



PARKER & TERRACE STREETS

Presentation of Developer Proposals



English: For interpretation in Mandarin, Cantonese or 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 preferred language.

Mandarin: 若需普通话口译服务:

1. 在屏幕下方的长方形控制栏中, 请点击“Interpretation.”
2. 请点击您所需收聽的語言。
3. 您即可收听普通话的会议口译。

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”.

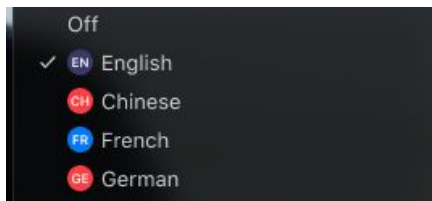
Cantonese: 若需粵語口譯服務:

1. 與屏幕下方之長方形控制欄中, 煩請點擊“Interpretation.”
2. 煩請點擊您所需收聽的語言。
3. 您即可手痛粵語的會議口譯。

1.



2.



3.



Meeting Agenda

- I. Introductions
- II. Brief RFP Overview
- III. Developer Presentations Followed by Q&A
- IV. Next Steps



RFP Overview

Parker & Terrace Streets Development



MOH RFP Land Disposition:

1. Identify site.
2. Evaluate development feasibility.
3. Meet with the community and stakeholders to determine/refine RFP guidelines.
4. Issue RFP Including Community Feedback.
5. Advertise/Developer list.
6. RFP Pre-Applicant Conference/Information Session.

MOH Procurement Process:

- [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).

RFP Timeline & Related Events:

- RFP issued September 6, 2022 with proposals due on November 7, 2022 by 4:00 PM (EST).
- RFP Pre-Applicant Conference held on September 15, 2022 at 2:00 PM via Zoom.

Available Parcels:

- **Site 1)** 778-796 Parker Street, totaling approximately 30,000 square feet, for housing development and a community garden. The community garden should total approximately 6,000 square feet and be located on the northern portion of Parker Street, whereas the housing should be located from the community garden and extend to the southern portion of Parker Street.
- **Site 2)** 77 Terrace Street, totaling approximately 28,300 square feet, for mixed-use multifamily housing, commercial and light industrial uses on Terrace Street.

Development Goals:

- Affordable owner-occupied housing, artist housing, mixed-use development, open space, and community garden use.
- The primary uses on Parker Street are to be residential housing and community garden space; the primary uses on Terrace Street are to be mixed-use multifamily housing, artist housing, and/or commercial and light industrial uses.

Preferred Uses:

- Preference for owner occupied housing.
- Community Garden & Open Space.

Affordability:

- To qualify for funding from MOH, proposals for homeownership must be for units affordable to households earning 80%-100% of Area Median Income (AMI). Funding eligibility also requires that at least half of the affordable units included in a proposed development be affordable to households earning 80% AMI or below.

Sustainability:

- Site and built uses are to be organized and integrated to create synergies between the building program and landscape program. Proposed uses should seek opportunities to demonstrate sustainability through integrating the productive use of landscape with the primary functions or use of the buildings.
- New buildings are to be designed with deep green energy and energy-positive construction methods employing both passive and active strategies to achieve and surpass USGBC requirements for LEED Platinum and energy-positive performance.
- Compliance with MOH Zero Emissions Building

The background of the entire page is a dark blue wireframe map of a city, showing building footprints, streets, and parks in a light blue color. The map is viewed from an elevated perspective.

Oxbow.DVM.JGE

Developer Proposal

MAYOR'S OFFICE OF HOUSING





Mission Hill Pathway

A Proposal for the Parker and Terrace Street Development



February 7, 2023

Mission Hill is changing

350+ units

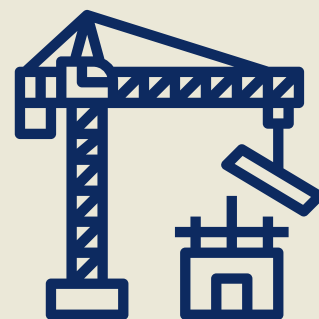
currently approved or under
review on Terrace St

ONLY 40 of those units

will offer affordable
homeownership

ZERO new open space

amenities for public use



Our Vision

Enhance the residential character of Parker St through open space and sidewalk improvements

Provide a critical mass of ownership housing and retail space on Terrace St

Mitigate the intensity of residential development



Terrace Street Housing and Retail at a Human Scale

Parker St Residential Character, Open Space, Connection



A Boston-based team built to meet the unique challenges of the site

Lead Developers



Dariela Villón-Maga



Jonathan Garland



Kevin Maguire

Key Partners



Ground Inc.

Landscape architect with historical knowledge of Parker/Terrace



The Trustees

Open space stewardship



McPhail

Environmental experts familiar with Boston and MOH

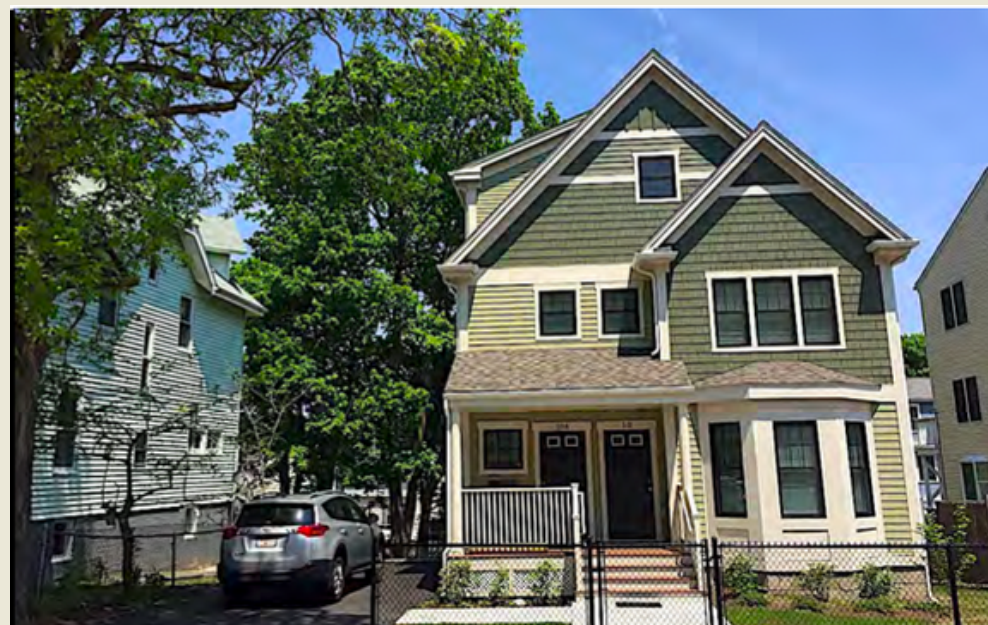
We know affordable homeownership: 150+ ownership units in Boston



Blue Hill Ave B1 Parcels | Mattapan



Saige on Fountain | Roxbury



**MOH/NHI |
Dorchester, Mattapan**



**239-245 Norwell St |
Dorchester**



**700 Harrison Ave |
South End**



We put people first

We are community-oriented designers, developers, and builders

We reflect a diversity of expertise and lived experiences

Our team includes native Bostonians, transplants, former affordable housing tenants, and world class designers

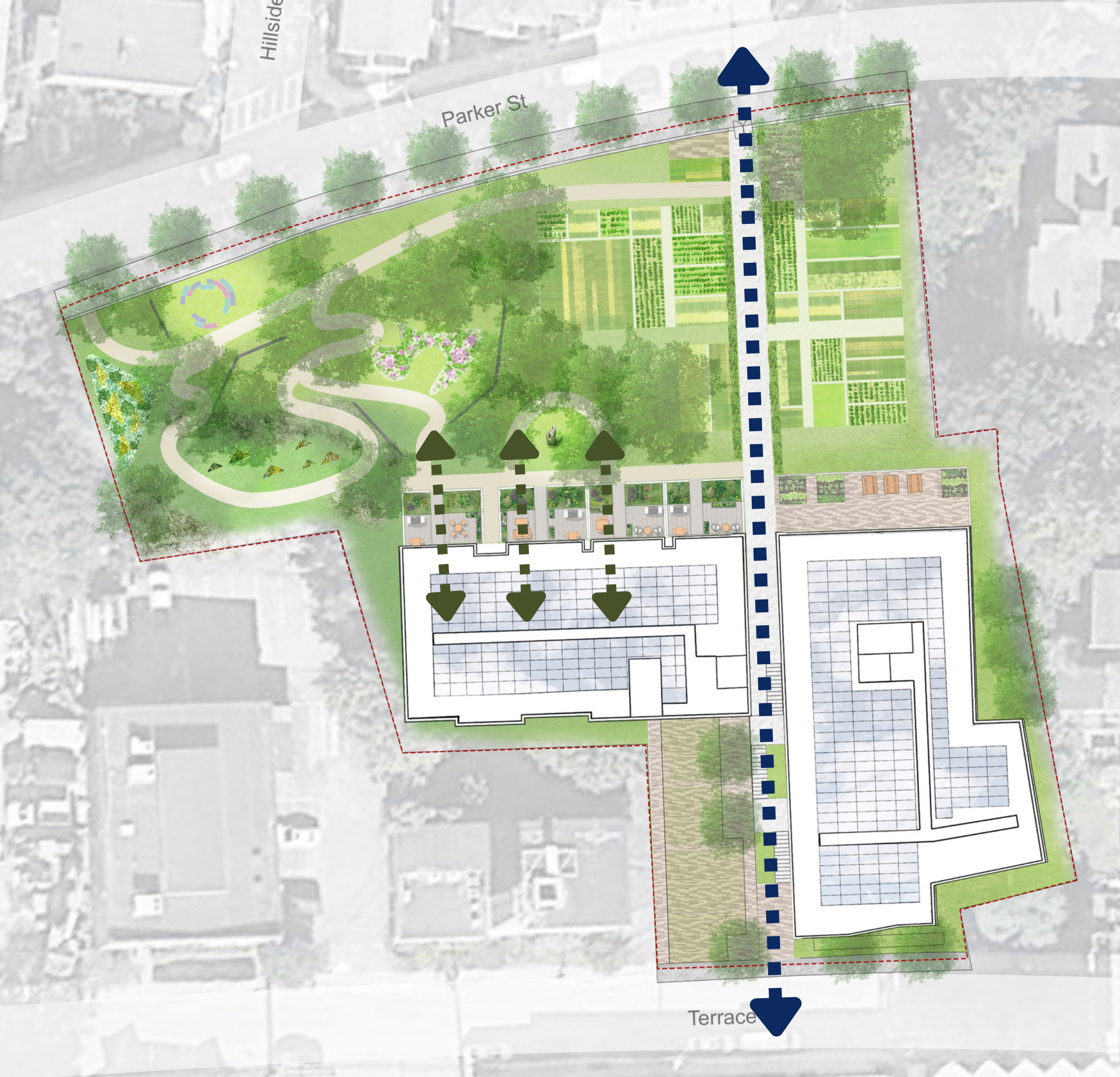
We are part of creating a sustainable future

We are experts in sustainable neighborhood development, from responsible financing to climate-ready interventions

Core Value: Diversity and Inclusion

NAME	ROLE	BOSTON BASED	MINORITY OWNED	WOMEN OWNED
Oxbow Urban	Developer	X		
DVM Consulting Corp	Developer	X	X	X
JGE Development, LLC	Developer	X		
The Trustees	Open Space Developer	X		
J. Garland Enterprises, LLC	Architect	X	X	
Ground, Inc	Landscape Architect			X
Sasha Thind Warm Minimalism	Interior Designer	X	X	X
Elyse Ayoung	Interior Designer	X	X	
Nitsch Engineering	Civil Engineer/Surveyor	X		X
CLEARResults	Building Performance Consultant	X		
McPhail Associates, LLC	Geotechnical + Environmental Engineering	X		
Dellbrook/JKS	General Contractor - Residential			
LJVDevelopment	General Contractor - Daycare		X	X
McDermott, Quilty & Miller	Legal Counsel - Permitting	X		
Nolan, Sheehan, Patten	Legal Counsel - Development	X		
UHM Management	Property Manager	X	X	
Waterville Consulting	Community Relations Consultant	X		
DVM Consulting Corp	Lottery + Income Certification	X	X	X
Our Village Initiative	Marketing Outreach	X	X	X
The Sofenomemal Agency Group	Community Outreach + Branding Consultant	X	X	X

- Development team
majority MBE
- Architecture and Engineering
majority W/MBE
- Marketing and Outreach
100% W/MBE
- Preferred Property Management Firm
100% MBE



Program



40 affordable condos for first-time homebuyers and families



30,000 SF of community gardens and open space



Creating public connections from Parker to Terrace



5,000 SF of ground-floor commercial space

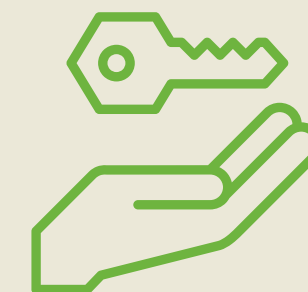
Unit Mix and Affordability

		Tier 1 Affordable to families earning between 60% and 80% AMI			Tier 2 Affordable to families earning between 80% and 100% AMI		
Unit Type	Total # of Units	# of Units	Monthly Cost to Buyers	Est. Maximum Sales Prices	# of Units	Monthly Cost to Buyers	Est. Maximum Sales Prices
3 BR	8	4	\$2401	\$204,000 - \$290,300	4	\$2892	\$290,300 - \$368,500
2 BR	24	12	\$2160	\$175,300 - \$252,000	12	\$2602	\$252,000 - \$326,000
1 BR	8	4	\$1921	\$146,600 - \$213,700	4	\$2313	\$213,700 - \$280,700
Total	40	20			20		

Note: Monthly Cost to Buyers includes mortgage, real estate taxes, condo fee, and insurance. Assumes sales prices based on 2022 AMI price limits.

Dedicated, in-house buyer outreach/marketing team

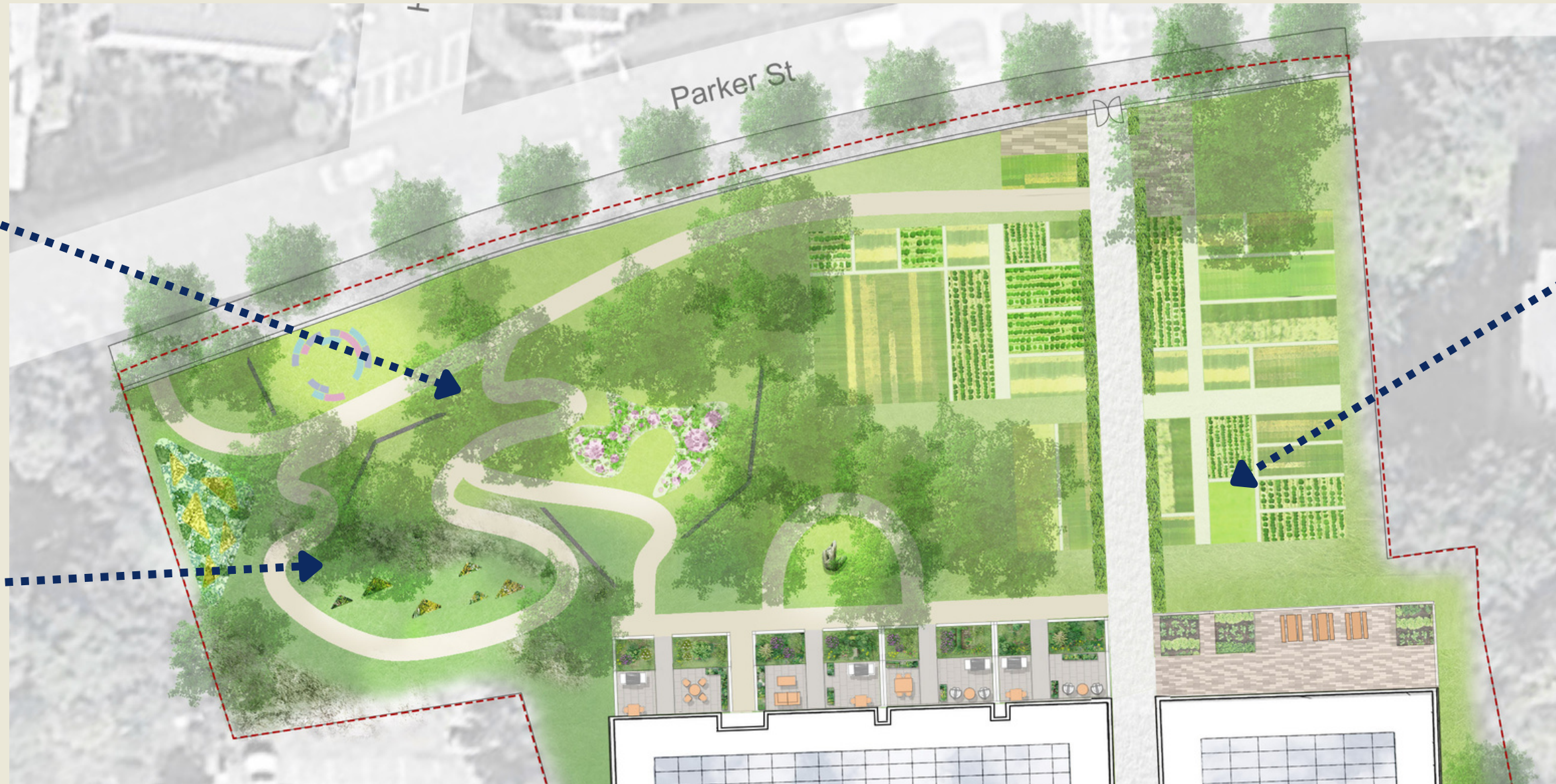
- **Homebuyer club** of 350+ Boston residents and individuals
- **Positive working relationships with key city agencies** like the Boston Home Center and Boston Fair Housing Commission
- **Coordinated strategy** with construction company, lenders, attorneys, and many others



Parker St Open Space

Open Space Pathways

- Network for all open spaces across the site
- Connect residents to recreation agriculture, and education in garden and pocket park

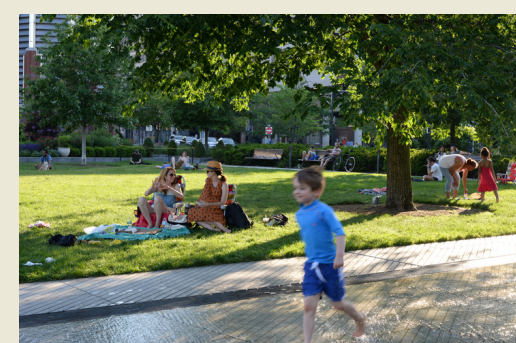


Parker St Pocket Park

- 15,000 SF pocket park at 790-796 Parker Street
- Restores existing park
- Gathering space and artistic performance spaces
- Promote neighborhood safety.

Mission Hill Community Garden Extension

- 14,450 SF of land at 778-788 Parker St
- 40 new garden beds, food production, and ecological awareness
- Stewarded by The Trustees





Vibrant Public Open Space on Parker Street

Homeownership Townhomes along the Open Space



Approach to Homeownership from Terrace



Pedestrian-Friendly Approach

Ground Floor Retail Space

Building Program

Garage Level



Residential



Unit Sizes

- 3-BR: 8 total
- 2-BR: 24 total
- 1-BR: 8 total

Unit Types

- 6 townhomes
- 34 flats

1:1 Parking Ratio

Roof



Sustainability

Net-Zero-

ALL Electric Building

Energy Recovery Ventilation

Healthy indoor air quality

Roofop Solar Energy-

Powers residential common areas & open space lighting

Storm Water Mitigation-

Low Impact Design / Bio Retention Basins



Homeownership -not rental

Interior and exterior amenities

Parking, bike storage in proximity to public transit

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

Optimized unit design to accommodate diverse lifestyles

Financial Feasibility

Sources:

Condos and Retail Sales Proceeds:	\$13,347,407
State: CommonWealth Builder Fund	\$5,000,000
City of Boston: Neighborhood Housing Trust Community Preservation Act Funds	\$4,318,321
MassSave	\$99,997
Deferred Developer Fee	\$100,000
Total Sources	\$22,865,725



Uses:

Acquisition Costs:	\$1,100
Hard Costs & Contingency: Direct Construction Costs	\$16,264,500
Soft Costs & Contingency: Architectural, Engineering, permits, marketing, and other project management expenses	\$4,335,125
Developers Fees & Reserves:	\$2,265,000
Total Estimated Development Cost:	\$22,865,725



**40 affordable homeownership units in construction now
in Roxbury**

- Realistic Budget**
- Adequate Long-term Reserves**
- Thoughtful Legal Structure**



A clear vision for success:

- **experienced team**
- **high-quality**
- **financially sustainable**
- **well-managed**
- **positive impacts** for all Mission Hill residents for decades to come

Contact Us!

info@dvmconsult.com

THANK YOU

An aerial wireframe illustration of a cityscape, showing various building footprints and street layouts in a light blue color against a darker blue background. The perspective is from a high angle, looking down on the city.

Habitat for Humanity Greater Boston

Developer Proposal

MAYOR'S OFFICE OF HOUSING





Parker and Terrace Street Development Community Meeting

February 7, 2023

Presenters:

- **Jim Kostaras, AIA**
President & CEO, Habitat Greater Boston
- **Micki Younger**
Architecture and Sustainable Design Coordinator, Habitat Greater Boston
- **Orion Kriegman**
Executive Director, Boston Food Forest Coalition
- **Jason Talbot**
Co-founder and Managing Director of Programs, Artists for Humanity

Project Team:

- Habitat for Humanity Greater Boston
- Parker Street/Site 1 Design -
Adaptiv Architecture & Planning
- Terrace Street/Site 2 Design - Studio Luz
- Green Corridor/Landscape Design – Bellalta 3 Design
- Property Management - UHM Properties
- Passive House Consultant – RDH Building Science
- Project Management Consultant – Rise and Run Solutions

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



122 homes built



635 individuals' lives changed

Diversity and Inclusion

Local Trade School Partnerships

- Habitat Greater Boston partners with local youth programs which serve people from historically marginalized and disadvantaged backgrounds and help 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

- Habitat Greater Boston Construction and Real Estate Development team comprises more than 50% women and non-binary people
- The development team for this project comprises multiple Minority and Women-owned Business Enterprises

Homeowners

- 98% of Habitat Greater Boston homeowners are minorities

MBE Utilization

- Request 75% of proposals for goods/services from businesses within our service area
- Request 25% of proposals for goods/services from M/WBE
- We aim to follow the standards in the Boston Residents Job Policy



Financial Feasibility

Sources

- Equity – Habitat Greater Boston will secure **\$3,500,000** through strategic sale of selected mortgages in our portfolio to First Republic Bank
- Cash on Hand – Up to **\$1,500,000** of our current cash on hand will be earmarked for this development
- Fundraising – Habitat Greater Boston will supplement cash on hand with a minimum **\$500,000** in philanthropic fundraising
- Debt – Dedham Savings Bank will finance up to **\$500,000** via line of credit
 - We are negotiating an increase to **\$1,500,000** prior to construction
- MOH funding – Habitat Greater Boston will apply for MOH funding totaling **\$3,750,000** (\$150,000 per unit x 25 units)
- Habitat Greater Boston will apply for **\$650,000** in Haz-Mat remediation funds

Uses

- Project costs estimated at **\$9,600,036**

Marketing Plan

Habitat Greater Boston's marketing and family selection process involves:

- Casting a wide net during the outreach process to ensure we reach the **most diverse range of potential applicants**.
- Outreach is **targeted to local residents** and many different modes of communication are used.
- Our selection process is run by our Family Selection Committee, which ensures there are **several different voices and perspectives that take part in the decision-making process** for selecting future homeowners.
- Habitat Greater Boston's unique model of **Sweat Equity** allows homeowners to work alongside other volunteers, subcontractors, and our staff during construction of their homes.



Affordability and Unit Breakdown

Total affordable homeownership units: 25

- All units are affordable*

Parker Street:

- 3 two-bedroom accessible apartment-style units
- 6 three-bedroom townhouse-style units

Terrace Street:

- 6 four-bedroom townhouse-style units
- 6 four-bedroom accessible apartment-style units
- 2 two-bedroom apartment-style artist live/work units
- 2 three-bedroom apartment-style artist live/work units

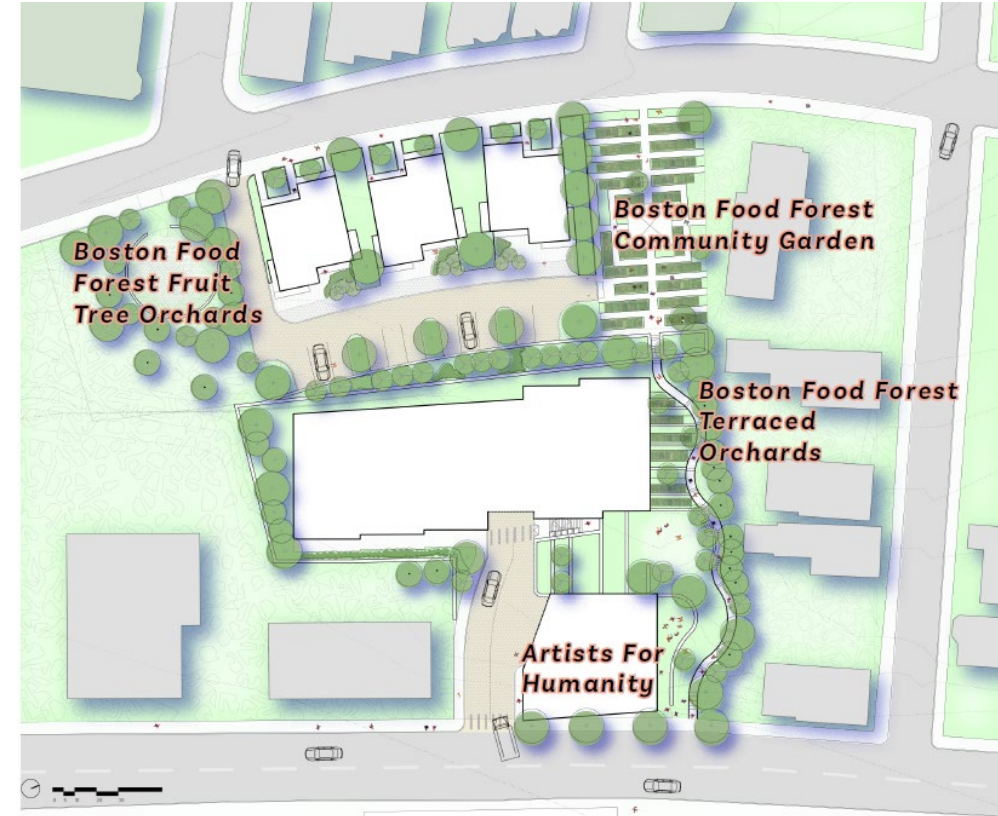
*40%-80% Area Median Income



Proposed Development Plan

Site Approach:

- Balance all outdoor areas to create an accessible, cohesive community and promote public health
- Foster community interaction and promote sharing of outdoor areas
- Provide the community with as much green space as possible
- Design buildings incorporating sustainable elements, as well as drawing from context of surrounding area
- Establish a public "Green Corridor" to connect Parker Street to Terrace Street and a "food forest" green space in partnership with the **Boston Food Forest Coalition**
- Incorporate ground-floor artist programming space on Terrace Street in partnership with **Artists For Humanity**
- **UHM Properties** will manage the Parker and Terrace Streets Condominiums
- Habitat Greater Boston homeowners will become trustees in the 25-unit condo association



Boston Food Forest Coalition Green Space:

- As part of the Habitat Greater Boston Parker Terrace development, the Boston Food Forest Coalition (BFFC) will design and construct a public food forest park, featuring sustainable community gardens with garden beds, food-producing fruit orchards, and green space managed by stewards and protected in perpetuity by BFFC's community land trust.
- Food forests address food insecurity by providing habitat for edible food-producing plants that may be eaten by all stewards, volunteers, and neighbors.
- The Parker and Terrace Streets food forest will have:
 - A diversified plant arrangement that seeks to emulate natural ecosystems and patterns
 - Rainwater harvesting and composting
 - Fruit trees and plants
 - ADA-compliant paths



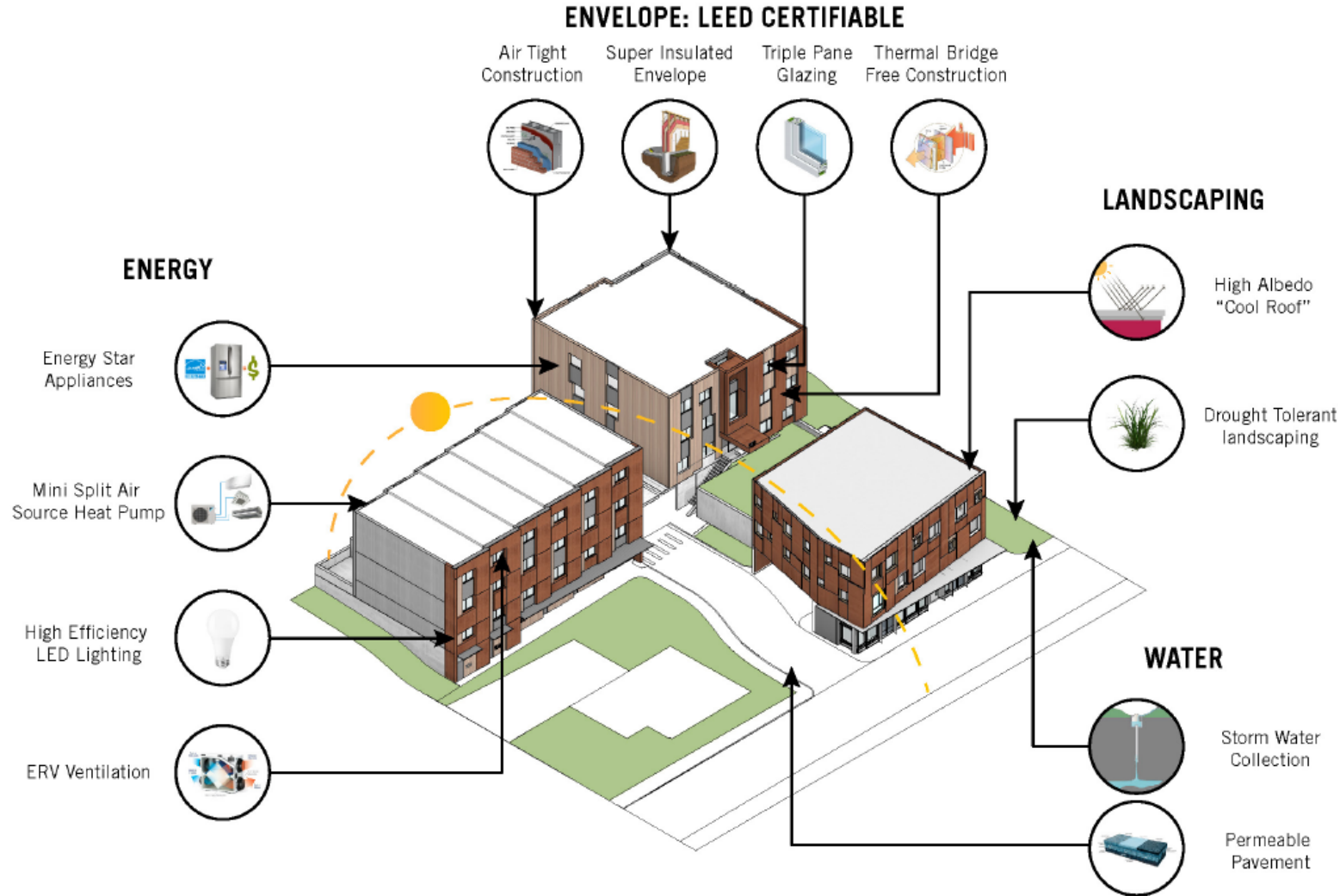
AFH changes lives!

Over 30 years ago, AFH began with an imperative — to address the lack of arts and entrepreneurial experiences for Boston teens — and with an ambitious, unconventional idea — young people can provide, through their innate talent and vision, contemporary creative services to the business community.

Today, AFH continues to build equity through creativity, counteracting the risks facing young people — one teen at a time — by giving them a job and a voice, enrichment that comes from the arts and cultural experiences, a safe place to go after school, a culture of respect, responsibility, and engaged mentorship and an opportunity to learn and conduct business in the innovation economy.



Green building



Our team will ensure materials and appliances meet the high criteria set by LEED and Passive House while also minimizing the project's carbon footprint.

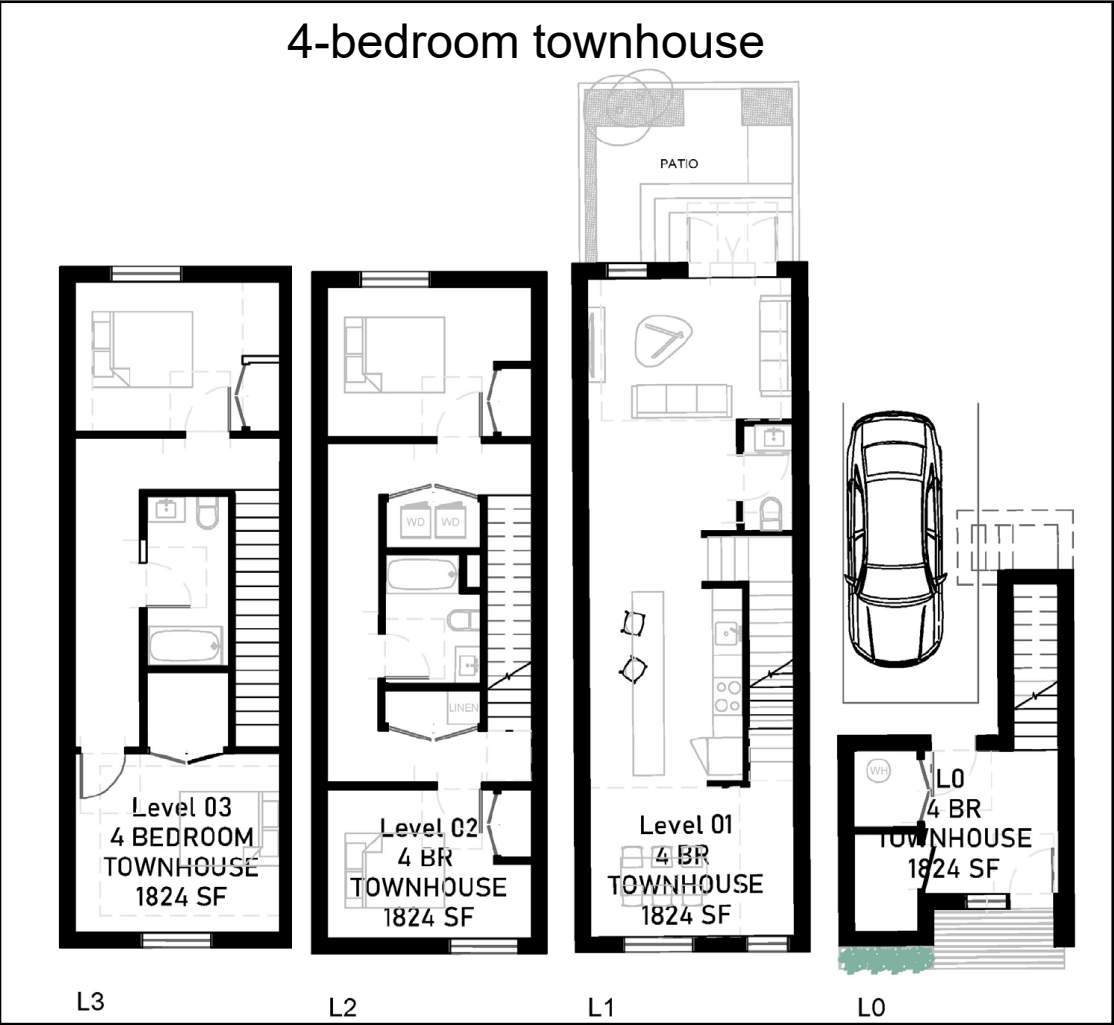
Project Details – 77 Terrace Street



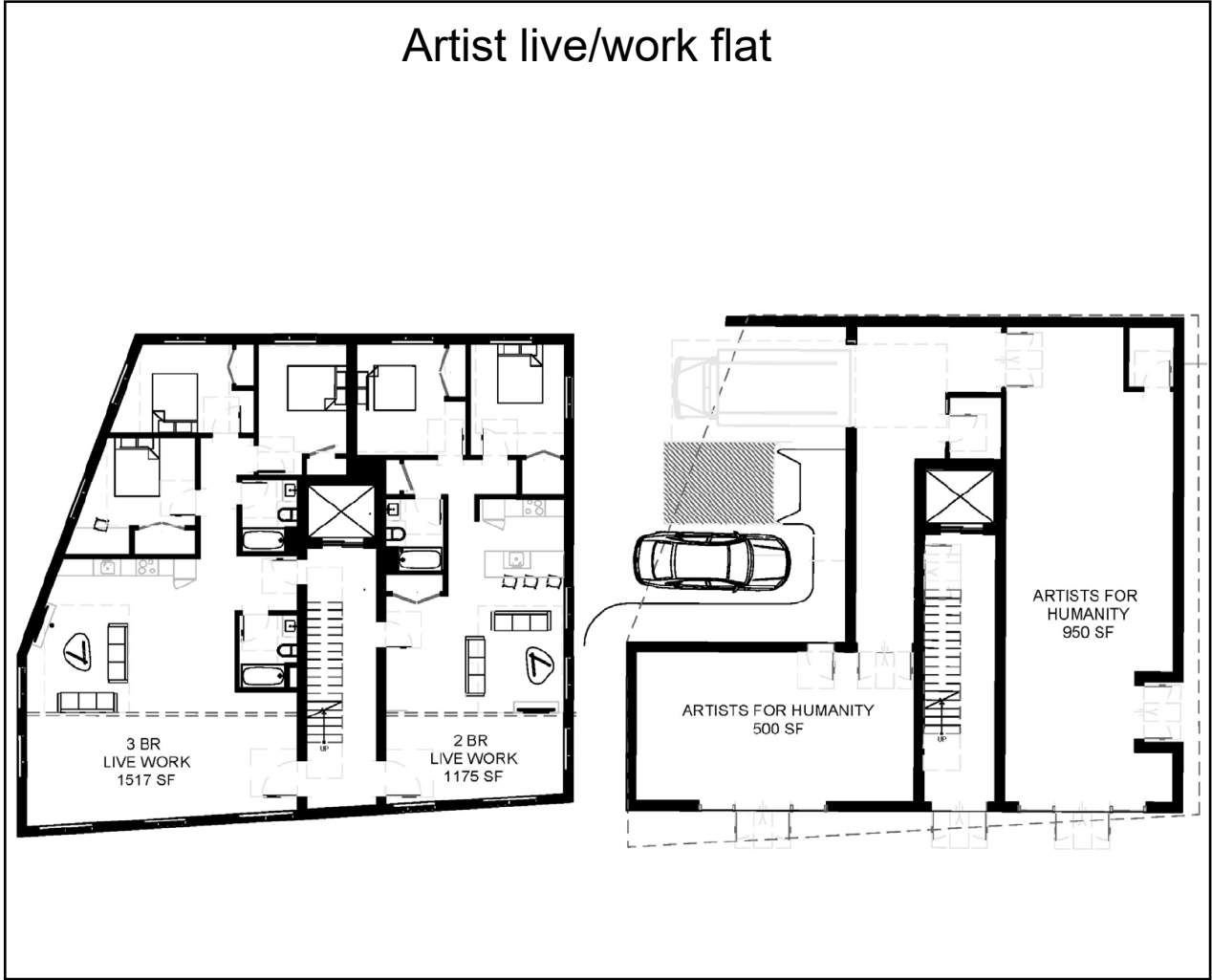
- Addresses the neighborhood's need for affordable housing
- Includes unique **artist live/work space**
- Features a connected "Green Corridor" of green spaces for resident amenities, community gardens, and a public pedestrian corridor
- Placement and massing of the structures is designed to establish visual links from Parker Street to Terrace Street
- Includes a **ground-floor artist programming space**

Terrace Street

4-bedroom townhouse

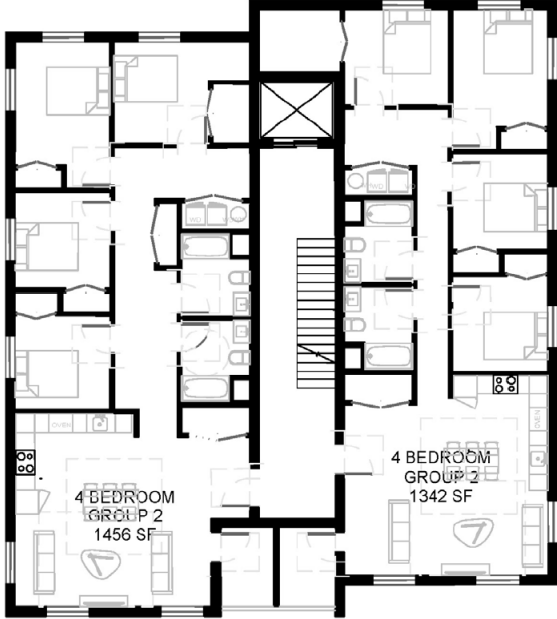


Artist live/work flat

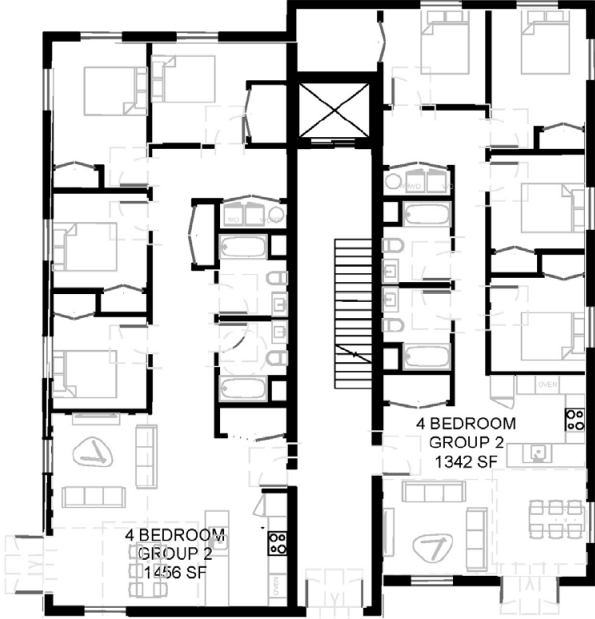


Terrace Street

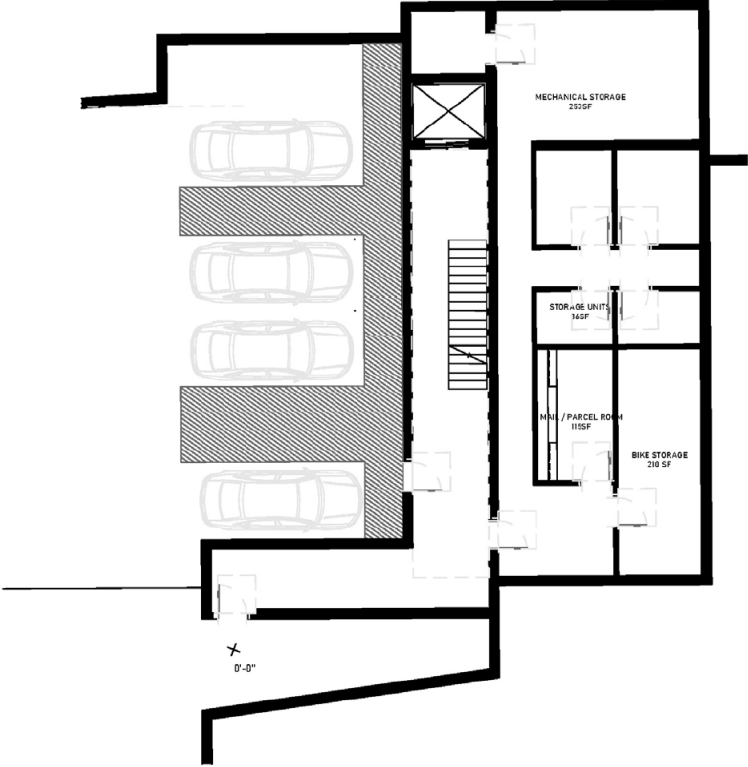
4-bedroom accessible flat



L2 + L3



L1



Project Details – 778-796 Parker Street



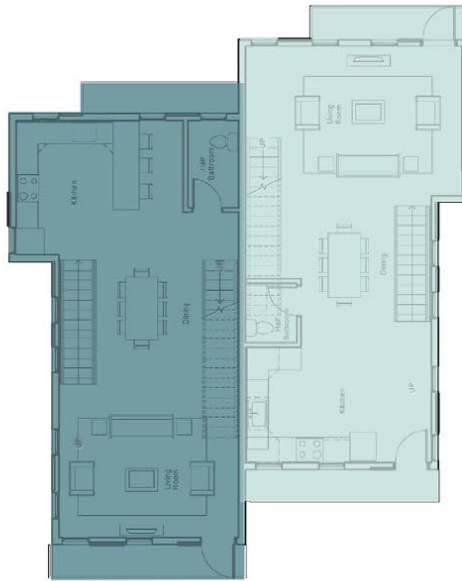
- Incorporates three independent triple-decker residential buildings to fit the **context of the area**
- Structures are situated between the proposed renovated park and the projected **Green Corridor and Community Garden space**
- Each building will contain three units:
 - **Accessible unit** on the first floor
 - Top two floors divided into two independent townhouse units

Parker Street

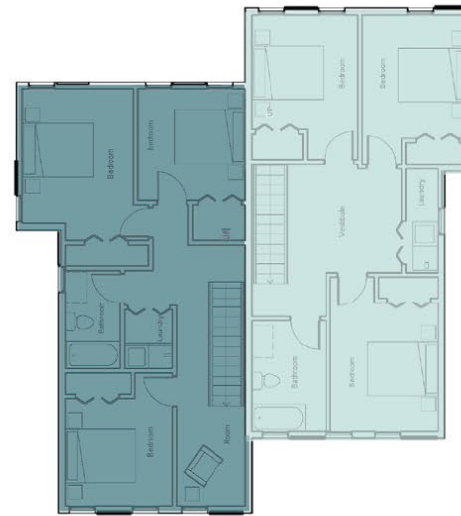
2- and 3-bedroom townhouses



Level 1



Level 2



Level 3

UNITS

2 Bedrooms

■ Accessible Apartment **3**

3 Bedrooms

■ Townhouse **6**

Total

9 units

PARKING

Surface Parking **9 spaces**



Contact Us

434 Massachusetts Avenue, Suite 201
Boston, MA 02118

617-423-2223 | habitatboston.org

An aerial wireframe illustration of a cityscape, showing various building footprints and streets in a light blue color against a darker blue background. The perspective is from a high angle, looking down on the city.

Z Capital & Mission Hill NHS

Developer Proposal

MAYOR'S OFFICE OF HOUSING





1. OVERVIEW- Z CAPITAL

- TEAM: CAPACITY & INCLUSION
- DEVELOPMENT PRINCIPLES
- AFFORDABILITY
- SUSTAINABILITY

2. PRELIMINARY DESIGN- STUDIO G

- SUSTAINABILITY
- SITE PLAN
- PARKER STREET
- TERRACE STREET

3. COMMUNITY COLLABORATION- MISSION HILL NHS

- COMMUNITY SPACE
- PROGRAMMING PARKS & OPEN SPACE
- NEXT STEPS

BREWERY FLATS + PARKER ROW HOUSES

February 7, 2023



Z CAPITAL INVESTMENTS





studio **g** architects

WBE
55% Women
14% BIPOC
27% IBGTQ IA+



kmdg

Landscape Architects

WBE

67% Women
22% BIPOC

Z CAPITAL INVESTMENTS

WBE



goulston&storr

41% Women
16% BIPOC
5% IBGTQ IA+



NHS MISSION HILL NEIGHBORHOOD HOUSING SERVICES

Non-Profit

Nitsch Engineering

Woman Led

Sharon Loewenthal Consulting

Woman Owned



CREDERE ASSOCIATES, LLC

WBE



NORTHEAST GEOTECHNICAL, INC. Delivering Practical Engineering Solutions



MCR CONSTRUCTION, INC. GENERAL CONTRACTORS

Minority Owned

Inclusion Steps

- Target MBE & WBE contractors
- Specify criteria for recruiting women and minorities for all contracts

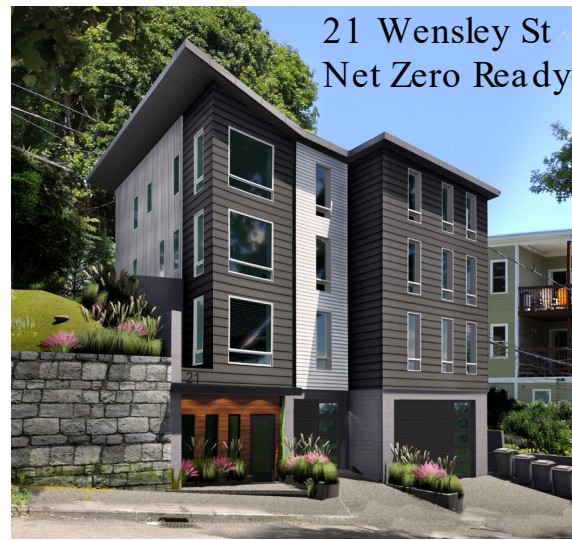
IT'S ABOUT THE TEAM!

SHARED VALUES COMMUNITY, AFFORDABILITY, SUSTAINABILITY



MISSION HILL

- Restricted home ownership
- 52 Fisher Solar array offsets bulk of common area and 50% or more of unit energy
- Delivered 2021
- Passive House Certified
- Net Zero



“We have the tools and technology to build smarter buildings that improve our cities as well as offer long term health and financial benefits to homeowners.”



Z CAPITAL INVESTMENTS
SUSTAINABLE DEVELOPMENT

Z CAPITAL INVESTMENTS

1

Affordable
Home
Ownership



Parker Row Houses: 8
Brewery Flats: 28
Total Affordable: 36

Parking: 22 Spaces

Price: \$217k to \$375k
AMI: 70% to 100%

2

Environmental
+ Financial
Sustainability



3

Community
Spaces +
Gardens



4

Connected
Open
Spaces



5

Collaboration,
Diversity +
Inclusion



5 CORE PRINCIPLES *DRIVE EQUITABLE DEVELOPMENT*



MISSION HILICENSUS TRACT 814

AVERAGE INCOME: \$66,636

FAMILY HO USEHOLDS: 42%

FAMILY MEDIAN INCOME:\$105,500

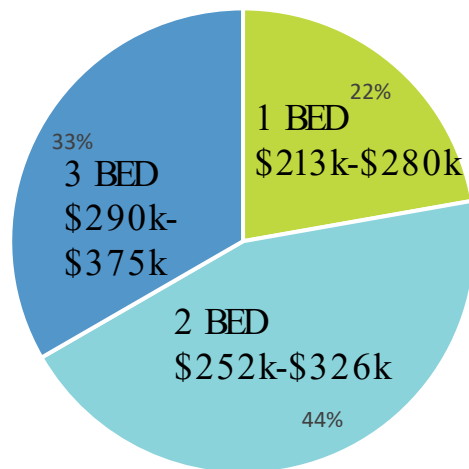
Mission Hill Average Sale Price : \$654,428

2 Bedroom/ 1 Bath/ 1,054 sq ft Unit

Content © MLS Property Information Network, Inc.

Brewery Flats	Unit Count	Low	High
1 Bedroom	8	\$213,700	\$280,700
2 Bedroom	16	\$252,000	\$326,000
3 Bedroom	4	\$290,300	\$368,500
Parker Row Houses			
3 Bedroom	8	\$290,000	\$375,000
TOTAL	36		

Unit Mix



TOTAL PROJECT COST \$21.5 M

Cost Per Unit: \$ 596,000

Unit Sales: \$ 10.6 M

Funding Sources:

MOH Mayor's Office of Housing \$ 5.4 M

CWB Commonwealth Builder Program \$ 5.4 M

Construction Debt \$ 4.2 M

Equity \$ 4.2 M

BPDA Inclusionary Development Policy Income Limits					
HH Size	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI
	← Target →				
1	\$68,750	\$73,650	\$78,550	\$88,350	\$98,150
2	\$78,550	\$84,150	\$89,750	\$101,000	\$112,200
3	\$88,350	\$94,650	\$100,950	\$113,600	\$126,200
4	\$98,150	\$105,150	\$112,150	\$126,200	\$140,200

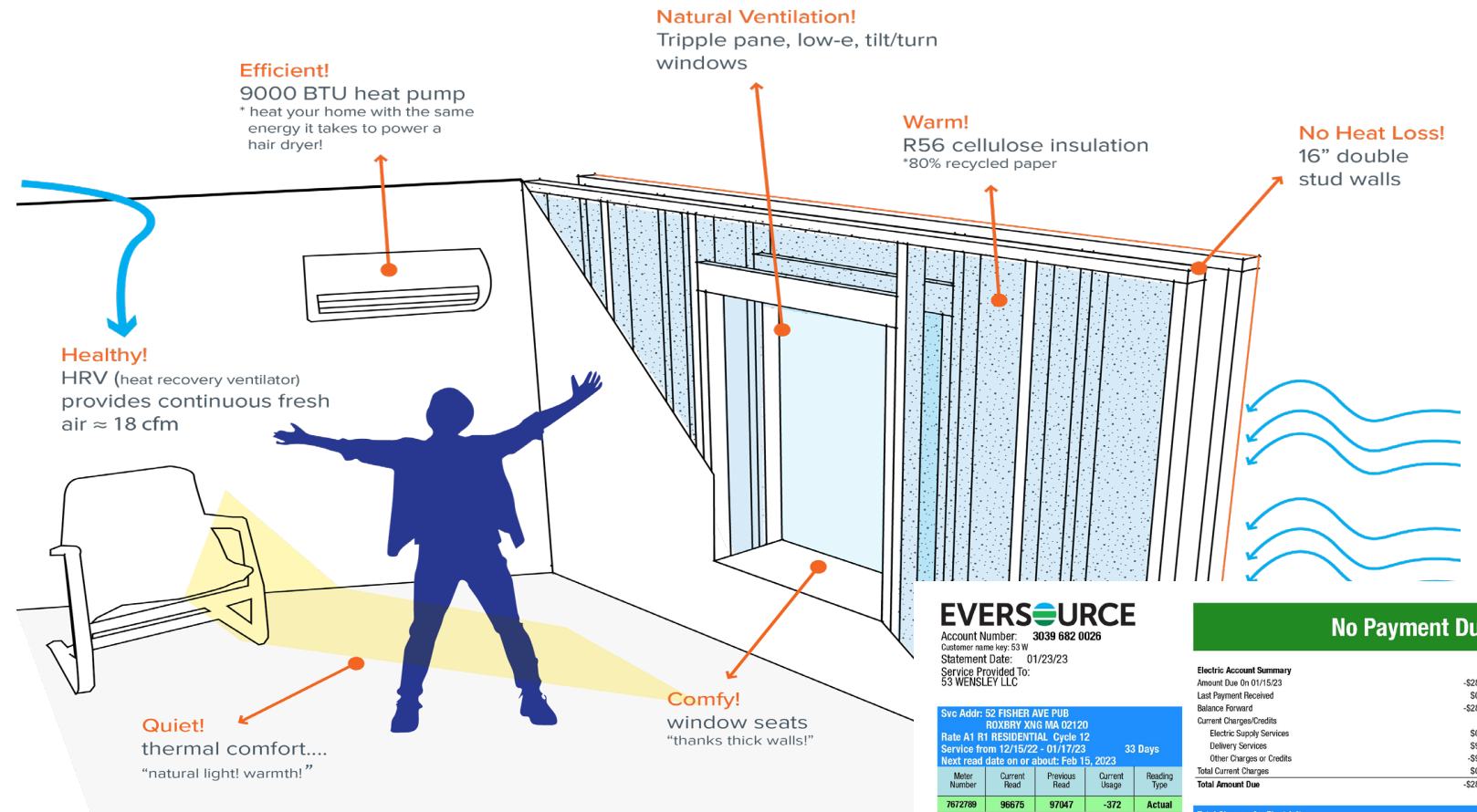
FINANCIAL FEASIBILITY

FOCUS ON FAMILIES

52 Fisher



21 Wensley



- Reduce energy use by 80%
- Utility bills cost much less
- Quiet & fresh filtered air, better sleep
- Draft & pollutant free, improved health

EVERSOURCE

Account Number: 3039 682 0026
 Customer name key: 53 W
 Statement Date: 01/23/23
 Service Provided To: 53 WENSLEY LLC

Svc Addr: 52 FISHER AVE PUB
 ROXBURY XNG MA 02120
 Rate A1 R1 RESIDENTIAL Cycle 12
 Service from 12/15/22 - 01/17/23 33 Days
 Next read date on or about: Feb 15, 2023

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
7672789	96676	97047	-372	Actual

Monthly kWh Use

Jan	Feb	Mar	Apr	May	Jun	Jul
1026	762	73	0	0	0	0
Aug	Sep	Oct	Nov	Dec	Jan	
0	0	0	0	0	0	

Svc Addr: 52 FISHER AVE PUB
 ROXBURY XNG MA 02120
 Rate A1 R1 RESIDENTIAL Cycle 12
 Service from 12/15/22 - 01/17/23 33 Days
 Next read date on or about: Feb 15, 2023

Production Meter No.	Current Read	Previous Read	Current kWh	Reading Type
2807590	74548	75224	676	Actual

Production kWh are displayed as a positive value

Monthly kWh Use	Jan	Feb	Mar	Apr	May	Jun	Jul
519	768	1004	1789	2528	2488	2566	
Aug	Sep	Oct	Nov	Dec	Jan		
2739	1913	1656	1202	876	676		

No Payment Due

Electric Account Summary

Amount Due On 01/15/23	-\$28.56
Last Payment Received	\$0.00
Balance Forward	-\$28.56
Current Charges/Credits	
Electric Supply Services	\$0.00
Delivery Services	\$9.77
Other Charges or Credits	-\$9.77
Total Current Charges	\$0.00
Total Amount Due	-\$28.56

Total Charges for Electricity

Supplier (BILLING FOR CITY OF BOSTON C&E)	
Meter 7672789	
Generation Service Charge	0 kWh X 11161 \$0.00
Subtotal Supplier Services	\$0.00

Delivery (Rate A1 R1 RESIDENTIAL) (Prorated)

Meter 7672789	
Customer Charge	\$8.54
Distributed Solar Charge	-372 kWh X 0.0409 -\$1.52

Rate A1 R1 RESIDENTIAL) (Prorated)

Meter 2937590	
Distributed Solar Charge	676 kWh X 0.0407 \$2.75
Subtotal Delivery Services	\$9.77
Total Cost of Electricity	\$9.77

Other Charges or Credits

NET MTR CREDIT -372 KWH X 0.33710	-\$125.40
TRANSFER AMT 13.52% 3039-676-0032	\$15.63

SUSTAINABILITY/COMFORT/HEALTH

WHY IT MATTERS



100% AFFORDABLE

LEED CERTIFIABLE

*Residents saw an immediate
reduction in asthma attacks*



270 Centre St



273 Highland St



NETZERO ENERGY
PASSIVE HOUSE
100% AFFORDABLE

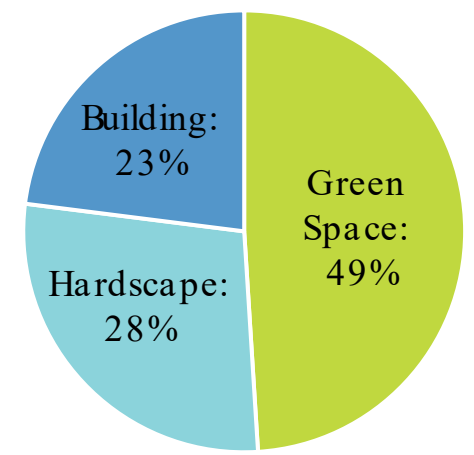
Lawrence Rd

STUDIO G ARCHITECTS

AFFORDABLE / SUSTAINABLE / DURABLE



- 1 Parker Street Rowhouses: 8 3BR units
- 2 Community gardens
- 3 Central Green Community Connection
 - Play area
 - Accessible walkway
 - Public art integration
 - Seating Stair + Gathering place
 - Stormwater infiltration
- 4 Brewery Flats: 28 1,2,3 BR units
- 5 Terrace Street Plaza + Community Space

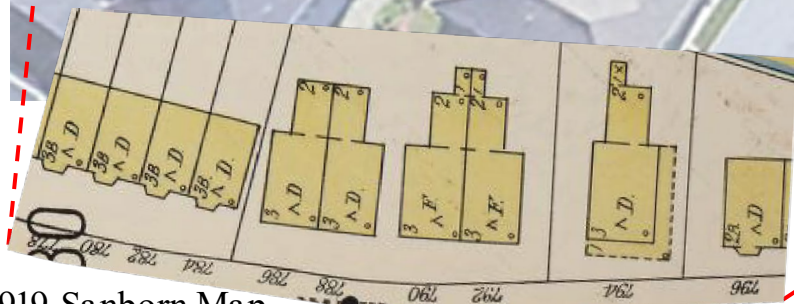


SITE LAYOUT
CONNECTING NEIGHBORS



- 1 Community Garden
- 2 One way traffic, shared street/woonerf, off street parking

- 3 Large private backyards
- 4 Landscaped front yards
- 5 Community Path Connection + Art Walk
- 6 Seating Stairs/Gathering

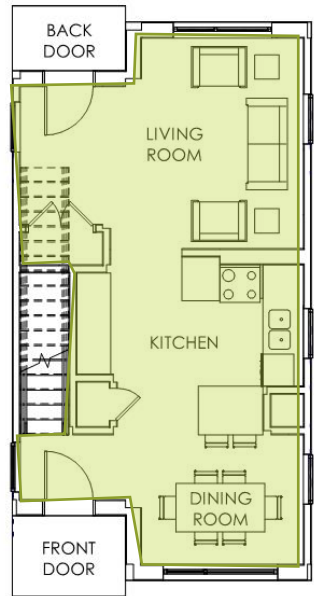


1919 Sanborn Map

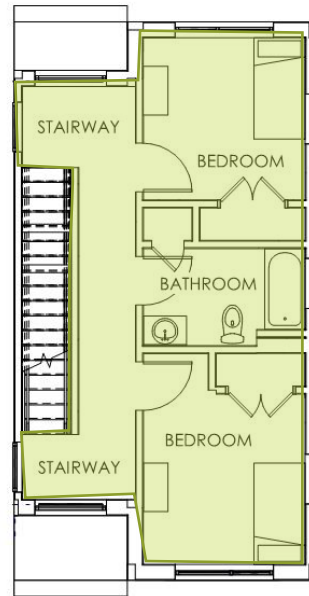
PARKER ROW HOUSES + COMMUNGARDENS

PARKER STREET SITE PLAN

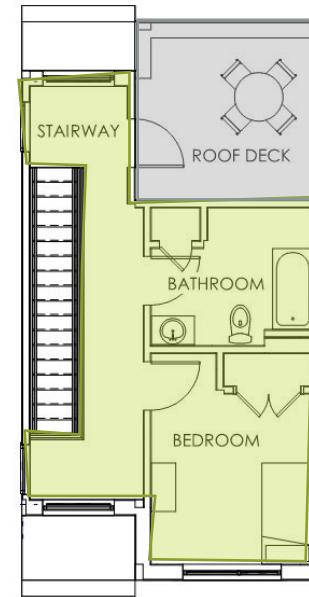




First Floor



Second Floor



Third Floor



PARKER ROW HOUSES

BLENDING INTO THE NEIGHBORHOOD



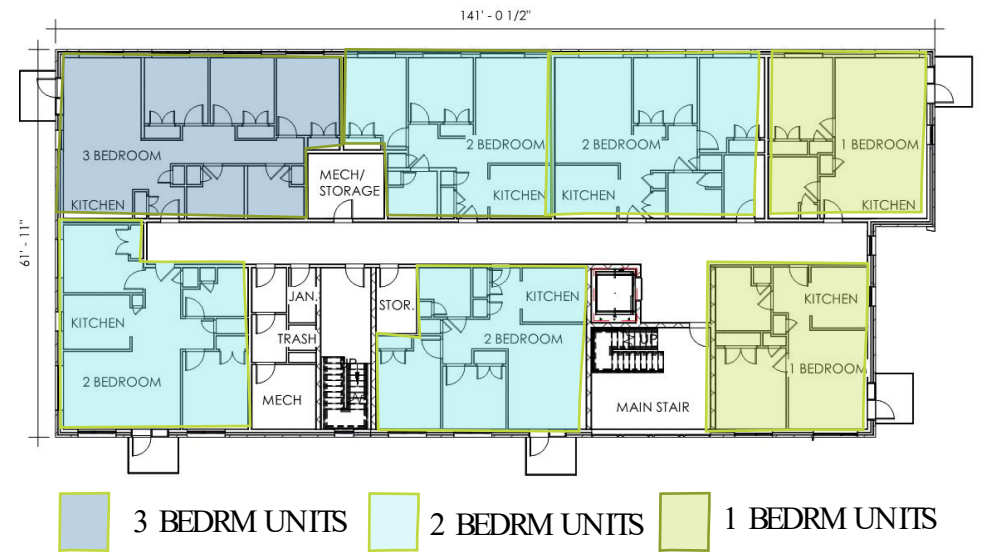
- 1 Terrace Street Plaza + Community Space
- 2 Brewery Flats Entrance
- 3 Central Green
 - Play area for children off street
 - Public art integration
 - Community connection
 - Stormwater infiltration
- 4 Accessible path with integrated art
- 5 Seating stairs / gathering place
- 6 Bicycle Parking- 32 spots
- 7 Vehicle Parking- 14 spots
- 8 Delivery/pickup/drop off parking



BREWERY FLATS + CENTRAL GREEN

CONNECTING NEIGHBORS





28 Affordable Units 14 Car Parking Spaces
Amenity Space 30 Bike Parking Spaces

BREWERY FLATS

MIX OF 1, 2, 3 BEDROOMS



1976 - Home Improvement Revolving Loan Fund



1980 - HERE House



1992 - Ledge Site Community Planning



2000 - Terrace Street Community Planning Initiative



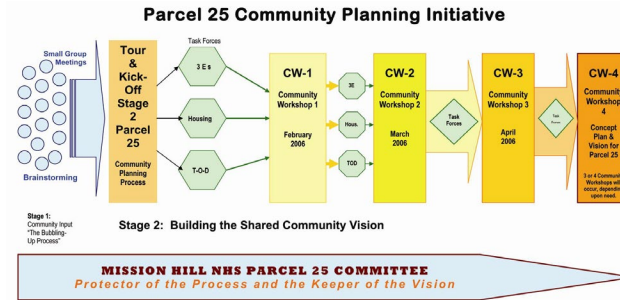
2017 - One Gurney Street



1983 - Frawley Delle Apartments



2003 - One Brigham Circle



2023 - One Halleck Street



1988 - 706 Huntington Apartments



2003 - Puddingstone (Kevin W. Fitzgerald) Park



2004 - Parcel 25 Community Planning Initiative



2015 - Maria Sanchez House

1974

1980

1990

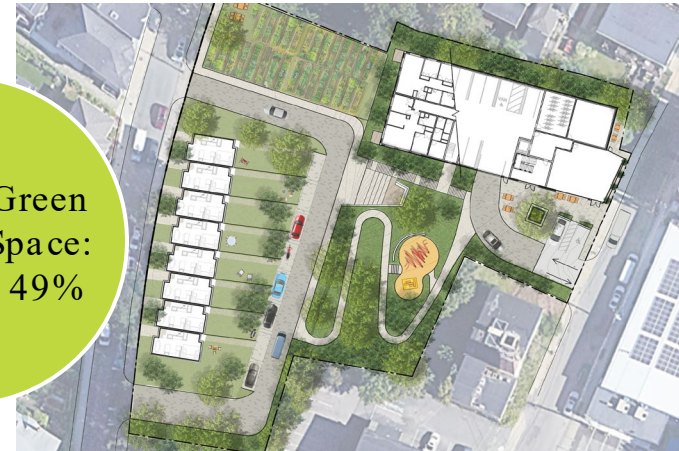
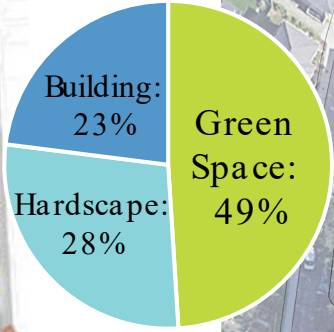
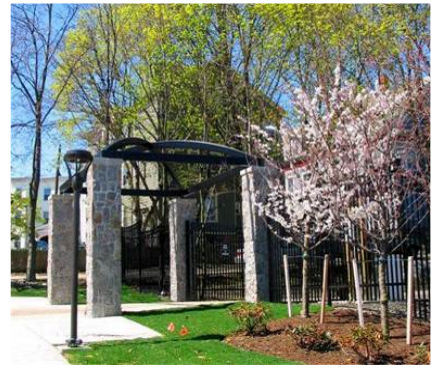
2000

2010

2020

MISSION HILL NEIGHBORHOOD HOUSING SERVICES

BUILDING COMMUNITY THROUGH COMMUNITY ORGANIZING + PROCESS



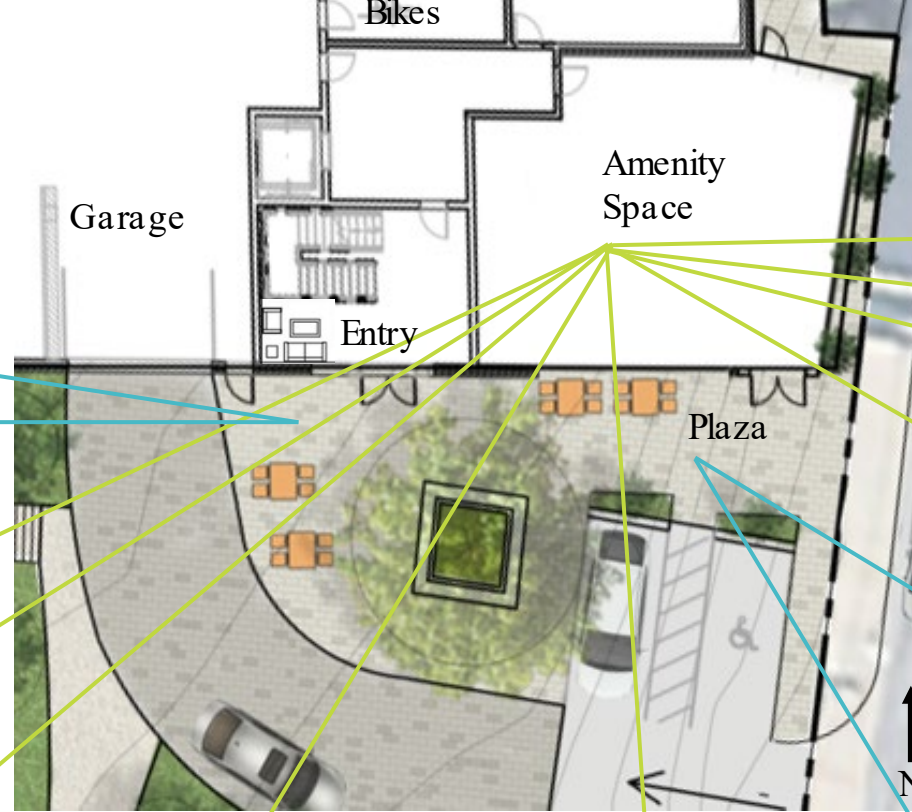
Fitzgerald Park

Central Green, Brewery Flats, Parker Row Houses



BUILDING COMMUNITY

HARDSCAPES + GREEN SPACES



BUILDING COMMUNITY

SHARED COMMUNITY + ART SPACE

Development Timeline

0-12 Months

- Community feedback
- Soil testing & Environmental
- Finalize project scope

12-24 Months

- Complete design drawings
- Obtain Permits
- Secure Funding
- Active Outreach

24-48 Months

- Construction

48-54 Months

- Unit Sales & Close Out
- Operations in place!



TIMELINE + OUTREACH

COLLABORATION & INCLUSION FROM DAY 1



QUESTIONS?
&
THANK YOU!

BREWERY FLATS + PARKER ROW HOUSES

February 7, 2023



Z CAPITAL INVESTMENTS



ADDITIONAL SLIDES RESERVED FOR Q&A CLARIFICATIONS

Outreach/ Hiring/ Inclusion

- Identify minorities and local residents with skills that match development needs for the site
- Educate renter on eligibility and available ownership programs early. Convert eligible renters to owners.
- **Follow City of Boston Hiring Plan**
 - Target MBE & WBE contractors
 - Specify criteria for recruiting women and minorities
 - Goal is to exceed criteria as have done in past
- **Unit Marketing and Sale:**
 - Follow City of Boston Affirmative Fair Housing Marketing and Buyer Selection Plan.
 - Oversee a fair and equitable sales team that can reach local and displaced community members.
 - Track and ensure timely follow up with all buyer prospects.
- **Operations**
 - Set Goals for Property Manager to meet a minimum of 50% MBE & MWBE service providers
 - MHNHS is vested in long term success of owners



DIVERSITY & INCLUSION
INCLUSION FROM DAY 1

Site Information	
Site Area	58,300
Land Price	

Item Description	Quantity
Retail Square Footage	1,000
Apartment Square Footage	41,031
Total Squarefootage	42,031
Number of Units	36

USES:	\$ psf	Total	COST/Unit
Land		1,200	
Construction Costs	350	16,496,304	458,231
Soft Costs	17%	2,874,696	
Dev fee & Overhead	10%	2,107,000	
TDC		21,479,200	596,644

SOURCES	
Construction Loan Draw	4,160,242
Condo Sales	10,579,200
Equity - MHC	4,160,242
Equity - Developer	416,024
MOH	5,400,000
Mass Housing Builder's Program	5,400,000
Community Garden Funding	100,000
Construction Loan Repayment	(4,160,242)
Equity Repayment	(4,160,242)
Total Sources	21,479,200

Parker + Terrace					
Unit Type	Count	Net Area			
3 Bedroom	13	0			
2 Bedroom	20	0			
1 Bedroom	8	0			
Total Units	41				
Parker Town Homes (Parker St)			Unit Count	80%AMI	Unit Count
3 Bedroom	8	1100	4	\$290,000	4
Total 2 Family	8		4	\$ 1,160,000	4
Brewery Flats (Terrace St)			Unit Count	80%AMI	Unit Count
3 Bedroom	4	1000	2	\$ 290,300	2
2 Bedroom	16	820	8	\$ 252,000	8
1 Bedroom	8	625	4	\$ 213,700	4
Total	28		14	\$ 3,451,400	14
Total	36	30,920		\$ 4,611,400	\$ 5,967,800
Proceeds from Sale of Triple Decker Flats on Parker & Condominiums on Terrace					36 \$ 10,579,200

Debt & Equity			
Equity:			
	MHIC Equity	90%	4,160,242
	Developer Equity	10%	416,024
Construction Loan:			4,160,242
Total			8,320,483

Funding Sources		COST / Unit
MHB - Mass Housing Builder	5,400,000	150,000
MOH - Mayor's Office of Housing	5,400,000	150,000
Community Garden Funding by MOH	100,000	
Total Funding Sources	10,900,000	

Financial

STAYING ON TRACK AND BUDGET

SOURCES	
Construction Loan Draw	4,160,242
Condo Sales	10,579,200
Equity - MHIC	4,160,242
Equity - Z Capital	416,024
MOH	5,400,000
Mass Housing Builder's Program	5,400,000
Community Garden Funding	100,000
Construction Loan Repayment	(4,160,242)
Equity Repayment	(4,160,242)
Total Sources	21,479,200

USES:	\$ psf	Total
Land		1,200
Construction Costs	350	16,496,304
Soft Costs	17%	2,874,696
Dev fee & Overhead	10%	2,107,000
Total Development Costs		21,479,200

Total Project Costs \$21.5 Million

Cost per unit \$587,000

FUNDING SOURCES:

Equity Financing MHIC \$4.2 Million
 Mayor's Office of Housing \$5.45 Million
 Mass Housing Commonwealth Builder \$5.45 Million

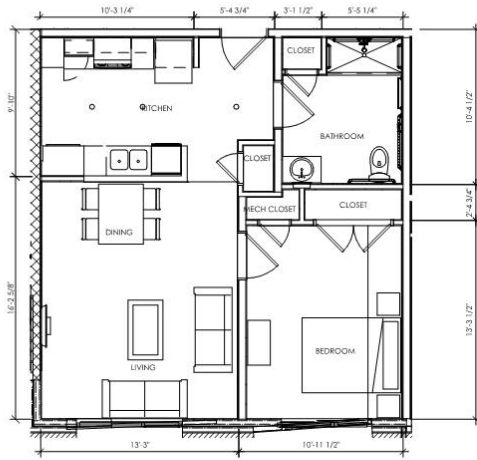
FINANCIAL SOURCES

PUBLIC SOURCES OF FUNDING



- Community Gardens
- Brewery Flats
Parker Row Houses
Central Green
Community Garden

AREA GREEN SPACE
ADDING TO LOCAL OPEN SPACES



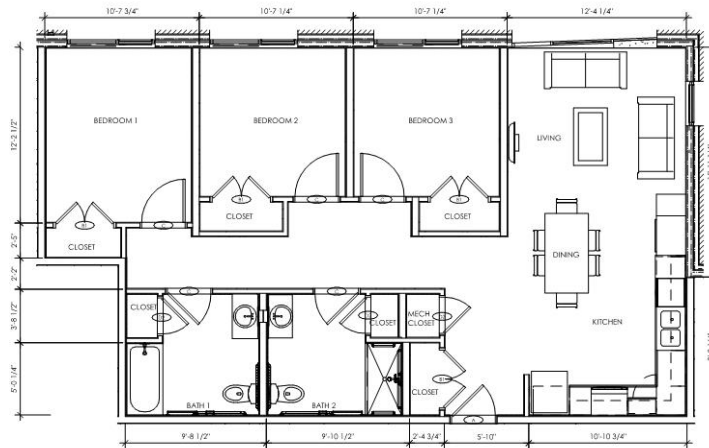
① 1 BR UNIT - 625 NSF
1/8" = 1'-0"



② 2 BR MIDDLE UNIT - 820 NSF
1/8" = 1'-0"



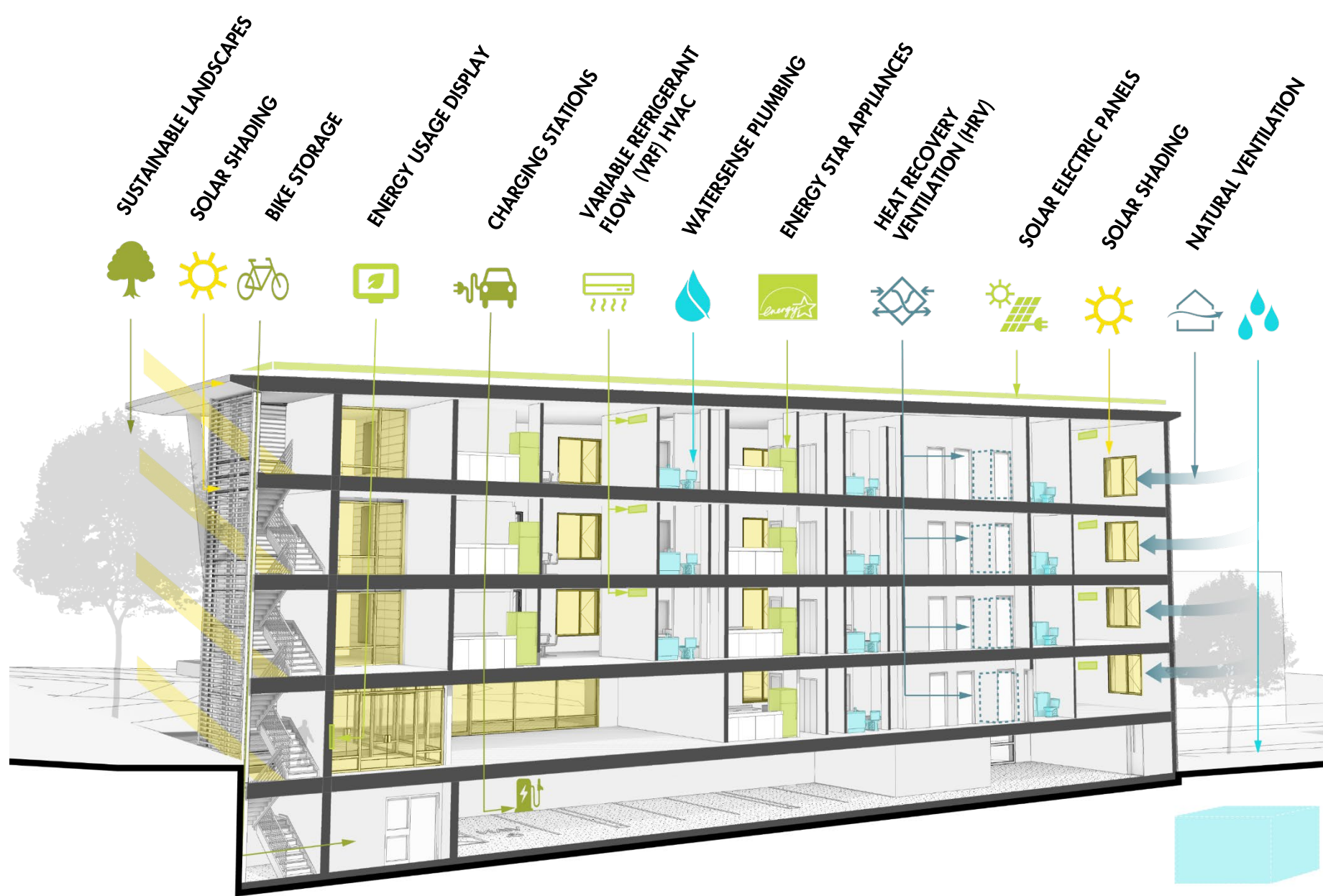
③ 2 BR END UNIT - 820 NSF
1/8" = 1'-0"



① 3 BR UNIT - 1000 NSF
1/8" = 1'-0"

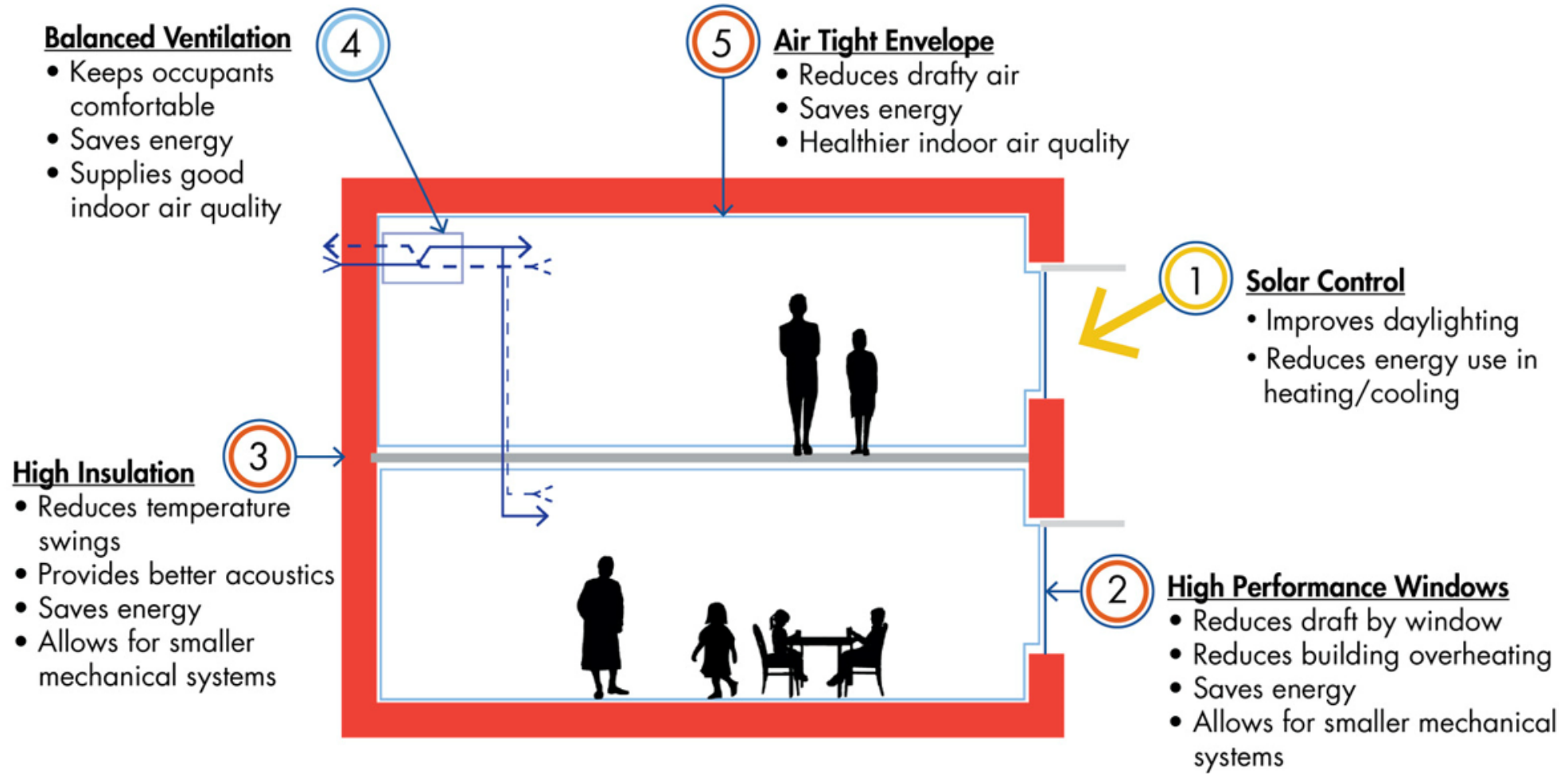
BREWERY FLATS

UNIT FLOOR PLANS



BREWERY FLATS & PARKER ROW HOUSES

SUSTAINABILITY FEATURES



PASSIVE HOUSE DESIGN STRATEGIES

LOW ENERGY, HEALTHY INTERIORS

NEXT STEPS

The meeting will be recorded and shared on the *Building Housing* project page along with a copy of this presentation. You can continue to [submit comments](#) after this event until February 20, 2023. All comments will be reviewed by the proposal review team as part of the proposal evaluation. 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 public comments.

The *Building Housing* project page also includes additional information and a development timeline. You can register for the mailing list to receive email updates.

bit.ly/parkerandterrace

MOH Contacts:

- Julio Pilier, Development Officer
(617) 635-0214, julio.pilier@boston.gov
- John Feuerbach, Senior Development Officer
(617) 635-0353, john.feuerbach@boston.gov

THANK YOU

