



174-176 Boylston Street

Project Update and Developer Presentations

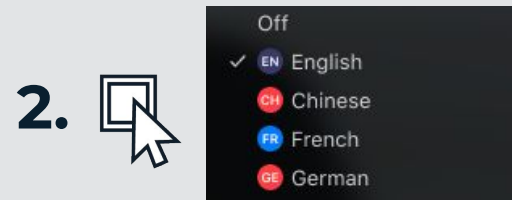


English: For interpretation in Spanish:

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 your selected language.

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”.



Meeting Agenda



- ❖ Introductions
- ❖ Land Disposition Process & Project Timeline
- ❖ RFP Overview
- ❖ Developer Presentations
- ❖ Q+A
- ❖ Next Steps

Land Disposition Process & Project Timeline

174-176 Boylston Street



MOH Land Disposition Process

Under Chapter 30B



- ❖ [M.G.L. c. 30B \(Chapter 30B\)](#) establishes an advertised proposal process that COB must follow in acquiring and disposing real estate property by purchase, sale or rental with a cost greater than \$35,000.
- ❖ **Under Chapter 30B** we are required to conduct an **open and fair competitive process** that places all proposers on common footing, solicit information that will allow **manageable and meaningful comparisons of offers** and base decisions solely on the information solicited. (what we've heard from the community).

MOH Land Disposition Process



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 Developer Presentation

9 Tentative Developer
Designation

10 Developer financing
and permitting

11 Property transferred
to developer

12 Construction

Project Timeline



SEP & DEC. 2021

MOH sponsored community meetings to discuss potential uses of the 174-176 Boylston St. site

JUN. 2022

MOH sponsored community meeting to discuss the potential inclusion of the Dalrymple Street site

MAR. 2023

MOH issued RFP for the 174-176 Boylston Street site. The RFP submission due date was May 8, 2023.

APR. 2023

MOH hosted an open pre-applicant conference for all interested parties to attend and ask questions about the RFP.

JUN. 2023

MOH presents eligible applicants to the community via Zoom on Jun. 7, 2023. A 10 day public comment period will follow the presentations.

JUL. 2023

RFP Review Committee will make a developer recommendation to the Public Facilities Commission informed by community feedback.

If approved, designated developer will have exclusive right to purchase the site assuming continued compliance with MOH requirements.

RFP OVERVIEW



RFP Overview



Available Property: 1 parcel

Location: Jamaica Plain

Total Parcel Area: 3,150 sf

Parcel Zoning: Three-Family
Residential (3F-4000)



Preferred Uses:

- 4 to 6 units of income-restricted homeownership housing
- Affordable to households earning at or below 80% AMI and/or 100% AMI
- 1 to 3 bedroom units

Design Criteria:

- Massing and front setback of proposed building(s) should align with that of existing buildings along Boylston Street.
- Off-street parking is not required.
- Preserve existing mature trees at the rear of the parcel, if healthy.
- Provide rear balconies if possible.
- Meet MOH's Zero Emission Building requirement, including USGBC's LEED Silver requirements and consideration of solar thermal or photovoltaic panels.

MOH Funding:

- \$150,000 *per unit subsidy*
- *To access, 50% or more of all units must be affordable to households earning 80% AMI or less.*

The background of the slide is a dark blue aerial map of Boston, rendered in white line art. It shows the city's layout, including major roads, parks, and building footprints. The map is centered on the downtown area, with the harbor visible on the right side.

HABITAT FOR HUMANITY GREATER BOSTON





174-176 Boylston Street Development Community Meeting

June 7, 2023

Presenters:

- **Gerry Patton**
Director of Construction/Real Estate Development
Habitat for Humanity Greater Boston
- **Shannon McCormack**
Associate Director of Homeowner Services
Habitat for Humanity Greater Boston
- **Micki Younger**
Architecture and Sustainability Coordinator
Habitat for Humanity Greater Boston

Project Team:

Developer:

Habitat for Humanity Greater Boston

- Principal – **Jim Kostaras**, AIA – President & CEO
- Construction Director – **Gerry Patton**
- Project Management – **Cathy Kurczak** – Manager of Construction Operations
- Construction Administration – **Katie Theodoros** – Manager of Construction Administration
- Internal Design and Sustainability – **Micki Younger**
- Homeowner Services – **Shannon McCormack**
- Community Engagement – **Abigaëlle Ngamboma** – Homeowner Services Coordinator

Design and Engineering:

Adaptiv Architecture & Planning

- Principal – **Rob Freni**
- Designer – **Gillian Kazazz**

What we do:

Provide **affordable homeownership** to qualified applicants who earn **40-80% AMI** in order to:

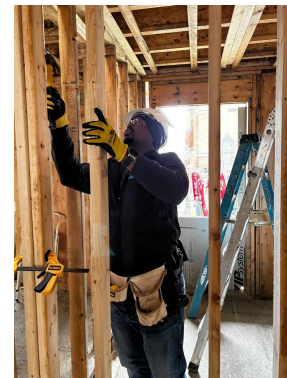
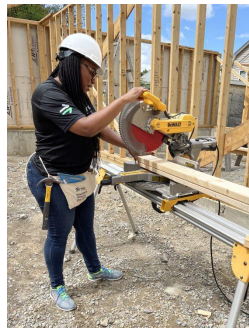
- Provide opportunity for families to **build generational wealth**
- **Invest** in our **communities**
- Work toward a world where **everyone** has a decent place to live

How we do it:

- Commitment from **partner families** and **dedicated volunteers**
- Working closely with local **communities**
- Generous support from our **donors**



We build **strength, stability** and **self-reliance** through **shelter.**



Previous Projects



Main Street,
Malden
5 townhomes
(Expected completion 2024)



Parker Street,
Mission Hill
2 condominiums
(Expected completion 2023)



Blue Hill Ave.,
Dorchester
23 condominiums



Balina Place,
Dorchester
5 townhomes



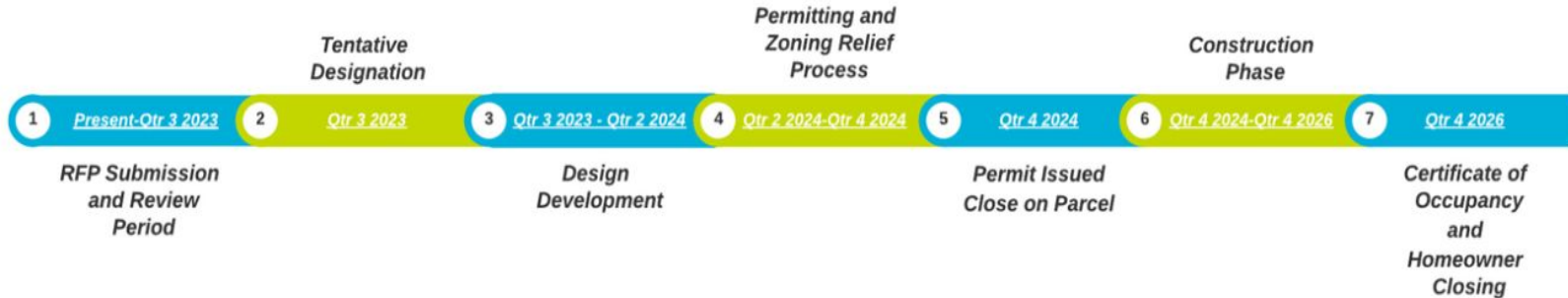
More than 122 homes built



Over 635 individuals' lives changed

Development Plan

- **4 units affordable homeownership**
- **Volunteer-based** construction
- **Design alignment** with neighborhood
- Prioritize **community engagement**
- Prioritize **Passive House** elements
- Maximize **green space**



Financial Feasibility

Sources

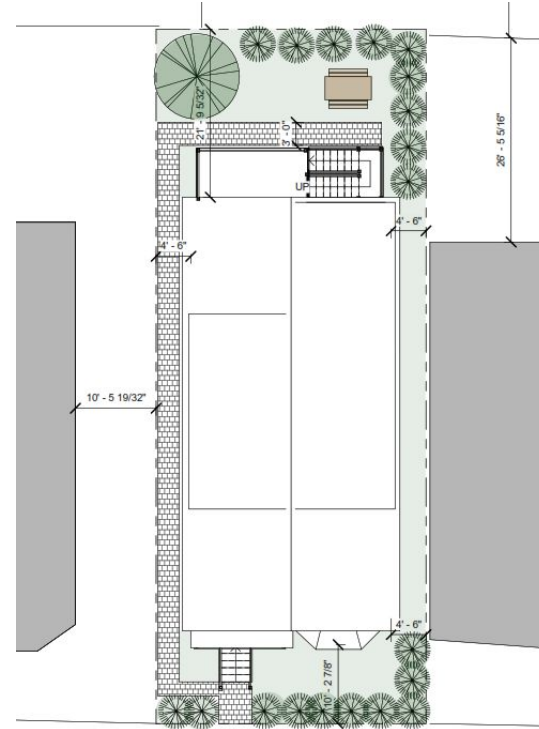
- **Developer's Equity - \$530,000**
 - Sale of selected mortgages in our portfolio
 - Philanthropic fundraising
- **Debt - \$500,000** via line of credit
- **MOH funding –\$600,000** (\$150,000 per unit x 4 units)



Uses

- **Project costs** estimated at **\$1.6M**

Design



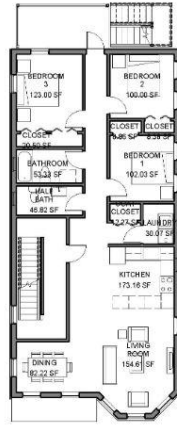
Affordability and Unit Breakdown

All 4 units are affordable – 40-80% AMI



Unit 1

- 3 Bedrooms
- 1.5 Bathrooms
- 1191 S.F.



Unit 2

- 3 Bedrooms
- 1.5 Bathrooms
- 1146 S.F.



Unit 3

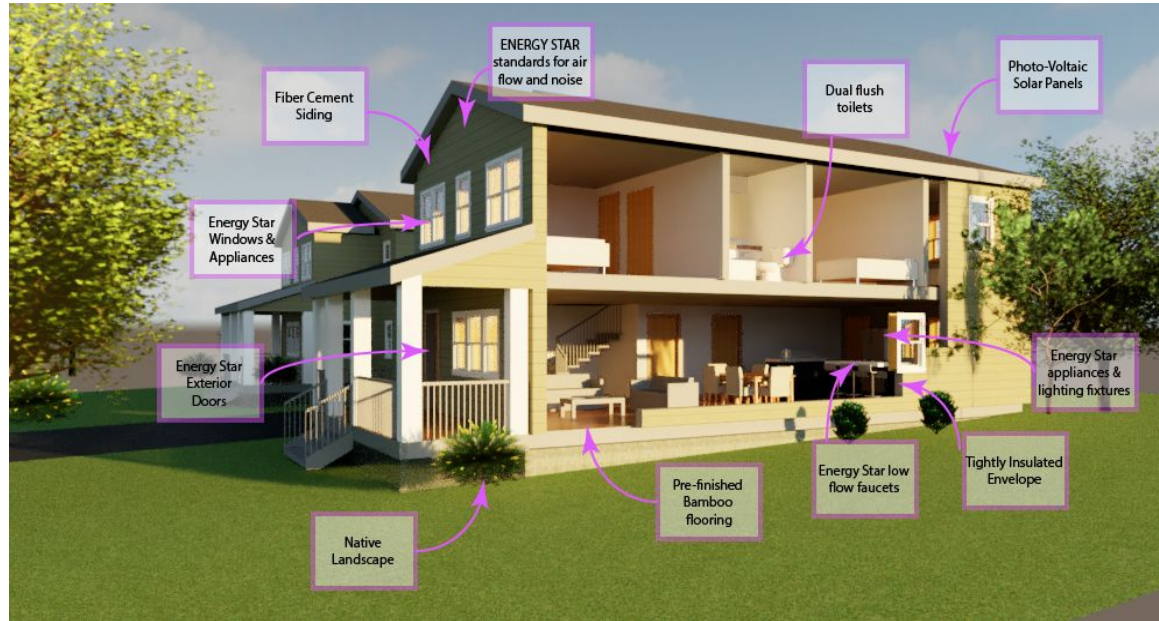
- 3 Bedrooms
- 1.5 Bathrooms
- 1146 S.F.



Unit 4

- 2 Bedrooms
- 1 Bathrooms
- 1047 S.F.

Sustainable Design



Passive House Design Elements

- Superior indoor air quality
- Reduced negative impact on environment
- Economic benefits to owners

Diversity and Inclusion

Local Trade School Partnership Pilot

- Partner with local youth programs
- Historically marginalized and disadvantaged backgrounds
- Build pathways to employment in the trades

Madison Park Technical and Vocational High School | Youth Build Boston | Just-A-Start Youth Build | Northeast Metro Tech

Staff

- Project management team is inclusive to women and non-binary people

Homeowners

- 98% of Habitat Greater Boston homeowners are minorities
- 14 countries of origin
- Nearly 50% of Habitat Greater Boston homes are owned by single female heads of household



M/WBE Utilization

Bid Outreach Criteria Priorities

- Overall price
- Business located within HFHGB service area
- Business located within the city/town of project
 - For Boston: Business located within the neighborhood of this project
- M/WBE Business

Bid Outreach Goals

- Request 75% of proposals from businesses within service area
- Request 25% of proposals from M/WBE businesses
- Aim to follow the standards in the Boston Residents Job Policy



Marketing Plan

Habitat Greater Boston's marketing process involves:

- **40-80% AMI**
- Casting a wide net ensure we reach the **most diverse range of potential applicants.**
- Outreach is **targeted to local residents**
- **Multiple modes of communication** ensure equitable access



Selection Process

Habitat Greater Boston's family selection process involves:

- **Diverse range of potential applicants.**
- Homeowner Selection Committee ensures **several different voices and perspectives** for selecting future homeowners.
- Exempt from BFHC Affirmative Marketing and Tenant Selection Plan (under five units)





Contact Us

434 Massachusetts Avenue, Suite
201
Boston, MA 02118

617-423-2223 | habitatboston.org
projectinfo@habitatboston.org



Habitat for Humanity
Greater Boston

We build **strength, stability** and **self-reliance** through **shelter**.

An aerial line-art map of Boston in a dark blue color, showing the outlines of buildings, streets, and parks. The map is centered on the city, with the harbor visible on the right side.

174 BOYLSTON STREET HOLDINGS



174 -176 Boylston St

174 Boylston Street Holdings LLC

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Development Team

Jason Gell



- ❑ Jason Gell has been a resident of the City of Boston since graduating from Boston University in 2001.
- ❑ Raised in a suburban apartment complex in Natick, Jason has consciously looked for opportunities to volunteer his time in an effort to help those who are housing insecure find stable housing opportunities including work with the Fenway CDC, YMCA Huntington Ave and as a Realtor Leader.
- ❑ Jason has been a vocal advocate for the creation of more Affordable and workforce housing in the City and around the country.
- ❑ Current owner of Signer Property Management since 2009 with 400+ Units of residential apartments under management

Eric Drysdale



- ❑ Eric Drysdale is a resident of the City of Boston since graduating from Tufts University
- ❑ Licensed Construction Supervisor # 104272
- ❑ Owner of Tradewind Builders
- ❑ Work with homeowners, architects and interior design professionals to complete residential remodeling projects; specializing in high end kitchens, baths and custom woodworking
- ❑ Past restorations as a general manager and construction supervisor
- ❑ Experience in property management.

Development Overview

RFP Criteria:

- ❑ 4 to 6 units of Affordable Home Ownership
- ❑ A mix of 1 to 3 bedroom units
- ❑ A mix of units at 80% and 100% AMI
- ❑ Similar height and massing to abutting and neighboring properties. Typical 22 x 50 exterior dimensions and 3 floors plus basement and peaked attic and 3 foot bay on front right facing property..
- ❑ Comparable design and character to neighboring properties while exemplifying the very best building performance and sustainable development practices.
- ❑ Typical double hung windows, clapboard style siding
- ❑ Oriented towards Boylston Street with matching setbacks: Typical 12 feet front setback, 28 foot rear setback, 3 foot side yard setback or 10 foot on driveway.
- ❑ No off street parking required

Proposal:

- ❑ 5 Units of Affordable Home Ownership
- ❑ All units to be 3 Bed 1.5 bathroom
- ❑ 3 units at 80% AMi and 2 units at 100% AMI
- ❑ Unit shall meet MOH Accessibility requirements
- ❑ 29 foot wide by 50 foot exterior dimension with 3 floors plus living area in basement and living area in peaked attic with shed dormers along both sides set back 3 feet from each corner and 3 foot bay on front right facing property.
- ❑ Double hung windows with fiber cement clapboard siding.
- ❑ Property to be framed by Insulated Concrete Forms providing exceptional efficiency, sustainability and resiliency.
- ❑ The roof will feature 2 shed dormers with space for a substantial PV array. The property will be prewired and framed for PV.
- ❑ Oriented towards Boylston street with 12 foot front setback, 28 foot rear setback, 3 foot side yard on both sides
- ❑ 3 off street parking spaces accessed by means of a cross easement over 172 Boylston Street driveway

Timeline

Proposal Submission	May 8, 2023
MOH Presents Eligible Applicants to Community	June 2023
PFC Tentatively Designates Developer	Summer 2023
Submit Permit Application for initial denial	Summer 2023
ZBA Board of Appeal Hearing	Winter 2023
Construction Bidding / Cost finalization	Winter 2023
Issuance of Building Permit	Winter/Spring 2024
Close on Construction Financing	Winter/Spring / 2024
Construction Begins	Winter / Spring 2024
50% Construction Completion	Fall, 2024
Construction Completed	Winter 2025
Full Development Sales	Winter / Spring 2025



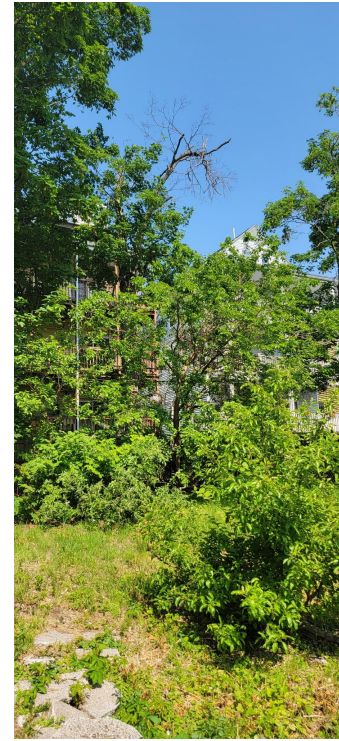
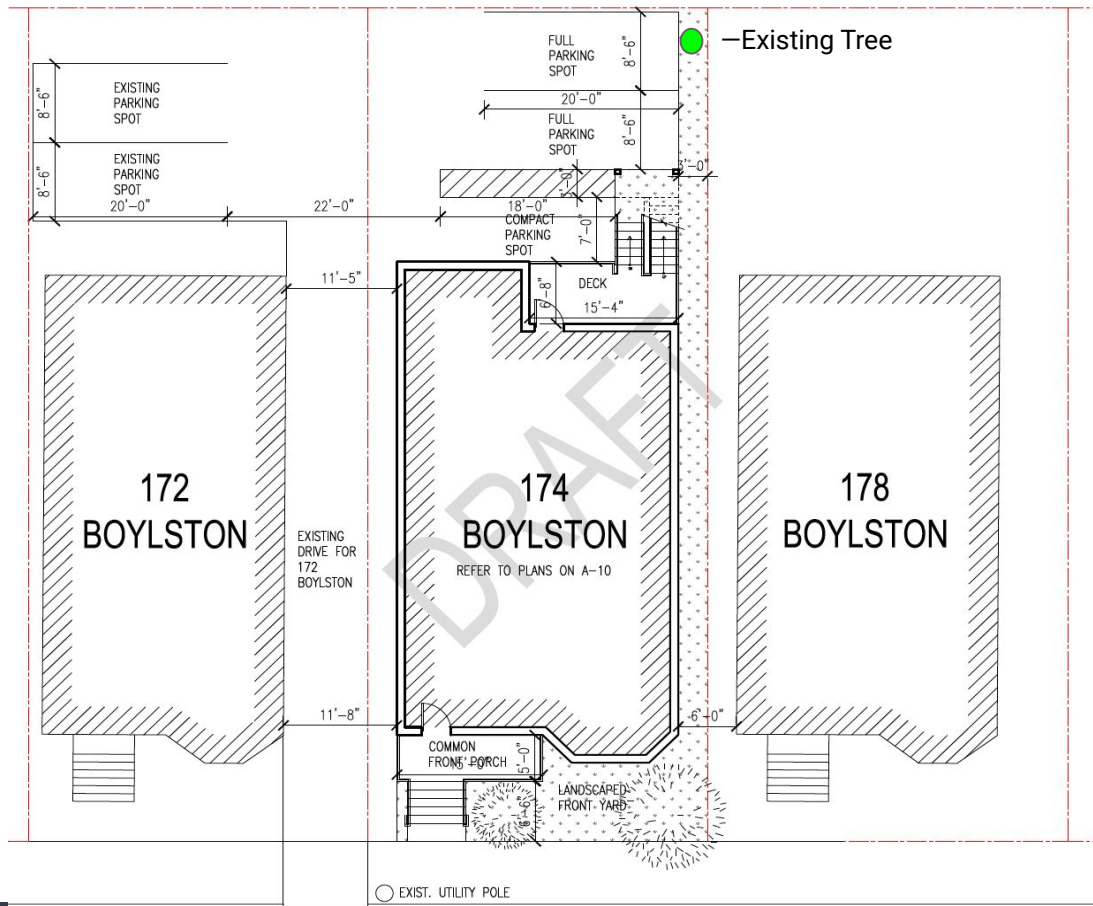
Street View



Street view proposed

Elevations of Property



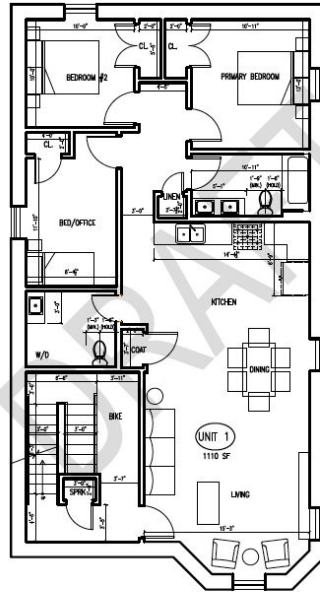


Tree to be saved

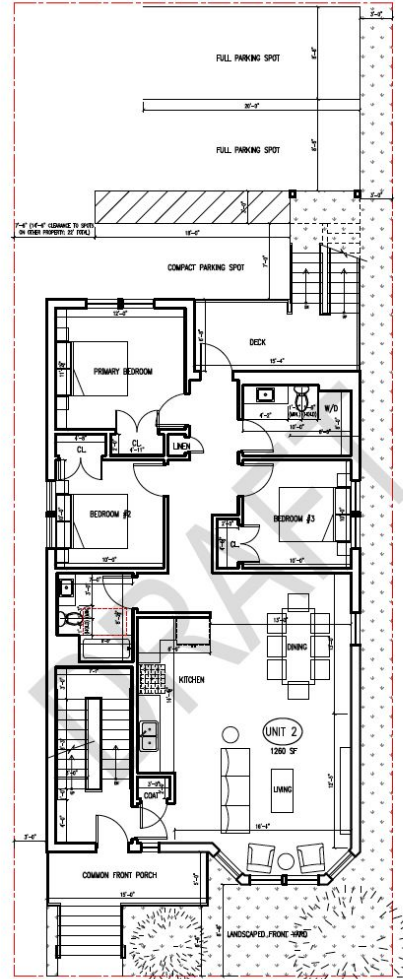
Site plan

Floor plans

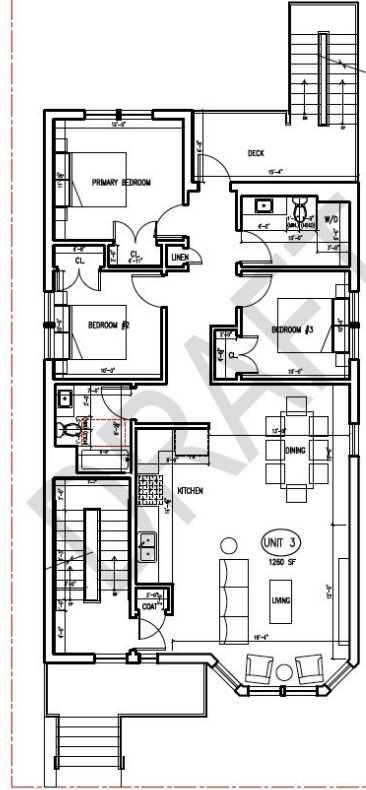
DRAFT PLANS FOR
MASSING ONLY



B BASEMENT
SCALE: 3/16" = 1'-0"



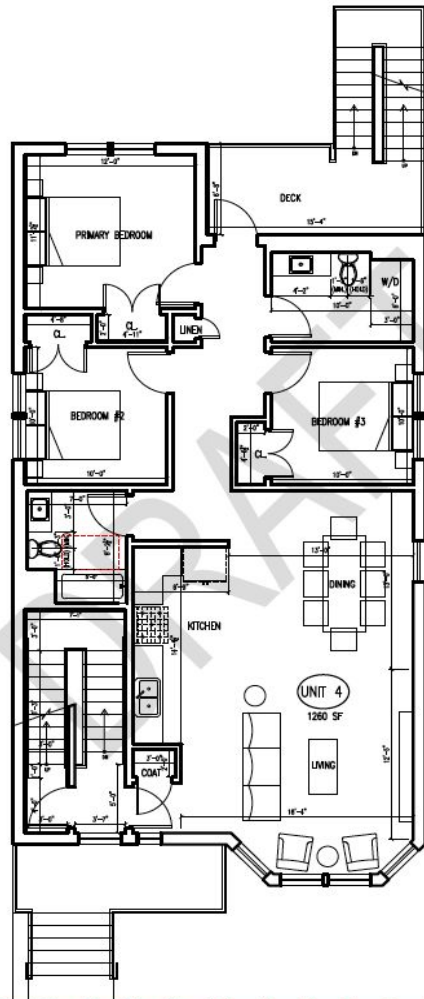
1 LEVEL 1
SCALE: 3/16" = 1'-0"



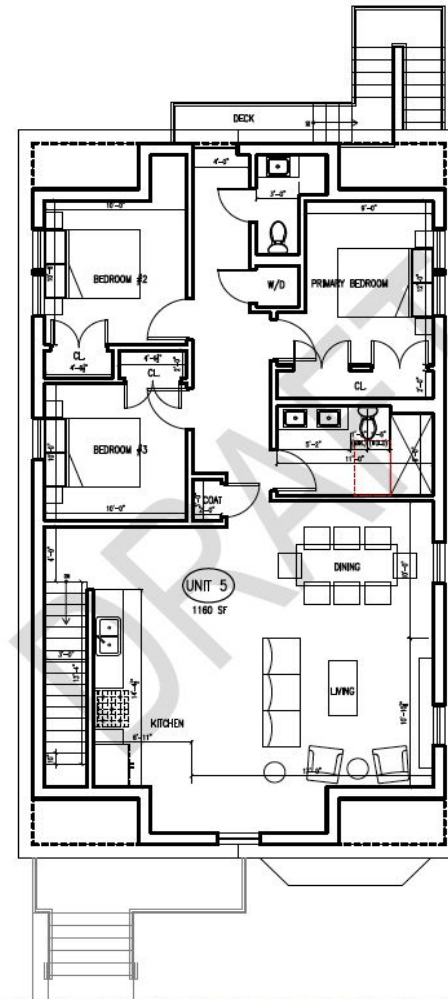
2 LEVEL 2
SCALE: 3/16" = 1'-0"

Floor plans

DRAFT PLANS FOR
MASSING ONLY



3 LEVEL 3
SCALE: 3/16" = 1'-0"



4 LEVEL 4
SCALE: 3/16" = 1'-0"

Energy efficiency

Insulated concrete forms

- ❑ Wall - The property will be built using Insulated Concrete forms. Each exterior wall will feature 2 - $\frac{5}{8}$ inch exterior rigid foam insulation plus a 2 inch exterior insert of rigid foam, 6 inch of concrete plus a 2 $\frac{5}{8}$ inch interior rigid foam insulation creating an R value of 32+/-
 - ❑ Concrete is 55-60% more efficient than 2x6 framing due the thermal mass of the Concrete once brought to the interior temperature.
- ❑ Maintaining the thermal mass requires much less energy than a 2x6 wall resulting in lower energy bills for the residents. Research shows that the concrete mass can take more than 48 hours to adjust to the exterior climate conditions with no conditioning on the interior space.

PhotoVoltaics

- ❑ Flat surface of 1160 square feet allowing the PV to be oriented towards the south at the optimum angle creating the greatest PV gain.
- ❑ It is anticipated that this property will achieve near net zero energy consumption and may reach regenerative status based on the size of the array building components specified.

Diversity and Inclusion Plans

- ❑ We already engaged minority and women owned subcontractors in the preparation of our budget using our existing relationships and the City of Boston's Certified Business directory in the preparation of our bid.
- ❑ On prior development projects completed by the development team, more than 50% of subcontractors have been minority owned and/or Boston Resident owned businesses.
- ❑ Proposals have been requested from the following subcontractors with the expectation of engaging them throughout the construction process and post development.
 - ❑ ***Devon Plumbing*** - Prior relationship - 100% Black Owned
 - ❑ ***Arnestrong General Services*** - Prior Relationship - 100% Hispanic Owned
 - ❑ ***Cowboy General Services*** - Prior Relationship - 100% Hispanic Owned
 - ❑ ***Brava Electric*** - Certified MBE
 - ❑ ***Angelini Plastering*** - Certified WBE, SBE
 - ❑ ***Roget Fire Protection*** - Certified MBE
 - ❑ ***Fire Code Design*** - Certified MWBE
 - ❑ ***RCL Mechanical*** - Certified MBE

Financial Impact

Demolition and Landscaping	\$50,000
Rough and Finish Carpentry, Siding	\$255,000
Plaster and Tile	\$100,000
Flooring and Painting	\$100,000
Plumbing and HVAC	\$200,000
Electrical	\$100,000
Fire Protection	\$60,000
Ongoing Management	\$3,000 annually
Annually Architecture, Engineering and Environmental consultants	\$75,000
Investment in Local, Small, Minority and Women Owned Business	\$940,000+

Thank you!

NEXT STEPS

Additional comments may be submitted **until June 17, 2023.**

At the conclusion of the Comment Period, the review team will recommend a developer designation decision to MOH, based on review of the proposal against RFP Evaluation Criteria and all public comments.

Comment at:

bit.ly/174-176boylstoncomment

or via email to:

stephanie.silva2@boston.gov



The meeting will be recorded and shared on the *Building Housing* project page along with a copy of the slides.

The *Building Housing* project page also includes additional information, a development timeline, and the option to register to receive email updates.

Building Housing Project Page:

bit.ly/174-176boylston



THANK YOU!

Other Questions or Comments?

Stephanie Silva

Development Officer

Mayor's Office of Housing (MOH)
(617) 635-0347

stephanie.silva2@boston.gov

Joe Backer

Senior Development Officer

Mayor's Office of Housing (MOH)
(617) 635-0226

joseph.backer@boston.gov