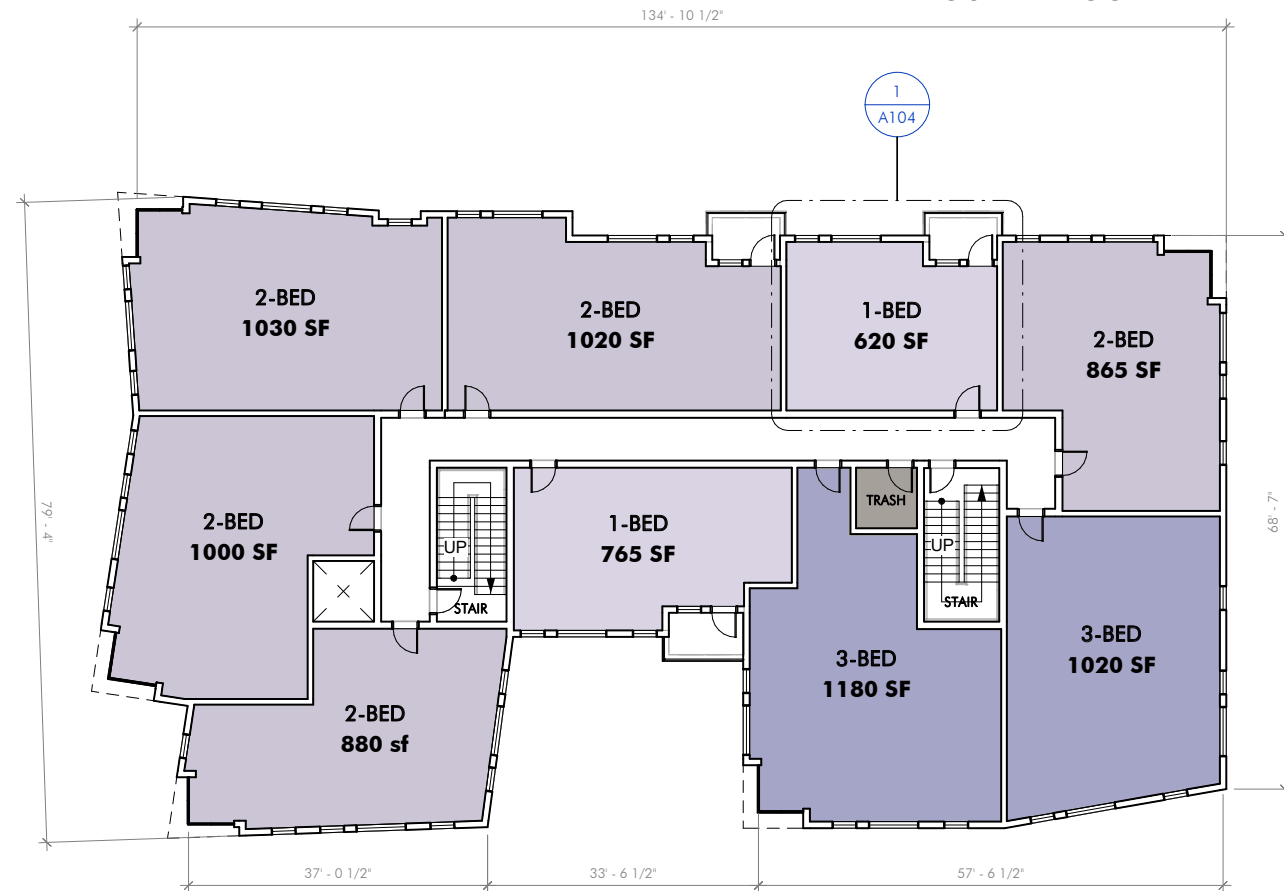
1" = 20"
0' 10' 20' 40'

FLOOR PLANS

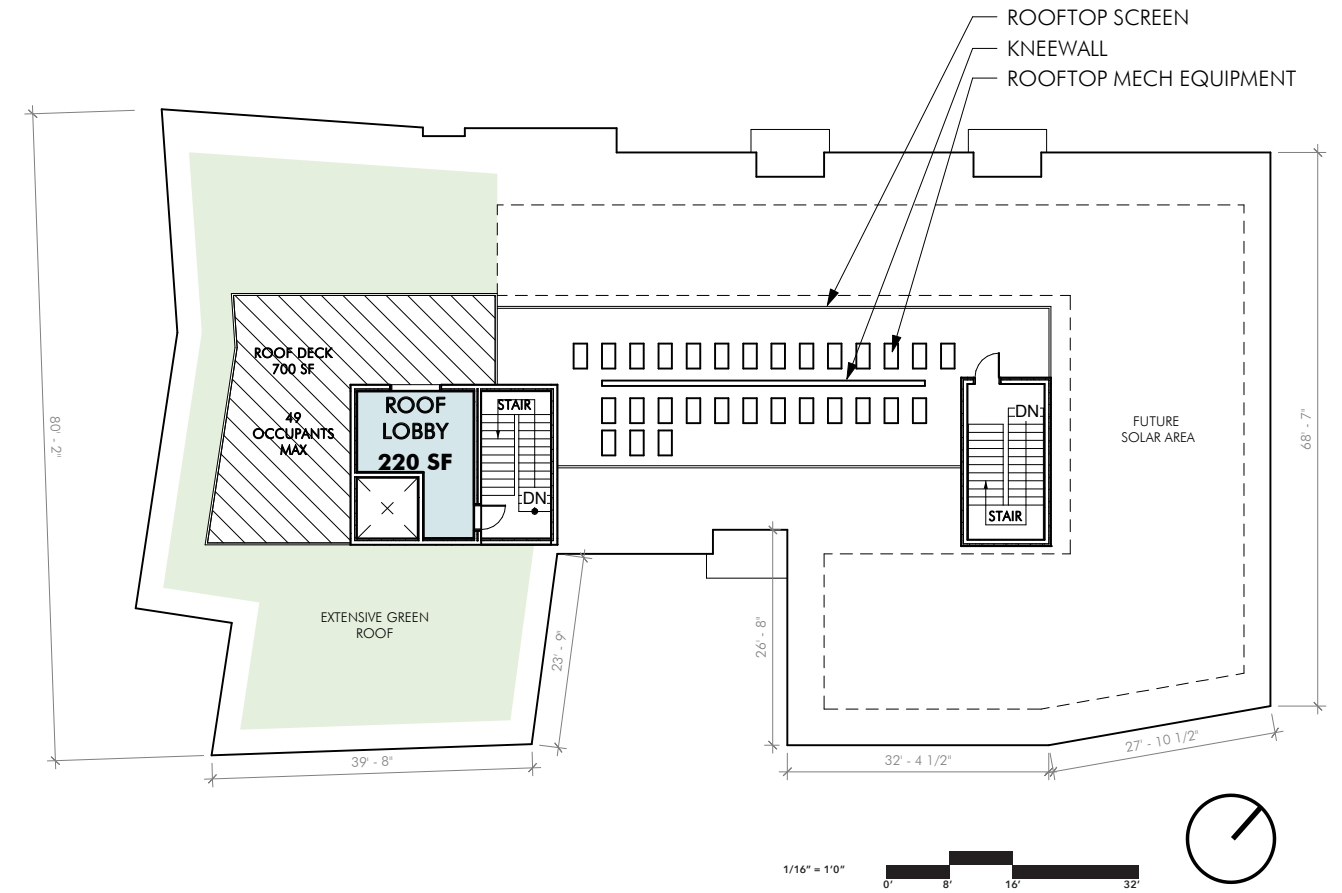
SECOND AND THIRD FLOOR PLAN



FOURTH FLOOR PLAN



ROOF FLOOR PLAN

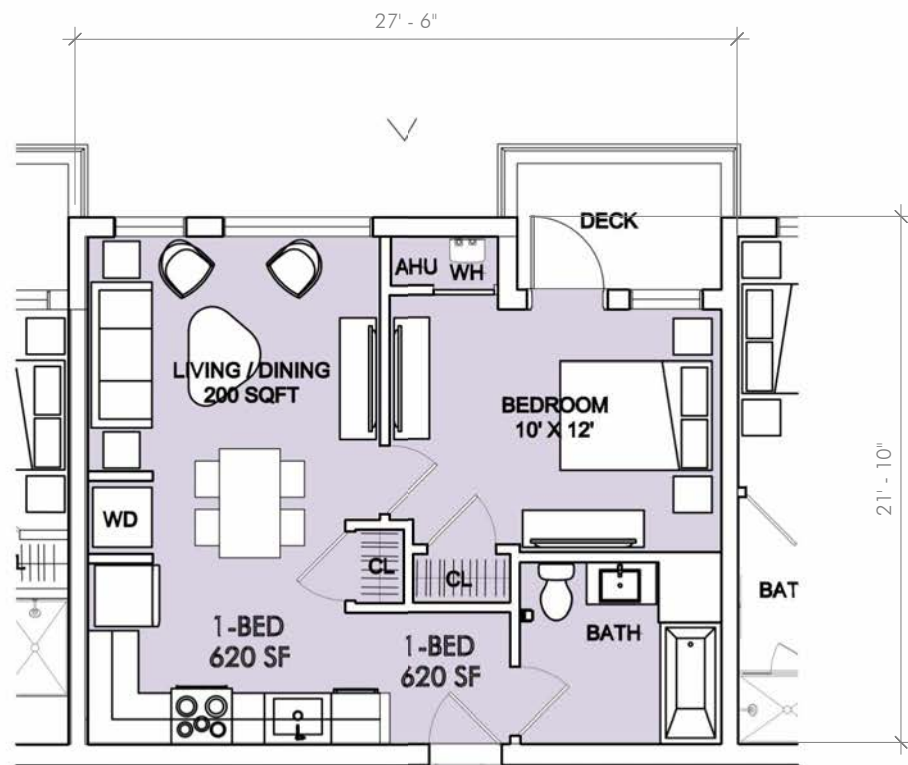


UNIT MIX

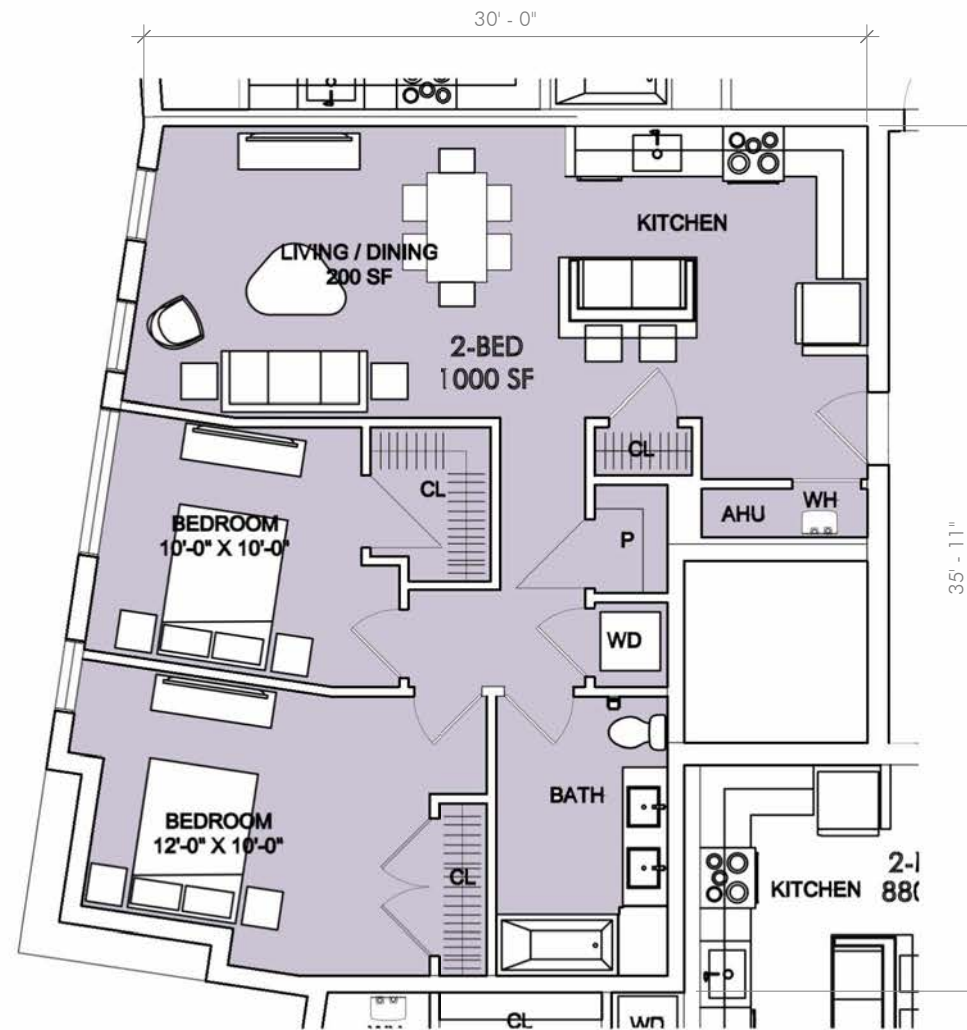
	TOTAL GSF
FIRST FLOOR:	7200 SF
SECOND FLOOR:	9300 SF
THIRD FLOOR:	9300 SF
FOURTH FLOOR:	9420 SF
TOTAL:	35,220 SF

	UNITS	AVG SIZE	%
1 BEDS:	9	675 SF	30%
2 BEDS:	15	890 SF	50%
3 BEDS:	6	1060 SF	20%
TOTAL:	30		

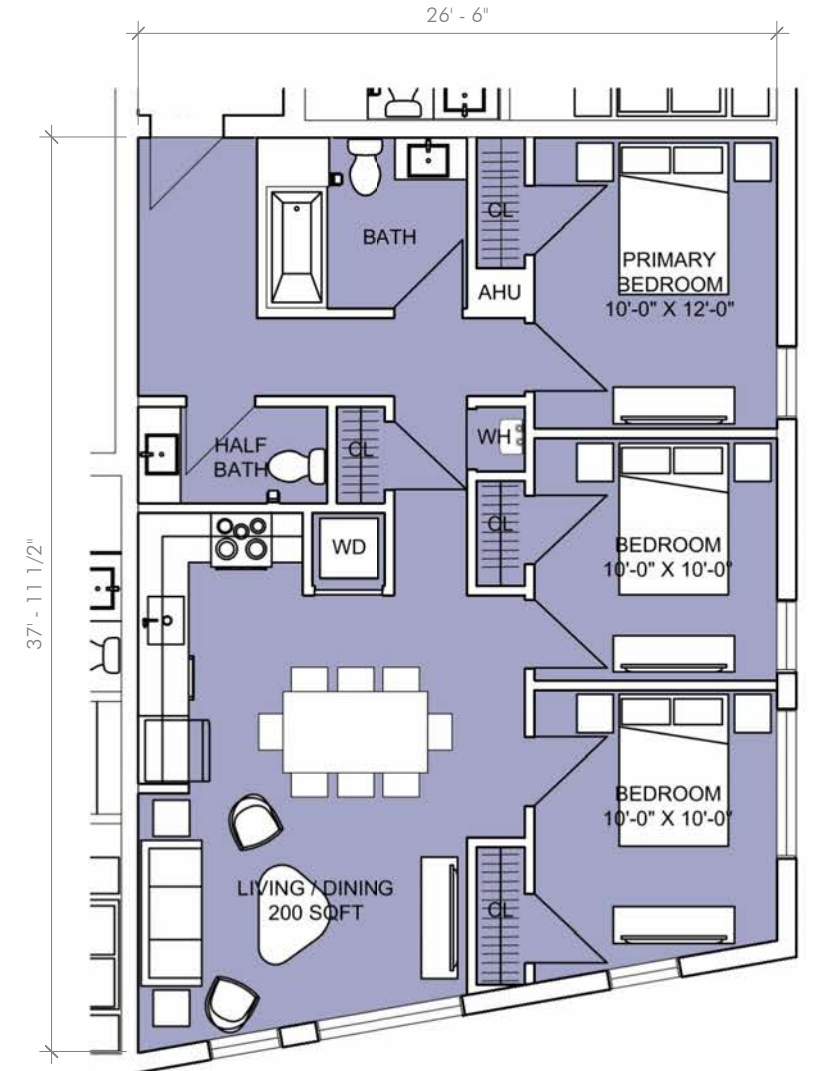
TYPICAL UNIT PLANS



TYP. 1 BED UNIT PLAN
620 NSSF



TYP. 2 BED UNIT PLAN
1000 NSSF



TYP. 3 BED UNIT PLAN
1020 NSSF

GREEN BUILDING ELEMENTS

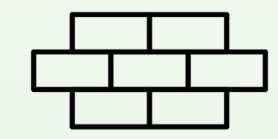


THE DETAILS



OVERALL APPROACH

- ALL ELECTRIC BUILDING
- PASSIVE HOUSE DESIGN STANDARDS
- MAX 4.5 HERS RATING



CONSTRUCTION

- RESPONSIBLE SOURCING OF MATERIALS
- MANAGE & RECYCLE CONSTRUCTION WASTE



LOCATION

- LOCATED IN A TRANSIT-RICH AREA OF BOSTON
- HIGHLY WALKABLE NEIGHBORHOOD
- BICYCLE FACILITIES ON SITE

COMMUNITY BENEFITS



TENANT MANAGED
RETAIL OPPORTUNITY



GENERATE REVENUE
FOR TENANTS



ALLEVIATE HOA
COSTS



VISITOR BIKE
PARKING



COMMUNAL BIKE
STORAGE



30 AFFORDABLE
UNITS



21 FAMILY SIZE
UNITS



RESIDENTIAL
IDENTITY ON REGIS



IMPROVE SIDEWALKS
+ COMPLETE
STREETS



COMMUNITY FITNESS
CENTER



**AFFORDABLE LIVING MEETS
SUSTAINABLE DESIGN AT THE
GATEWAY TO MATTAPAN.**





**TRANQUIL GREENSPACE AND
A SERENE ESCAPE IN THE
HEART OF THE CITY.**



**ACTIVATING CUMMINS
HIGHWAY WITH A VIBRANT,
ENGAGING COMMERCIAL
OPPORTUNITY.**

Q&A (10 Minutes)



**Genuine Construction &
Consulting**





CUMMINS HIGHWAY & REGIS ROAD

THE TEAM



DEVELOPMENT LEAD:

SEAN MILLER - GENUINE CONSTRUCTION & CONSULTING

Worcester Technical High School & Wentworth Institute of Technology

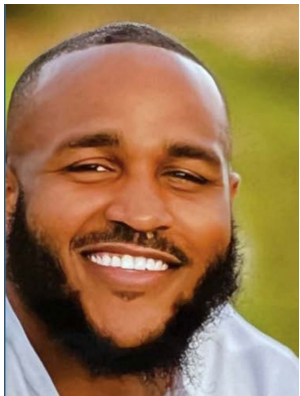
Developed and Constructed 100+ Units of Affordable Housing in Mattapan and Dorchester



ARCHITECT / DEVELOPMENT TEAM:

CATRIEL TULIAN, AIA, LEED AP, NOMA - STACK & Co. (MBE)

The team has Designed 3000+ units of housing, Master Planned 20,000, and Developed 250 Units – half of which are Passive House or Net Zero Energy.



GENERAL CONTRACTOR:

EDISON RIBEIRO - E-RISE BUILDERS, INC. (MBE)

Madison Park Technical Vocational High School

Constructed and Renovated 100+ Units of Affordable Housing in Mattapan and Dorchester

QUALIFICATIONS



270 TALBOT AVE (LEFT)
(18) Affordable Condos
Currently Under Construction



NHI SCATTERED SITES (RIGHT)
(58) Affordable Ownership
Completed 2024



14 NEW ENGLAND AVE (LEFT)
(15) Affordable Rental
Completed 2021



191 TALBOT AVE (RIGHT)
(14) Affordable Rental
Completed 2020



DIVERSITY, EQUITY & INCLUSION PLAN

Each leg of our core team – development, design, and construction - includes Minority-Owned Businesses. We prioritize M/WBE Subconsultants and Subcontractors as much as possible. We contract with vendors that ensure signage is present on all of our jobsites that connect locals looking for work to a path forward to the construction industry.

Stack Architecture and Stack Development are 100% owned and operated MBE, with a core mission of simultaneously addressing all 4 Boston housing-related crises: Housing Shortage, Climate, Community (Gentrification & Inequality), and the Health.

E-Rise Builders is a MBE that actively participates in apprenticeship programs like Youth Build Boston and Job Fairs at Madison Park where Edison graduated from.

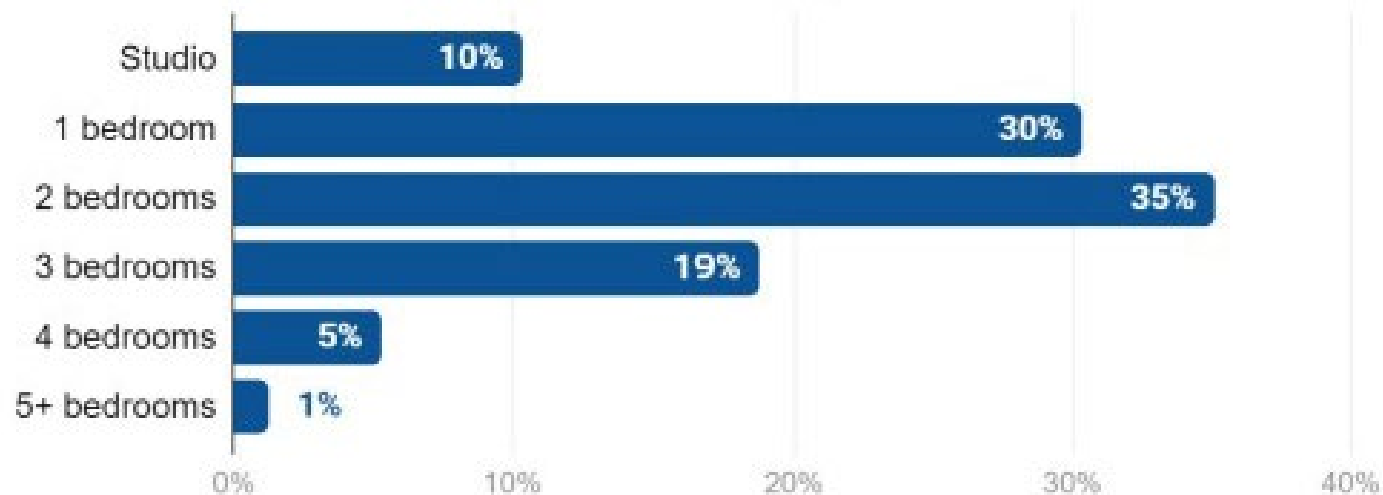
Past 5 Years Performance of Jobs Exceeds BRJP and Section 3 Requirements:

- Section 3 Residents: 65%
- Minority Workers: 100%
- MBE/WBE Participation: 71%



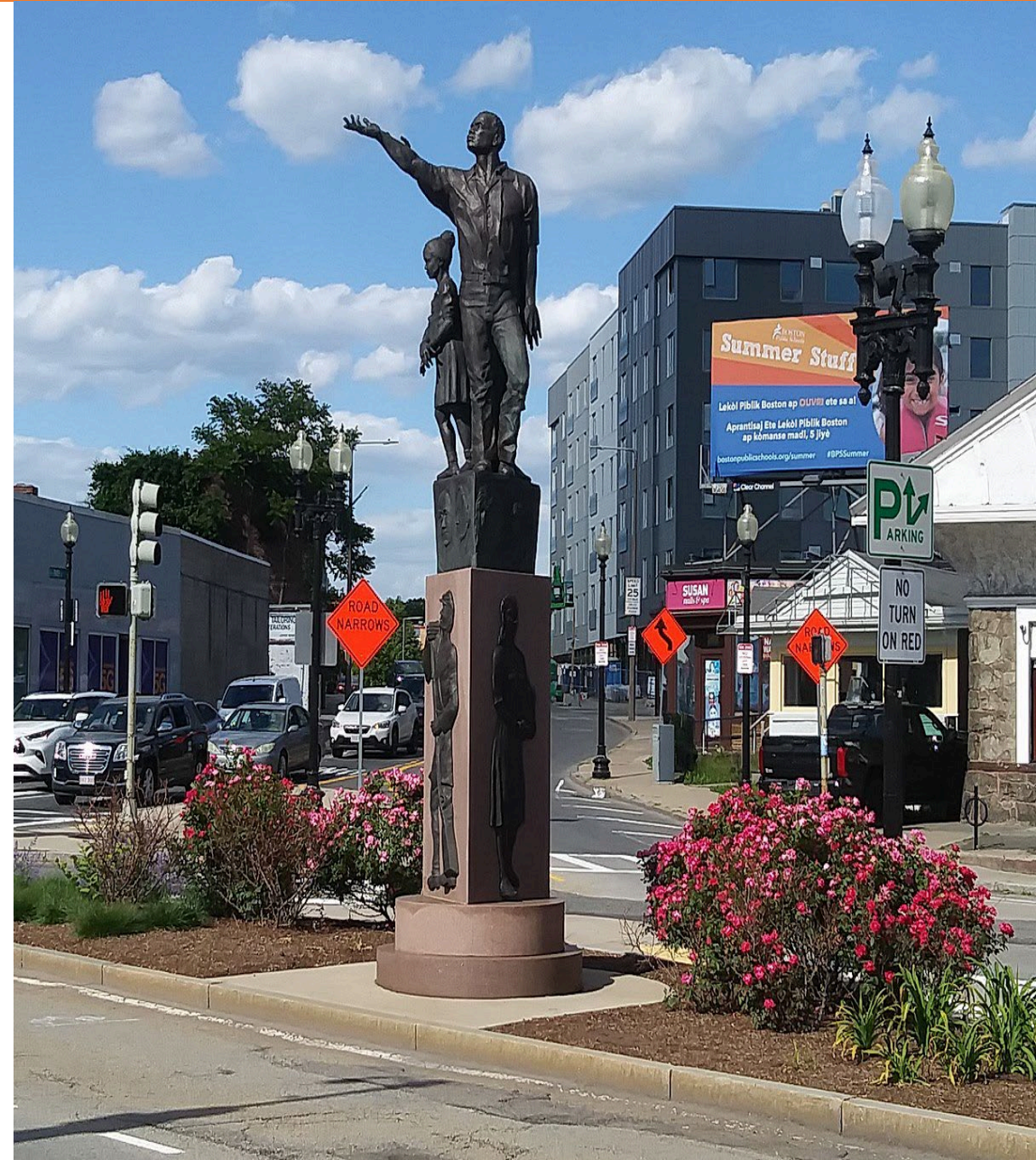
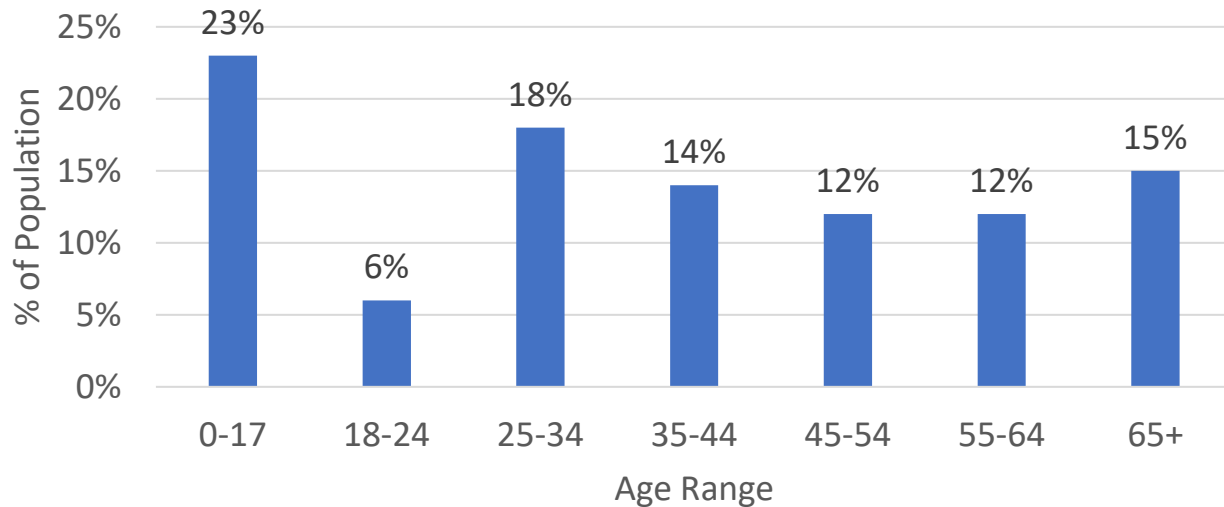
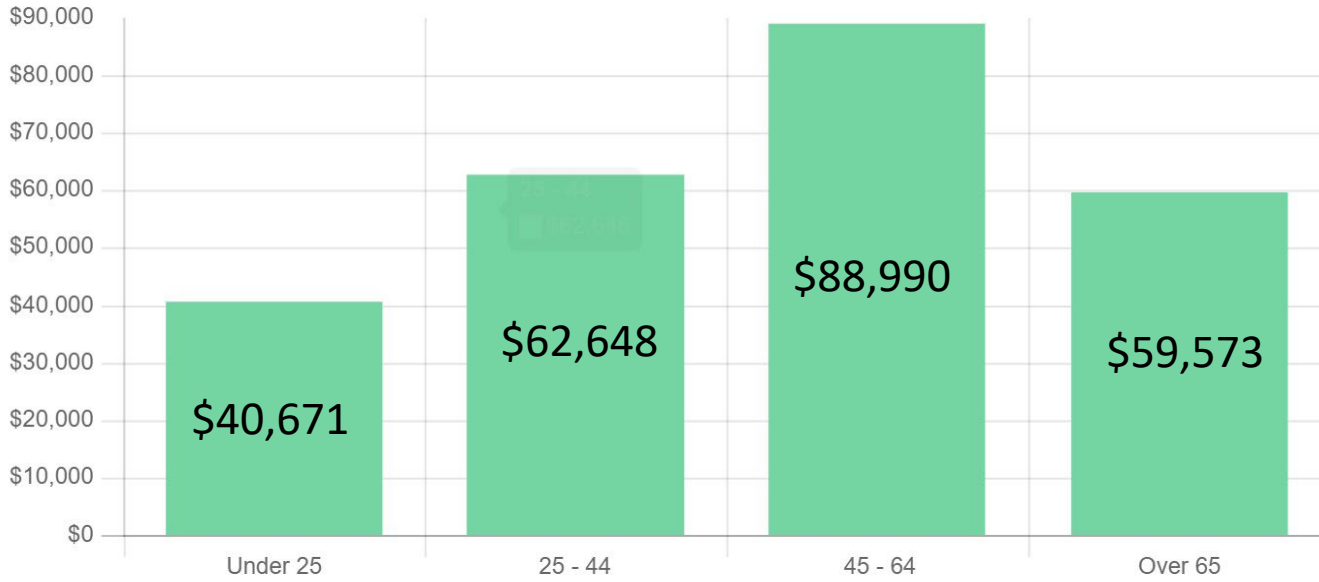
THE NEIGHBORHOOD

Mattapan has a Population of 35,325 with a Median Age of 37		
Total Households	12,138	
Average People Per Household	3	
Family households	8,602	70.9%
Non-Family Households	3,536	29.1%
Households with Children	4,537	37.4%
Households without Children	7,601	62.6%
Households Renter Occupied	6,975	57.5%
Households Owner Occupied	5,163	42.5%



THE NEIGHBORHOOD

Median Income per Age



OUR DEVELOPMENT PLAN

4 - STORY BUILDING WITH 26 AFFORDABLE CONDOMINIUMS HOME OWNERSHIP AT 80% AMI, 90% AMI AND 100% AMI.

- **(5) 1 BEDROOM (650 SF)**
- **(6) 1 BEDROOM + DEN (750 SF)**
- **(6) 2 BEDROOM (950 SF)**
- **(3) 2 BEDROOM + DEN (1,000 SF)**
- **(6) 3 BEDROOM (1,200 SF)**
- **40,000 +/- TOTAL BUILDING S.F.**
- **3,000 S.F. OF RETAIL SPACE**
- **(10) OFF-STREET PARKING**



OUR DEVELOPMENT PLAN

			<u>ESTIMATED MONTHLY PAYMENT</u>
▪ 1 BEDROOM	\$287,400 @ 100% AMI	<u>\$219,500 @ 80% AMI</u>	+/- \$1,700 PER MONTH
▪ 1 BEDROOM + DEN	<u>\$287,400 @ 100% AMI</u>	\$219,500 @ 80% AMI	+/- \$2,175 PER MONTH
▪ 2 BEDROOM	\$334,700 @ 100% AMI	<u>\$258,500 @ 80% AMI</u>	+/- \$1,950 PER MONTH
▪ 2 BEDROOM + DEN	<u>\$334,700 @ 100% AMI</u>	\$258,500 @ 80% AMI	+/- \$2,530 PER MONTH
▪ 3 BEDROOM	<u>\$378,000 @ 100% AMI</u>	\$297,200 @ 80% AMI	+/- \$2,850 PER MONTH

MATTAPAN AVERAGE RENTS:

STUDIO: \$1,589 PER MONTH

1 BEDROOM: \$2,130 PER MONTH

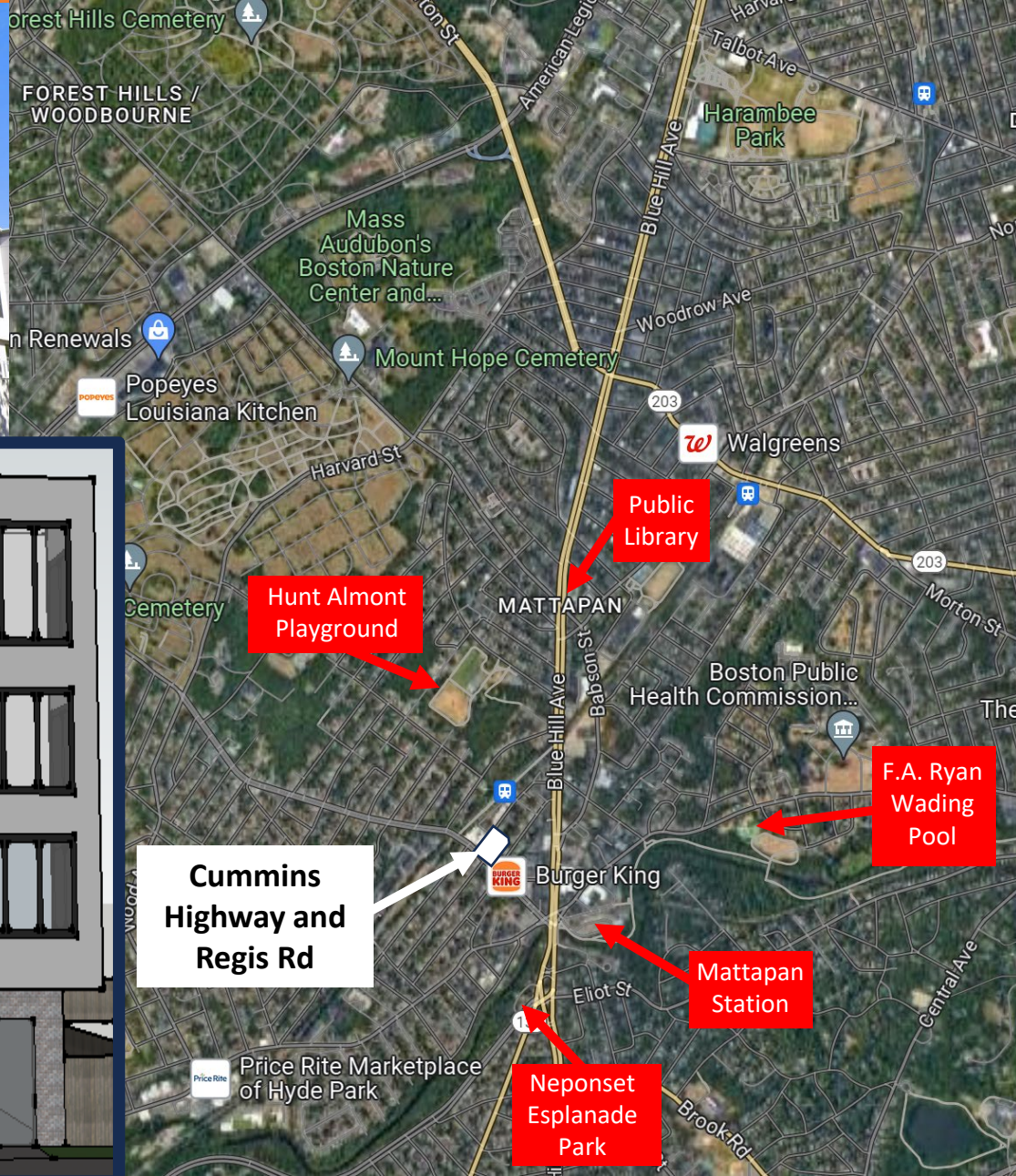
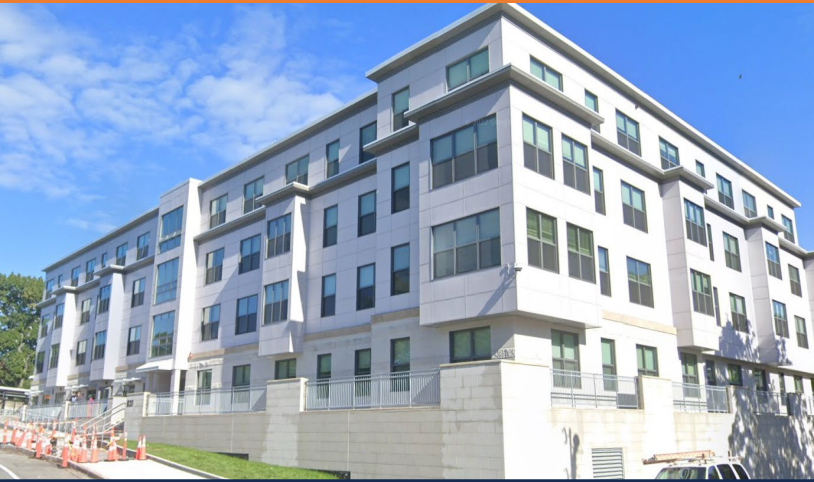
2 BEDROOM: \$2,604 PER MONTH

3 BEDROOM: \$2,975 PER MONTH

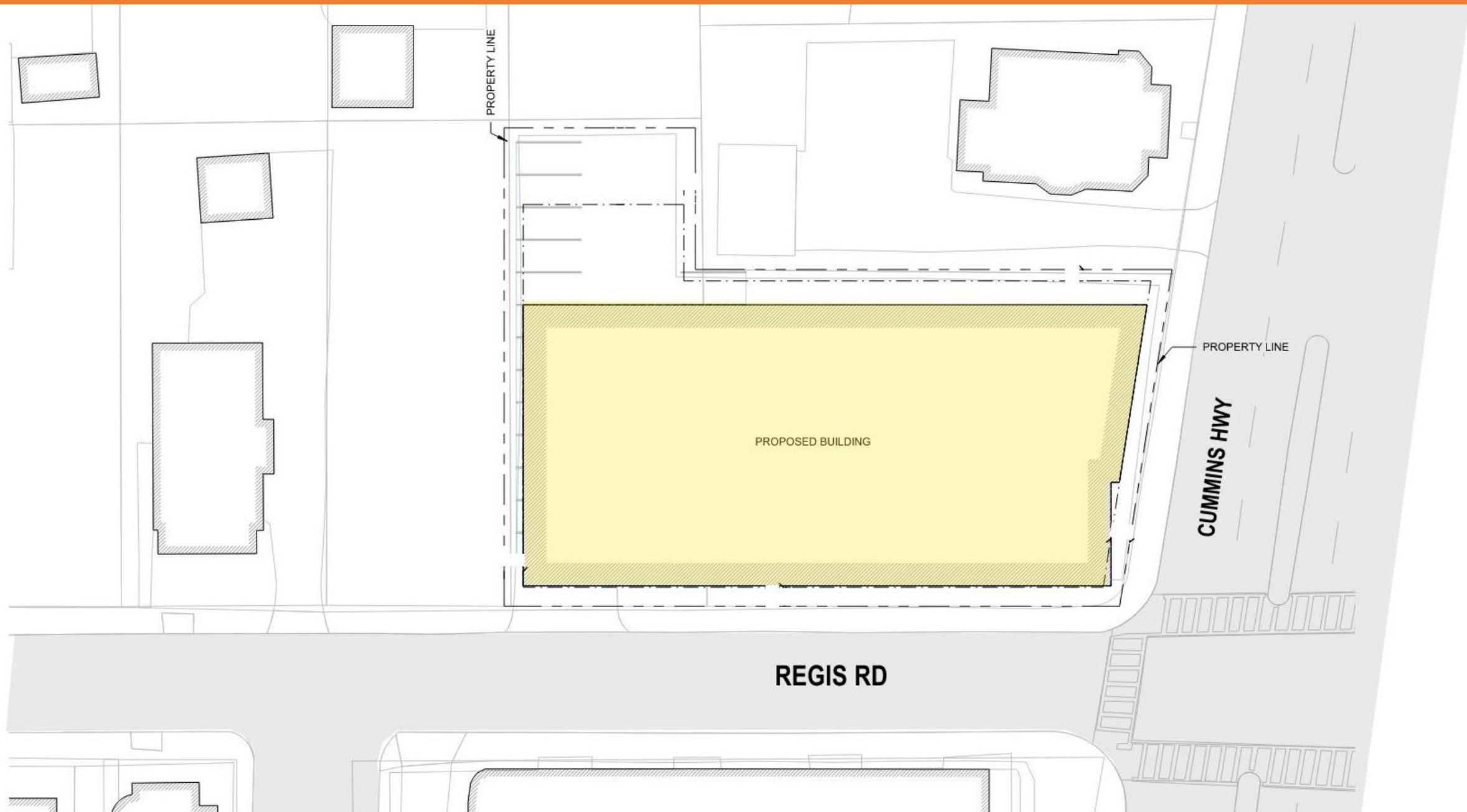
WHAT DOES THIS MEAN?

1. YOUR MORTGAGE WILL BE CHEAPER THAN RENTING THE SAME SIZE UNIT.
2. THE AVERAGE MATTAPAN HOUSEHOLD CAN LIVE HERE
3. EVEN THE BELOW AVERAGE COUPLE OR FAMILY CAN LIVE HERE – IF EACH ARE MAKING \$40K/YEAR TOTAL HOUSEHOLD INCOME WOULD BE \$80K. 30% OF MONTHLY INCOME EQUATES TO \$2,000 PER MONTH

NEIGHBORHOOD CONTEXT

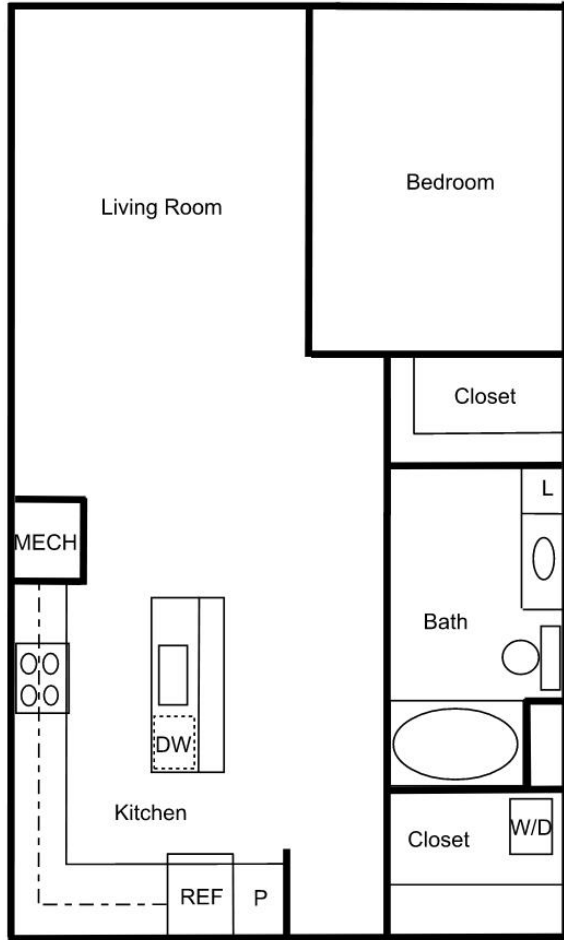


SITE PLAN

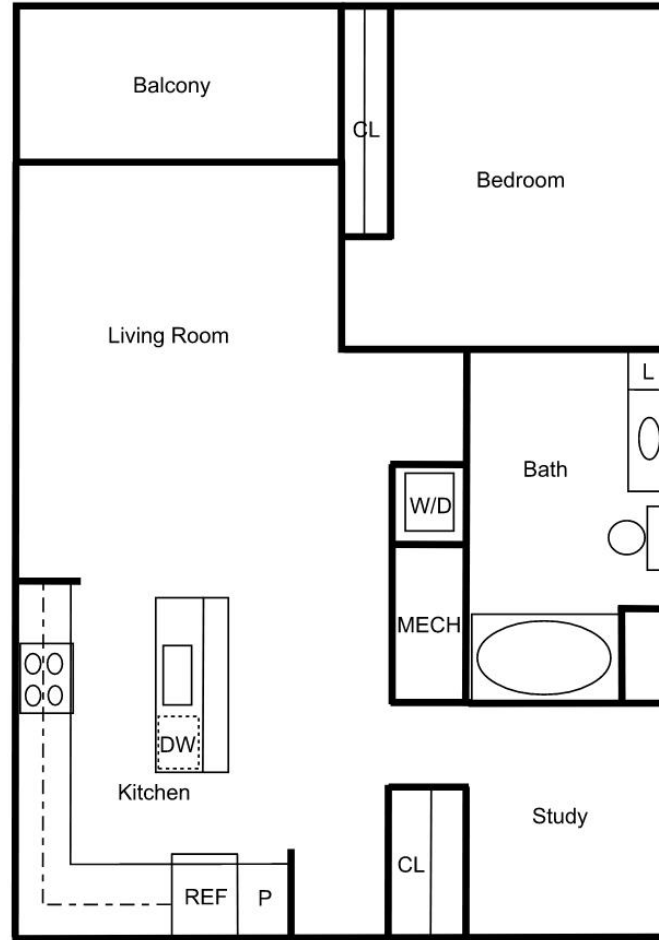


UNIT FLOOR PLANS

1 BEDROOM 650 S.F.



1 BEDROOM + DEN 750 SF



2 BEDROOM 950 SF



UNIT FLOOR PLANS

2 BEDROOM + DEN 1,000 SF



3 BEDROOM



AMENITY



- **FUNCTIONAL UNITS – IN-UNIT LAUNDRY, STUDY AREAS, PANTRIES, LINEN CLOSETS AND EFFICIENCY**
- **INTERACTIVE LOBBY AND COMMUNITY ROOM**
- **BALCONIES**
- **CONVENIENT FUNCTIONAL TRASH ROOM**
- **ONSITE PARKING**
- **IN-DOOR BIKE STORAGE**
- **3,000 S.F. OF RETAIL SPACE**



IMPACT

COMMUNITY

- 26 units of new, sustainable, family-oriented affordable home-ownership
- Community and retail space to activate the ground floor and streetscape
- Experienced, local development team

DIVERSITY, EQUITY, INCLUSION

- Extensively minority-led team
- Demonstrated commitment to W/MBE subconsultants and subcontractors
- Deep involvement with local organizations and institutions

SUSTAINABILITY

- Extensive experience with ZNE and Passive House projects
- Team members authored the MOH Standards for Zero-Carbon Emission Building



THANK YOU!



Q&A (10 Minutes)



WE WANT TO HEAR FROM YOU!

You can submit feedback by:

Filling out the Survey at
<https://bit.ly/CumminsRegisSurvey>
, or scan:



By email:
tiera.satchebell@boston.gov



MOH will be accepting comments regarding eligible proposals until

October 4, 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.

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 proposals. The comment period will open for 10 days. bit.ly/cumminsandregis, or scan the QR code:

Tiera Satchebell, Housing Development Officer
(617) 635-4201, tiera.satchebell@boston.gov

Antonio Leite, Senior Development Officer
(617) 635-1024, antonio.leite@boston.gov



THANK YOU

