

# Welcome Home, Boston Phase 2

## Applicant Presentations - Part I

February 13, 2024

# ZOOM INTERPRETATION

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## English: For interpretation in [\_\_\_\_],

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 [\_\_\_\_\_]

## Haitian Creole: Pou entèpretasyon Kreyòl ayisyen,

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

## Spanish: Para traducción en Español,

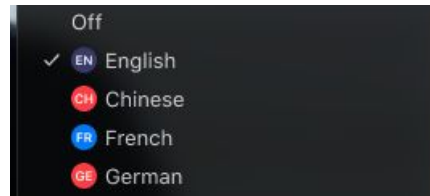
1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

***If you can't hear well on a computer:*** Click the ^ next to “Mute” and click on “Switch to Phone Audio” – you will be given a phone number to call. You will then need to stay muted on your computer.

1.



2.



3.



# MEETING AGENDA

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- Welcome!
- Introductions
- Background and Context
- Applicant Presentations and Q&A
- Next Steps
- Questions
- Thank You!



# Introductions

**B**

# Background and Context



**B**

# HOW WE GOT TO THIS POINT

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## Fall - Winter 2022

MOH began engaging with the community about the development of ~70 parcels in Dorchester and Mattapan for the Welcome Home, Boston Program. We collect feedback and requirements to help shape the forthcoming RFPs.

## Winter 2023-24

Phase 2 Application Review and Evaluation

## 2025

Construction Begins

## Fall 2023

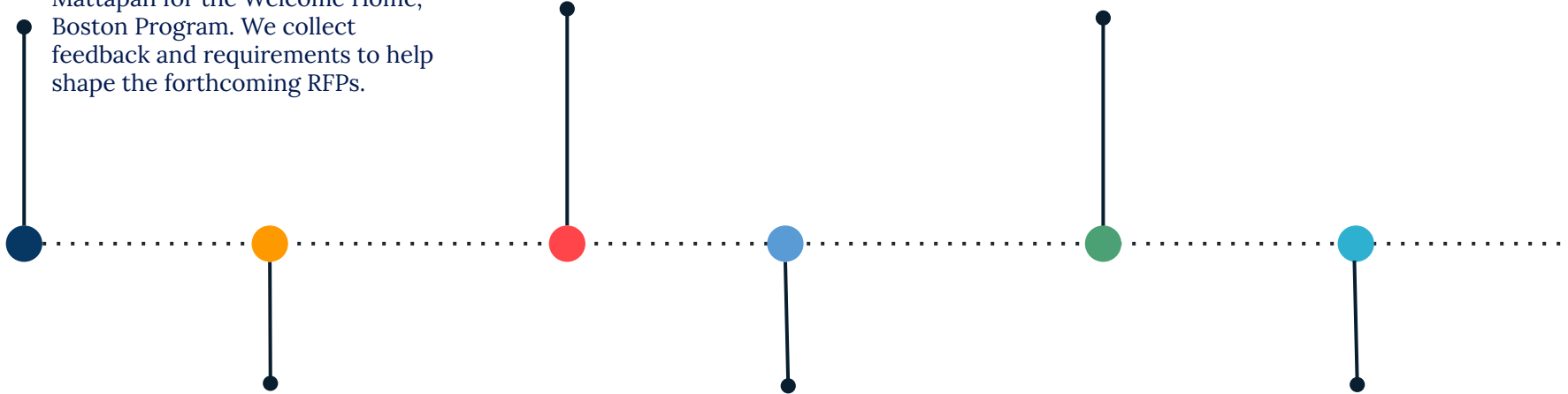
Phase 2 RFP issued for 26 parcels in the Dorchester and Mattapan neighborhoods. Proposals were due in December 4, 2023.

## Spring 2024

Phase 2 Applicant Presentations, final selection, and tentative developer designation.

## 2026

Construction Complete



## What were the community-defined objectives of the RFP?

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- Maximize use of public land available to create affordable homeownership opportunities for low to moderate income homebuyers;
- Focus on providing family-sized units (2BR+);
- Provide complimentary open space where feasible;
- Provide parking appropriate to the site context and access to transit;
- Promote opportunities for residents and businesses to contribute to and participate in neighborhood development;
- Maximize efforts at equity and inclusion, outreach, and support so that historically underrepresented residents and businesses can achieve success in the plan.

# **A total of 7 eligible responses were received on December 4th!**

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All of the proposals can be accessed at <https://bit.ly/whbphase2proposals>

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

## **February 13, 2024 Community Meeting**

Parcels: Wales, Park, Nottingham

Ambry Development

Boston Neighborhood Community Land Trust

KZ Builders LLC

## **February 15, 2024 Community Meeting**

Parcels: Nottingham, Wildwood, Capen, Norfolk, Selden, Ballou

KNG Realty Corp

Codman Square Neighborhood Development Corporation (CSNDC)

Visionary Investors Building Equity (VIBE)





# Applicant Presentations & Q&A

**B**

## A few ground rules for tonight's applicant presentations...

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- Other applicant teams cannot speak 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).
- 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.
- Leave enough time during your presentation to discuss the development plan and design concept.
- When you are sharing a question or comment, please be brief in consideration of others who wish to speak. Additional comments and questions can be submitted after this meeting.

# Presentation #1:

Ambry Development





**AMBRY**  
DEVELOPMENT

Welcome Home Boston, Phase 2

Community Presentation | 34 Wales Street

# Agenda

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- Development Team
- Developer Qualifications
- Our Site Approach
- Design Concept
- Affordability & Unit Mix
- Development Plan

# Development Team



Willie Bodrick, II, J.D. M.Div.  
Principal  
Ambry Development Group



Winston Bodrick, J.D.  
Principal  
Ambry Development Group



Gregory Janey, CCM  
President & CEO  
Janey Construction  
Management



Eurick Dorsett  
Project Executive  
Janey Construction  
Management



Angelo McRae  
Superintendent  
Janey Construction  
Management



Harris Hogu, CMIT, CM-BIM  
Associate  
Janey Construction  
Management



Fernando Ruiz-Esparaza  
Senior Project Manager  
Janey Construction  
Management



H. Killion Mokwete, RIBA  
Principal & Co-Founder  
Social Impact Collective



Michael Chavez, NCARB,  
NOMA, LEED AP  
Principal & Co-Founder  
Social Impact Collective



Omar Tawfik  
LEED Green Associate  
Social Impact Collective



Alvin B. Carter III  
Associate  
Brown Rudnick LLP



Samuel P. Williams  
Partner  
Brown Rudnick LLP



Wilton DeVonn Baker  
Founder & CEO  
Hawthorne Property  
Management Group, LLC



Bertha Pantoja, BSLA  
Founder  
BP Designs



Andrew Steingieser  
RA, CPHC, LEED AP  
Associate  
RDH Building Science, Inc.

# About Ambry Development Group

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**Ambry Development Group (“Ambry”)** is a minority-owned development firm committed to creating sustainable and inclusive communities through innovative real estate projects. Our vision is to revitalize underserved neighborhoods, foster social equity, and increase the creation of generational wealth. We are a firm committed to diversity, inclusivity, sustainability, and community impact.

In 2023, Ambry submitted a proposal to develop twelve (12) affordable homeownership units, consisting of twelve (12) units at 80% AMI, and six (6) at 100% AMI. Previously, Ambry submitted a proposal that consisted of a newly constructed three-family development that offered affordable homeownership at 80% AMI and 100% AMI. In 2017, Ambry d.b.a. Bodrick Development Partners, along with architect Irena Matulic, proposed “Doma Homes” for the Garrison Trotter Housing Innovation Competition.



# Our Site Approach

Our site approach takes into consideration the following:

- Wooded site with mature trees both in and on neighboring lots
- Existing playground abutting the site
- Predominately triple-decker and condo buildings neighboring the site
- Red brick building adjacent to the site
- Step grade change across the site
- Site access factoring in pedestrian and vehicular residential traffic

## EXISTING OVERVIEW CONTEXT MAP



- Proposed Development Site (34 Wales Street)
- Vehicular access
- Site Proximity distance

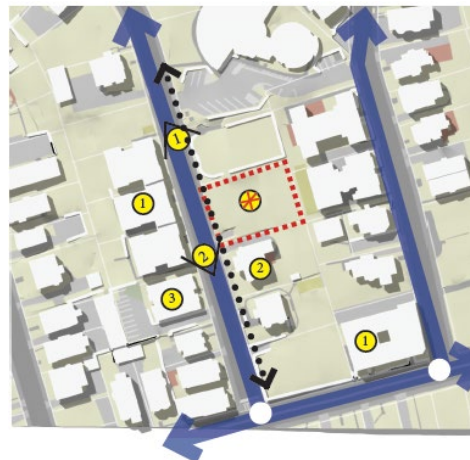
Existing site is wooded with mature trees



## LOCAL BUILDING CHARACTER



## EXISTING PEDESTRIAN & VEHICULAR SITE ACCESS



- Vehicular access
- Pedestrian Access





# Design Concept – 34 Wales Street



Proposed Site frontage



## Our Design Concept:

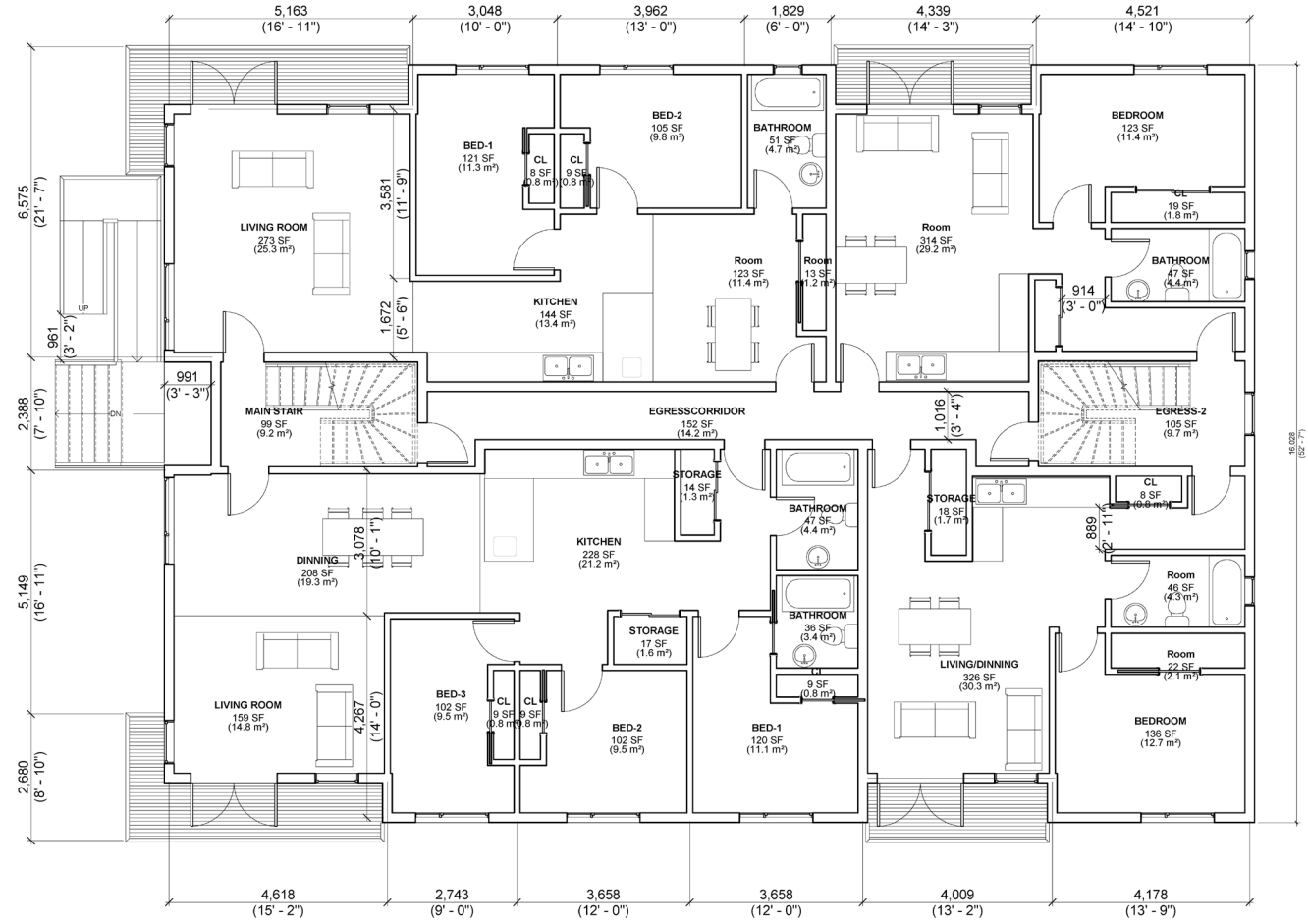
- Prioritizes consistency in both height and massing, featuring a flat roof that aligns seamlessly with the neighborhood playground structure.
- Includes open basement parking, ensuring convenience for residents.
- Maintains alignment with the existing building's key features by using a dark terracotta rain screen to match the context character and feel of the neighborhood.
- Safeguards the tree canopy and existing vegetation, while employing native species that exhibit superior disease tolerance and adaptability to global warming.
- Honors the historical character of the neighborhood by incorporating four-season planting for year-round aesthetic appeal.
- Aims to eliminate thermal bridging and integrate passive system strategies.
- Centers on the Passive House system, complemented by the utilization of the LEED Rating system and high-efficiency building systems that will contribute significantly to the City of Boston's 2050 carbon neutrality goals.

## 34 Wales Street-Site & Typical Plan

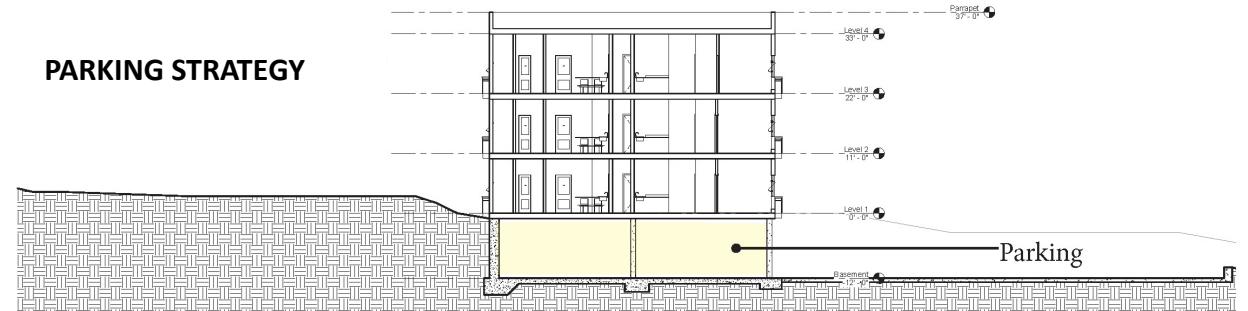


- ① Grass ground cover and ornamental trees
- ② Leveled area with decking for outdoor seating
- ③ Retained trees and replanted to lot rear and edge

### PLANTING STRATEGY



### PARKING STRATEGY



# 34 Wales Street-Typical Plan Unit Plans



View Looking North on Wales Street

34 Wales Street				
Unit Mix	80% AMI	100% AMI	Sale Price	Total Units
1 BR	6		\$219,500.00	6
2 BR		3	\$334,700.00	3
3 BR		3	\$378,900.00	3
<b>Total</b>				<b>12</b>

## THE 1 BED FAMILY UNIT TYPOLOGY

The design of the 1 bed units puts emphasis on access, natural light and ventilation with each unit designed with access to balcony and full bathroom

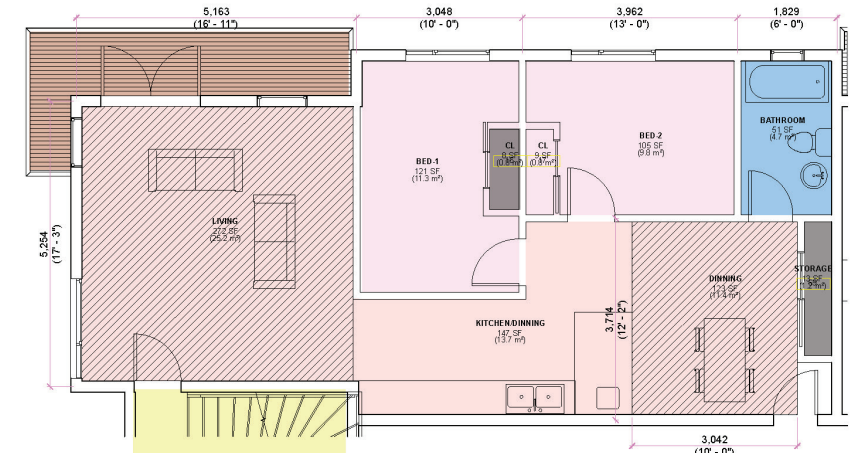
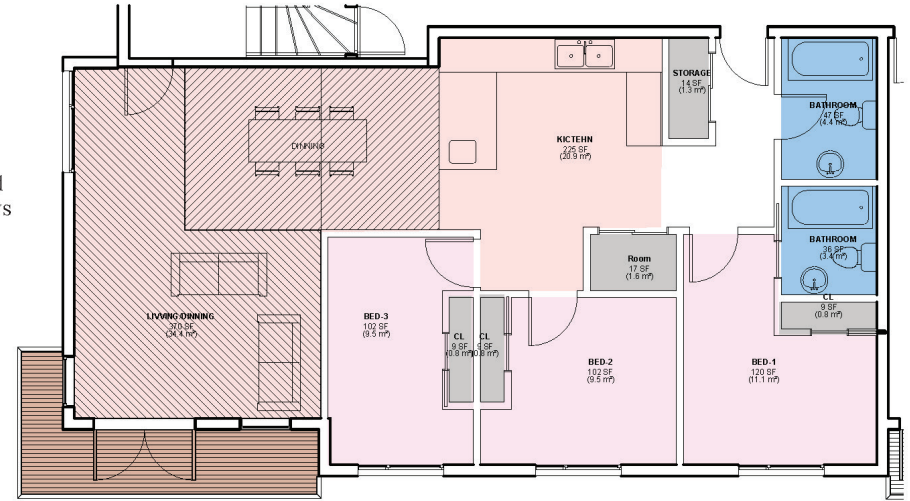
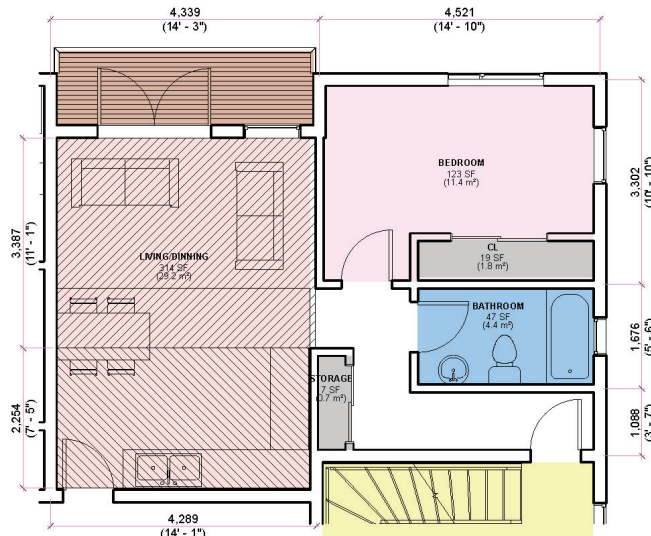
Space	Area/Number
Living /Dinning Room	314sqf
Kitchen	99 sqf
Bedrooms	123 sqf
<b>TOTAL</b>	<b>535 sqf</b>

## THE 3 BED FAMILY UNIT TYPOLOGY

The design accommodates families through flexible and dignified spaces. Total of four(3) 3 bed units are located on first and second floor from across the Children's Park and a direct access and views to the park.

Space	Area/Number
Living Room	306sqf
Kitchen	189sqf
Bedrooms	110-113 sqf
Dinning	128sqf
<b>TOTAL</b>	<b>1,274 sqf</b>

- EGRESS/CORES
- LIVING/KITCHEN
- BEDROOMS
- BATHROOMS



Space	Area/Number
Living Room	272 sqf
Kitchen	147 sqf
Bedrooms	105-120 sqf
Dinning	123sqf
<b>TOTAL</b>	<b>886 sqf</b>

## THE 2 BED FAMILY UNIT TYPOLOGY

The design of the two bed units puts emphasis on access, natural light and ventilation with each unit designed as dual aspect with bedrooms at rear and living spaces at the front (Wales Street).

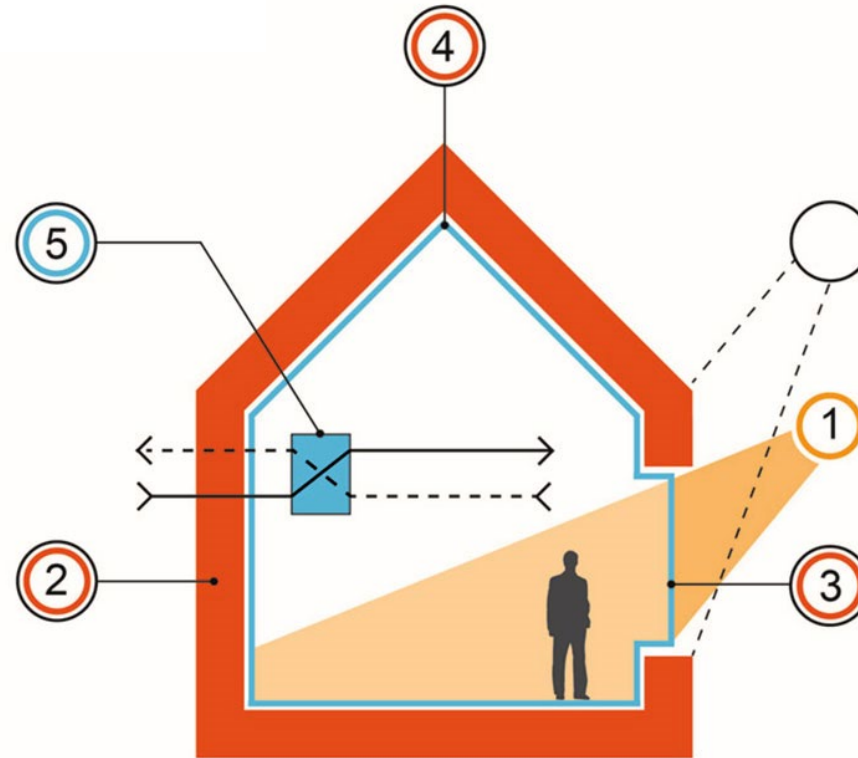
# Overall Energy Design Approach



RDH Building Science Inc.  
18 Tremont Street #530  
Boston, MA 02108

Making Buildings Better™

- MOH Design Standards for Green Building, and Sustainability principles
- Net-zero carbon standard for new construction
- Desire to pursue Passive House as a code performance path



## PASSIVE HOUSE PRINCIPLES

- 1 SOLAR ORIENTATION
- 2 HIGH INSULATION
- 3 HIGH PERFORMANCE WINDOWS
- 4 AIR TIGHT ENCLOSURE
- 5 BALANCED VENTILATION WITH HEAT RECOVERY

## EXEMPLAR MEP AND AIR CONTROL SYSTEMS

### MECHANICAL SYSTEM - ALL ELECTRIC

Air-source heat pump

→ Mitsubishi or Daikin Ductless Minisplit

Energy Recovery Ventilation

→ Zehnder "Comfoair" or equivalent, one per unit

Electric water heater

→ Ideally a heat pump water heater, outside of the PH envelope (but within the thermal envelope)

Laundry Room

→ Heat Pump washer/dryer

→ Direct exhaust dryer with make up air.

→ Ideally in separate enclosed room

Kitchen Exhaust

→ Ideally a recirculating range hood, kitchen and bath exhaust handled by ERV

Mechanical Consultant?



1. Pv Panels Shared Among Condo Association With Common Meter
2. Roof: +/- R-70
3. Walls: +/- R-40, Whole Building Airtightness .04-.06 Ach50/Sq. Ft Envelope
4. Exterior Shading / Thermally Broken Details
5. Wwr 18%, U-Value 0.2
6. Air Source Heat Pumps
7. Energy Recovery Ventilation

### NOTES:

Our approach to this project will primarily utilize the Passive House system for the sustainable design approach but we will also be using the LEED Rating system as a guiding document along the process. Please see the attached annex for a potential list of credits that we would be working through during this project. This will be refined as the project develops.

# Development Plan



## Affordable Homeownership

At the 34 Wales Street site, Ambry intends to sell twelve (12) affordable homeownership units, with six (6) of such units reserved for households earning at or below 80% AMI and six (6) of such units reserved for households earning at or below 100% AMI. The Project consists of three (3) three-bedroom units, three (3) two-bedroom units, and six (6) one-bedroom units.



## Boston Resident Jobs Policy

Ambry projects to create 75-100 construction jobs. Ambry will mandate that:

- At least 51% of work will be done by Boston resident
- At least 40% of work will be completed by people of color
- At least 12% of work will be completed by women.



## Diversity, Equity & Inclusion

**Social Impact Collective (SIC)** – An MBE architecture and design firm with a community-based design approach through local stakeholder engagement.

**Janey Construction Management** – An award-winning MBE construction and management company with over 35 years of delivering high-quality projects.

**BP Designs** – Founded by Bertha Pantoja, an MA-registered landscape architect with over 15 years of experience, provides innovative landscape architectural services that transform outdoor environments into elegant, sustainable living spaces.

**Hawthorne Property Management Group** – HPMG is a minority-owned, full-service property management company that facilitates the management of your properties and optimizes their value.



## Development Without Displacement

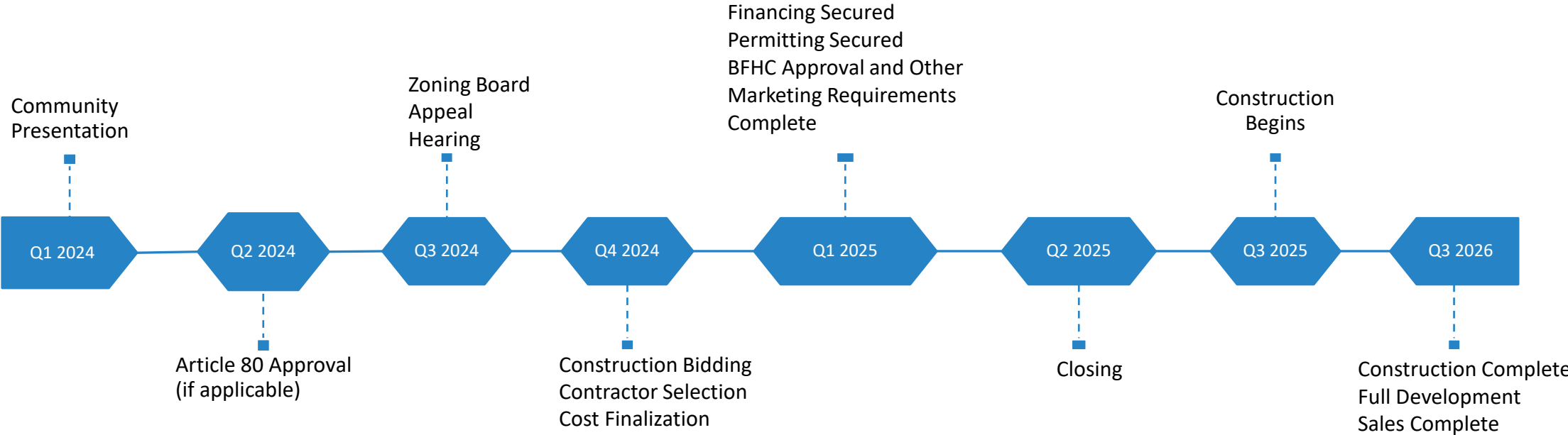
Ambry will provide opportunities for current residents of Dorchester and Mattapan to remain in their community in the future, afford housing, and find pathways to economic opportunities in several ways.



## Marketing & Outreach

Ambry will work with MOH to market the new homes developed in the Welcome Home, Boston program. Upon confirmation by an MOH Construction Specialist that the Project has reached 60% completion, MOH will provide income-eligible and bank-approved buyers to Ambry. Through this program, MOH will market the Project and select buyers by a lottery process.

# Development Schedule





*Building to  
empower families  
and communities*

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**AMBRY**  
DEVELOPMENT

## Q&A (10 minutes)



To submit feedback please visit  
<https://bit.ly/whbphase2survey>, or scan:





# Presentation #2

Ambry Development

*Unnumbered Park Street*





# Welcome Home Boston, Phase 2

Community Presentation | **Unnumbered Park Street**

**AMBRY**  
DEVELOPMENT

# Agenda

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- Development Team
- Developer Qualifications
- Our Site Approach
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- Development Plan

# Development Team



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Principal  
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Winston Bodrick, J.D.  
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Gregory Janey, CCM  
President & CEO  
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Eurick Dorsett  
Project Executive  
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Angelo McRae  
Superintendent  
Janey Construction  
Management



Harris Hogu, CMIT, CM-BIM  
Associate  
Janey Construction  
Management



Fernando Ruiz-Esparaza  
Senior Project Manager  
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H. Killion Mokwete, RIBA  
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Michael Chavez, NCARB,  
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Omar Tawfik  
LEED Green Associate  
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Alvin B. Carter III  
Associate  
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Samuel P. Williams  
Partner  
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Wilton DeVonn Baker  
Founder & CEO  
Hawthorne Property  
Management Group, LLC



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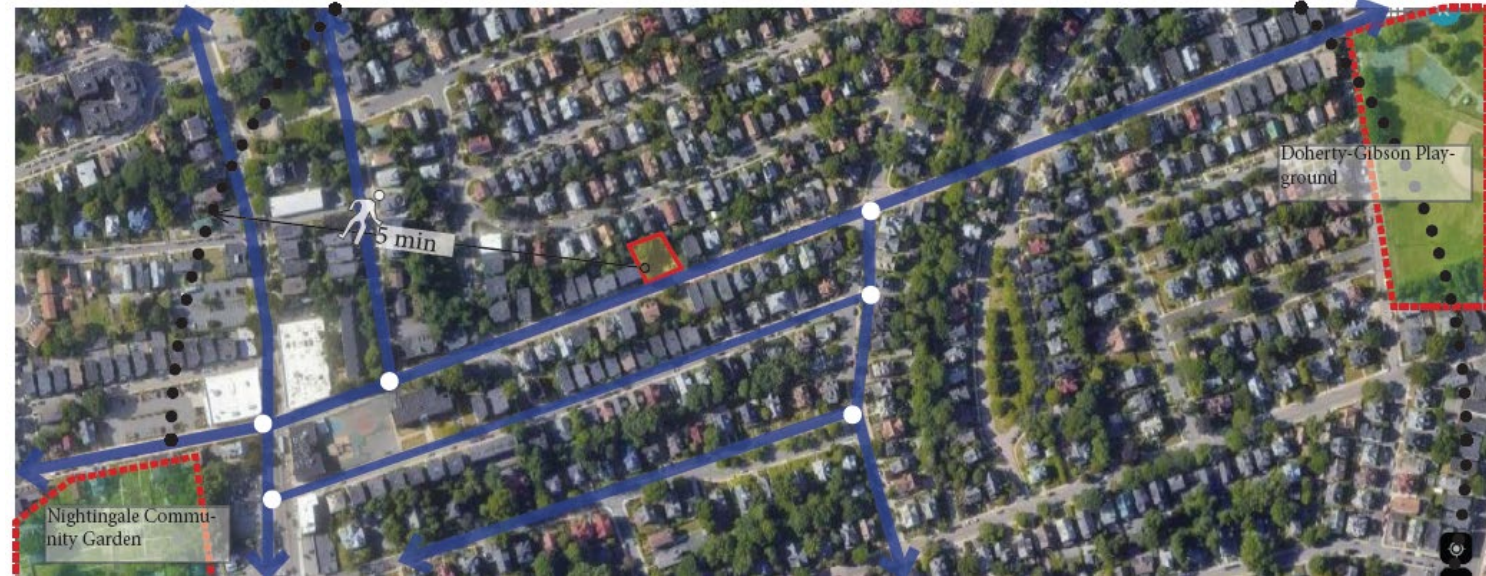


# Our Site Approach

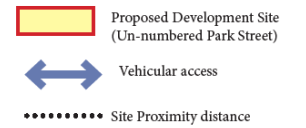
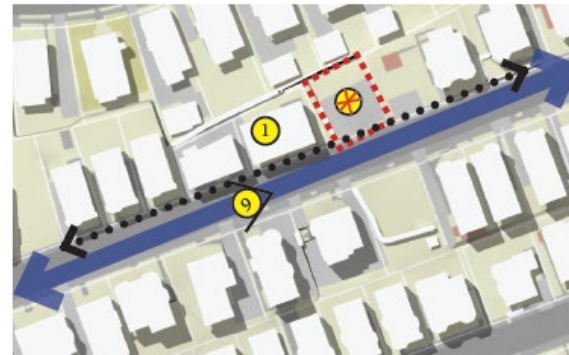
Our site approach takes into consideration the following:

- The local building materials and character
- Preservation of the existing tree canopy at the rear of the site
- Consistent height and massing with neighboring buildings
- Alignment with the street building frontages
- Primary entry oriented to Park Street
- Recessed covered porches

## EXISTING OVERVIEW CONTEXT MAP



## EXISTING PEDESTRIAN & VEHICULAR SITE ACCESS



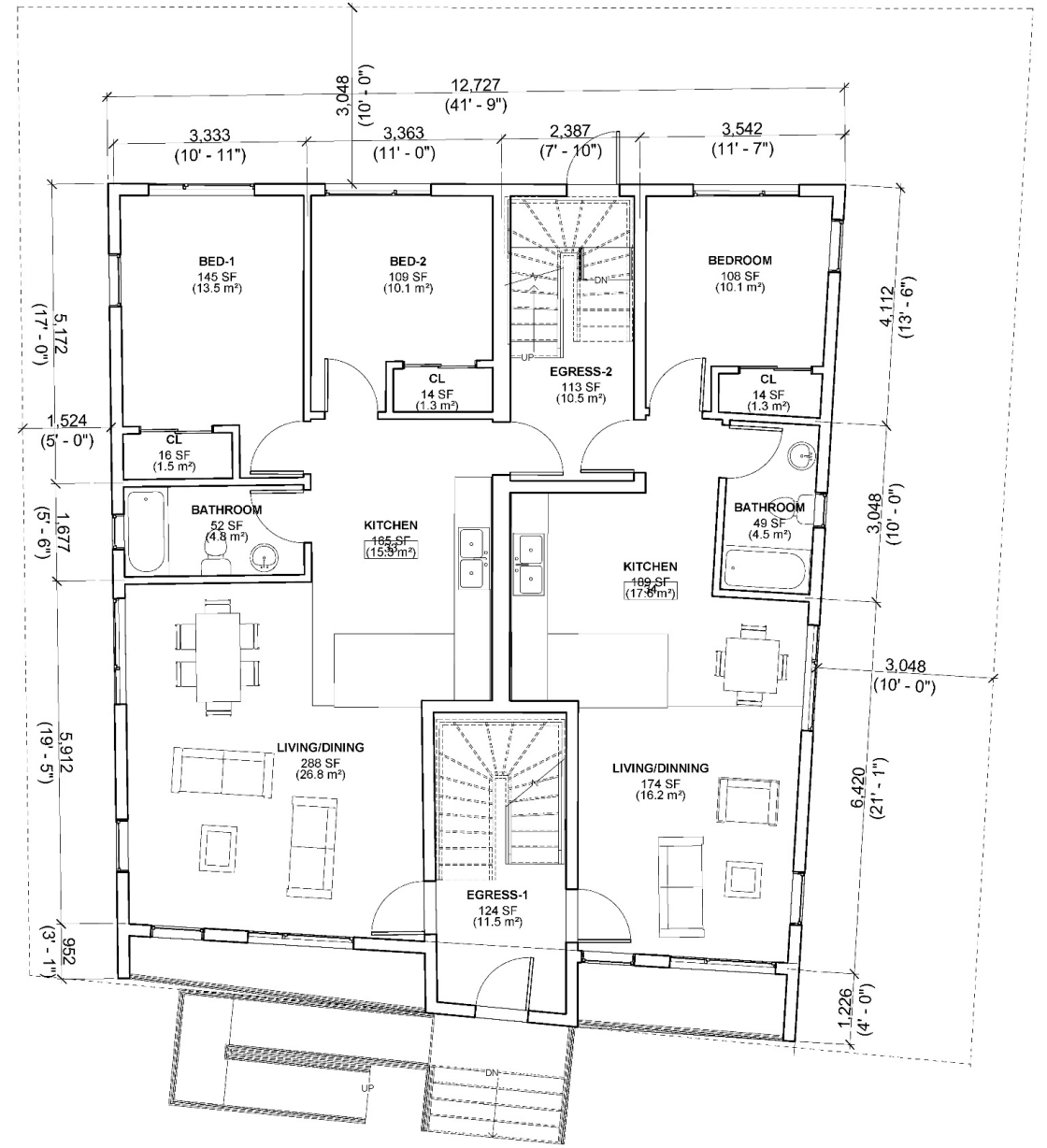
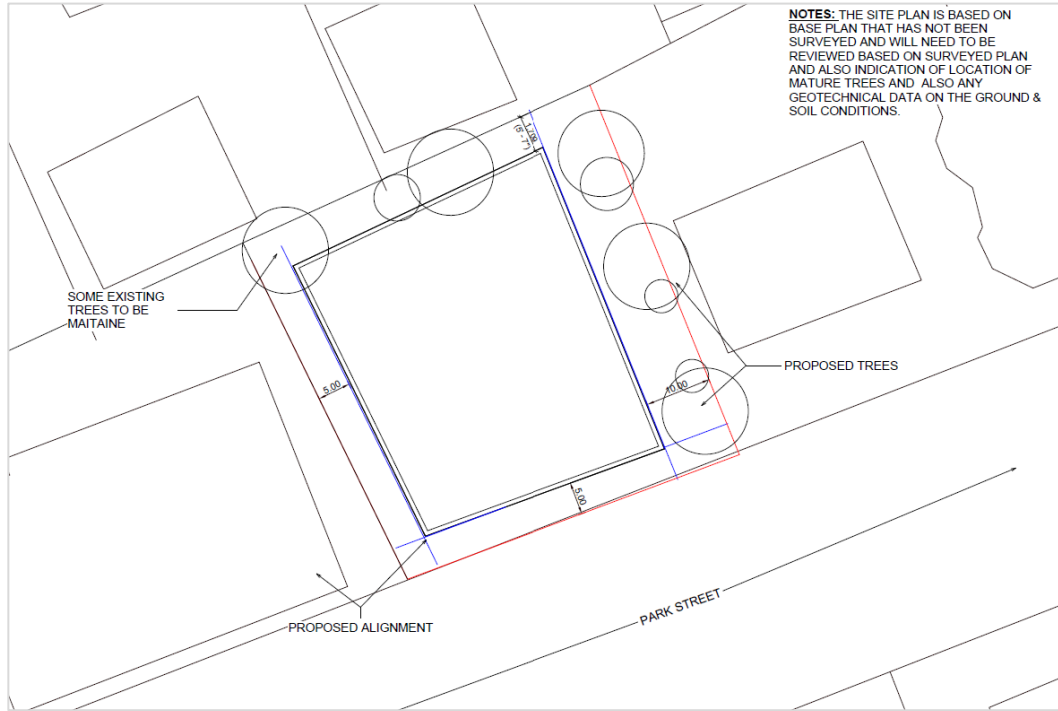
# Design Concept – Unnumbered Park Street



## Our Design Concept:

- Prioritizes building massing features balconies that mirror those of neighboring triple-deckers, carefully materials to match both adjacent structures and the overall character of the neighborhood.
- Contributes to the overall enhancement of the neighborhood's ecology by creating an open green space at the rear of the lot through a strategic selection of trees, shrubs, and native vegetation to promote biodiversity and visual appeal.
- Aims to eliminate thermal bridging and integrate passive system strategies.
- Centers on the Passive House system, complemented by the utilization of the LEED Rating system and high-efficiency building systems that will contribute significantly to the City of Boston's 2050 carbon neutrality goals.

# Unnumbered Park Street- Site Plan & Typical Plan



SCIENTIFIC NAME	COMON NAME		
<b>Evergreen trees</b>			
<i>Picea rubens</i>	Red Spruce	NE	w
<i>Abies balsamea</i>	Balsam Fir	NE	w
<i>Juniperus virginiana</i>	North easter red cedar	NE	w
<i>Ilex Opaca</i>	American holly	NE	w
<i>Pinus strobus</i>	Eastern white pine	NE	w
<b>Big Canopy trees</b>			
<i>Quercus palustris</i>	Pine Oak	NE	F
<i>Nyssa sylvatica</i>	Black Gum	NE	F
<i>Fagus Grandifolia</i>	American beech	NE	F
<i>Acer rumbrum</i>	Red Maple	NE	F
<b>Small ornamental trees</b>			
<i>Amelanchiar leavis</i>	Shadblows Serviceberry	NE	S,F,W
<i>Cercis canadensis</i>	redbud	N	S,F,W
<i>Cornus florida</i>	Flowering Dogwood	NE	S,F,W
<b>Decddus shrubs</b>			
<i>Clethra alnifolia</i>	Summersweet	NE	S,F,W
<i>Cornus sericea</i> 'artice fire'	Dwarf Red Twig Dogwood	NE	w
<i>Cornus sericea</i> 'flaviramea'	Yellow Twig Dogwood	NE	w
<i>Fothergilla gardenii</i>	dwar fothergilla	N	
<i>Hydrangea quercifolia</i>	Ruby slippers dwar		
'Ruby slippers'	Oakleaf Hydrangea	N	F
<i>Viburnum acerifolium</i>	Maple Leaf Viburnum	NE	SF



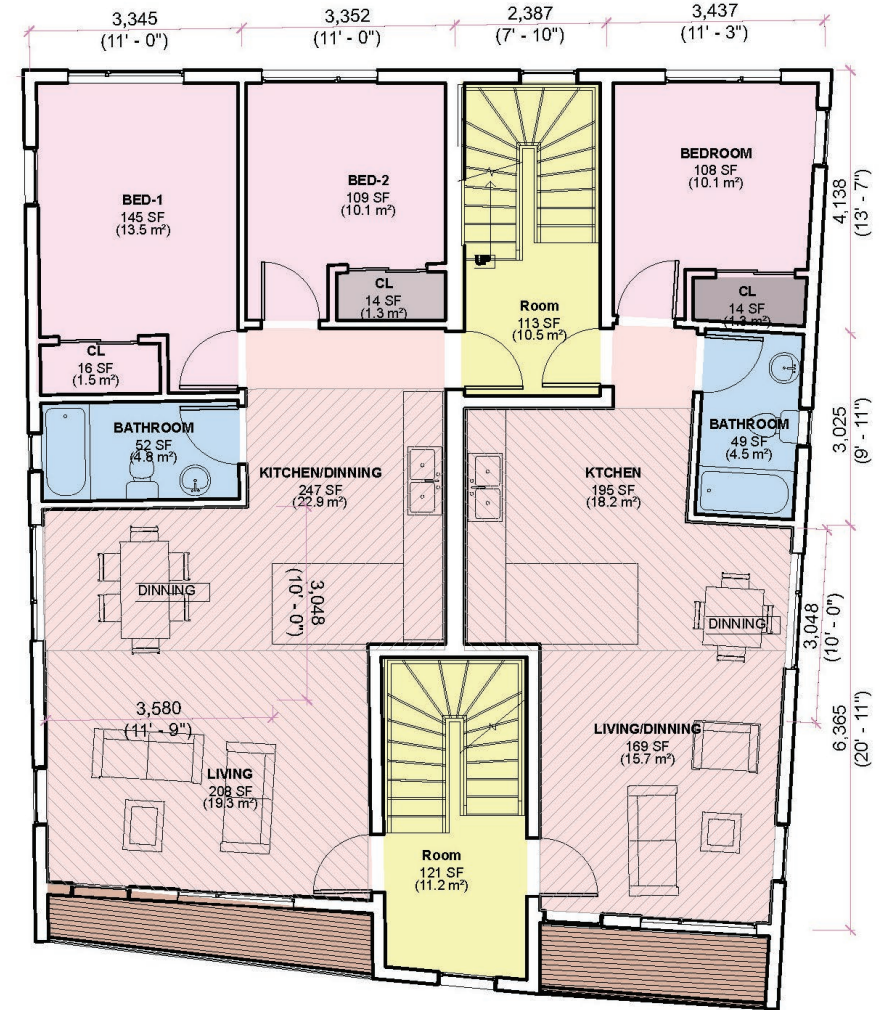


# Unnumbered Park Street- Unit Types



Unnumbered Park Street				
Unit Mix	80% AMI	100% AMI	Sale Price	Total Units
1 BR	3		\$219,500.00	3
2 BR		3	\$334,700.00	3
3 BR				
<b>Total</b>				<b>6</b>

- EGRESS/CORES
- LIVING/KITCHEN
- BEDROOMS
- BATHROOMS



## PROPOSED UNITS TYPOLOGIES

### THE 1 BED FAMILY UNIT TYPOLOGY

The design of the 1 bed units puts emphasis on access, natural light and ventilation with each unit designed with access to balcony and full bathroom

Space	Area/Number
Living /Dinning Room	169 sqf
Kitchen/Dinning	195 sqf
Bedrooms	108 sqf
<b>TOTAL</b>	<b>535 sqf</b>

### THE 2 BED FAMILY UNIT TYPOLOGY

The design of the two bed units puts emphasis on access, natural light and ventilation with each unit designed as dual aspect with bedrooms at rear and living spaces at the front (Park Street).

Space	Area/Number
Living Room	208 sqf
Kitchen/dinning	247 qf
Bedrooms	109-45 sqf
<b>TOTAL</b>	<b>545 sqf</b>

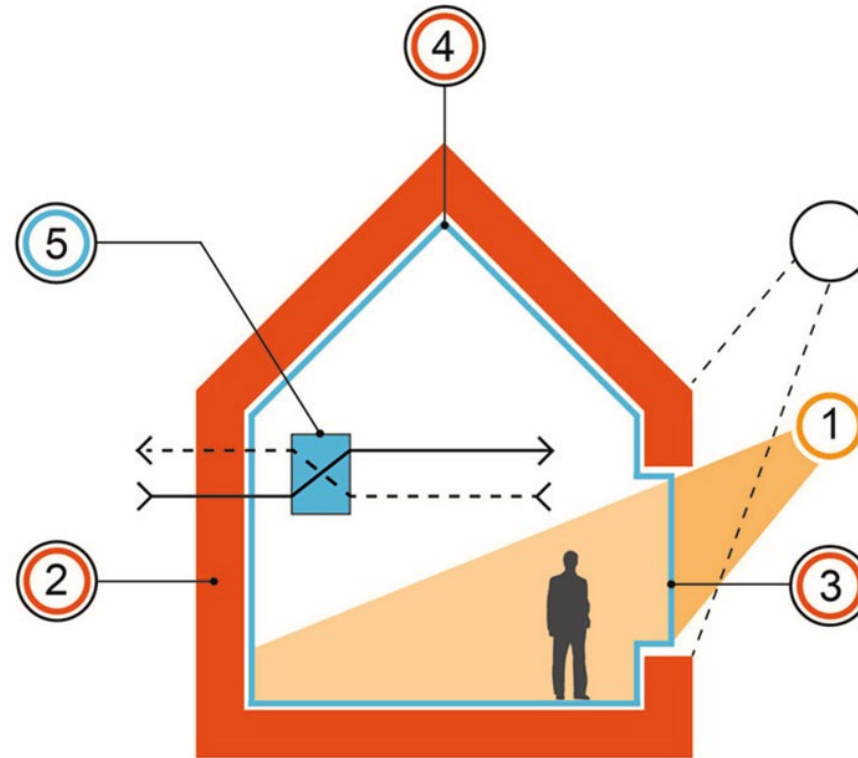
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- BALANCED VENTILATION WITH HEAT RECOVERY

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Kitchen Exhaust

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Mechanical Consultant?



1. Pv Panels Shared Among Condo Association With Common Meter

2. Roof: +/- R-70

3. Walls: +/- R-40,

Whole Building Airtightness

.04-.06 Ach50/Sq. Ft Envelope

4. Exterior Shading / Thermally Broken Details

5. Wwr 18%, U-Value 0.2

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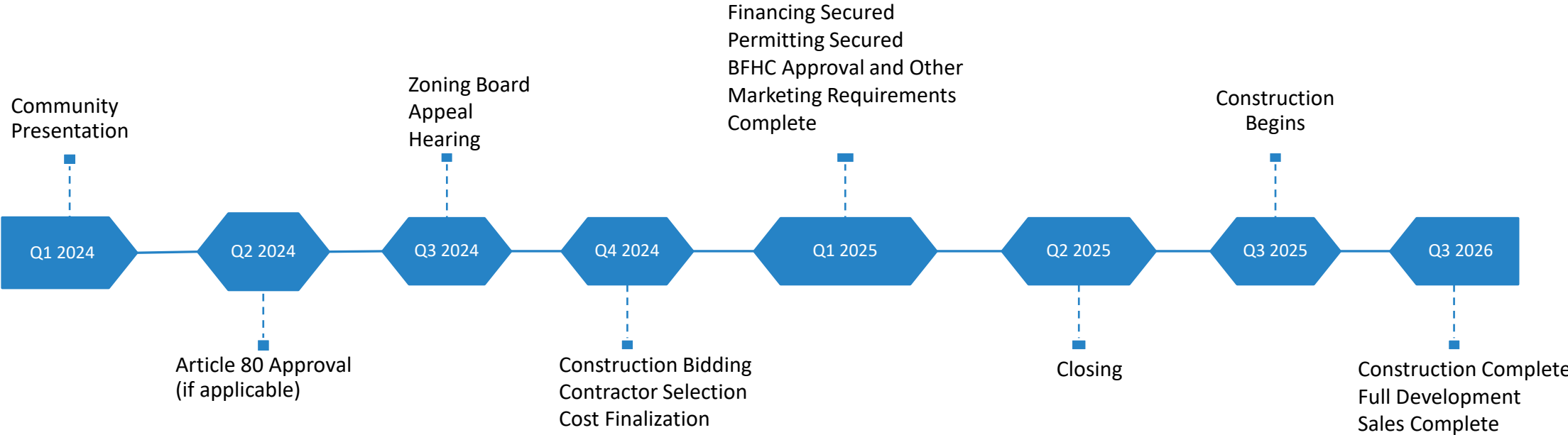


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# Development Schedule

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*Building to  
empower families  
and communities*



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**AMBRY**  
DEVELOPMENT

## Q&A (10 minutes)



To submit feedback please visit  
<https://bit.ly/whbphase2survey>, or scan:



## **Presentation #3:**

Boston Neighborhood  
Community Land Trust

*Unnumbered Park Street*



# 351 PARK STREET

## Welcome Home, Boston (Phase 2)

Applicant:

Boston Neighborhood Community Land Trust

[www.bnclt.org](http://www.bnclt.org)

February 15, 2024

Community Driven Development and  
Community Ownership in Dorchester





# Boston Neighborhood Community Land Trust

Meridith Levy, Executive Director

Boston Neighborhood Community Land Trust works to combat displacement and racial injustice by creating permanently affordable, community-controlled housing in the Boston area, with a specific geographic focus on Roxbury, Dorchester, and Mattapan.



# MEET THE TEAM

## DEVELOPMENT LEAD

**BOSTON NEIGHBORHOOD  
COMMUNITY LAND TRUST**

Meridith Levy, Executive Director  
Loryn Sheffner, Avenue Development



Boston Neighborhood  
Community Land Trust

**DEVELOPMENT  
CONSULTANT**

**COEverything**

Declan Keefe,  
CoFoudner

## COMMUNITY PARTNERS

### COMMUNITY OWNERSHIP

Through community-driven design & development, we will engage with community partners and neighbors to create a targeted outreach campaign, from development through project completion

## CONSTRUCTION TEAM



Edison Ribeiro  
Construction Manager

## DESIGN LEAD

**COEverything**

**Architect**

Miriam Gee, AIA,  
LEED AP BD+C  
CoFounder of

# QUALIFICATIONS

## Boston Neighborhood Community Land Trust

BNCLT's Long Term Commitment through its Community Land Trust Model and Established Community Relationships

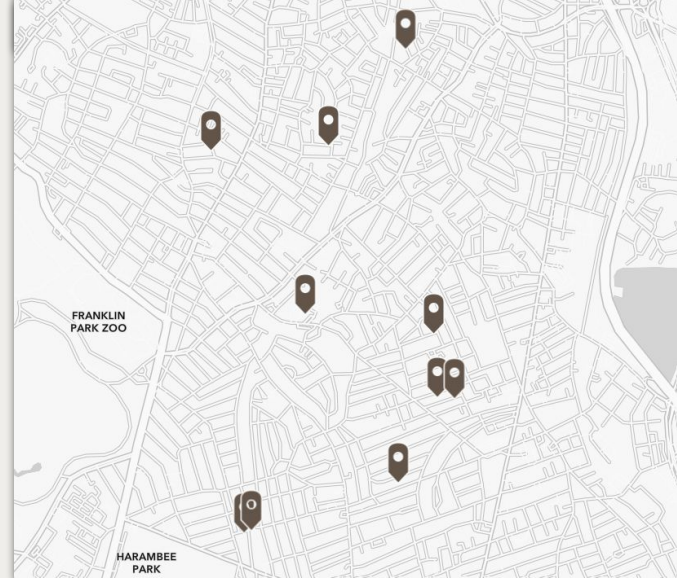
BNCLT owns 30 units across 10 properties- acquired and rehabilitated for permanent affordability. Recently completed first building of MassCEC's Triple Decker Affordable Housing Energy Retrofit Pilot.

## CoEverything

CoEverything has designed and/or developed 50+ units of sustainable/Passive House, affordable housing in Roxbury and Dorchester with a focus on community ownership and engagement.

## ERISE

ERISE specializes in affordable housing building projects and embarked on the Magnolia-Woodford development (City of Boston, MOH, MHIC) providing 7 affordable housing units in Dorchester, MA.



# DIVERSITY, EQUITY & INCLUSION PLAN

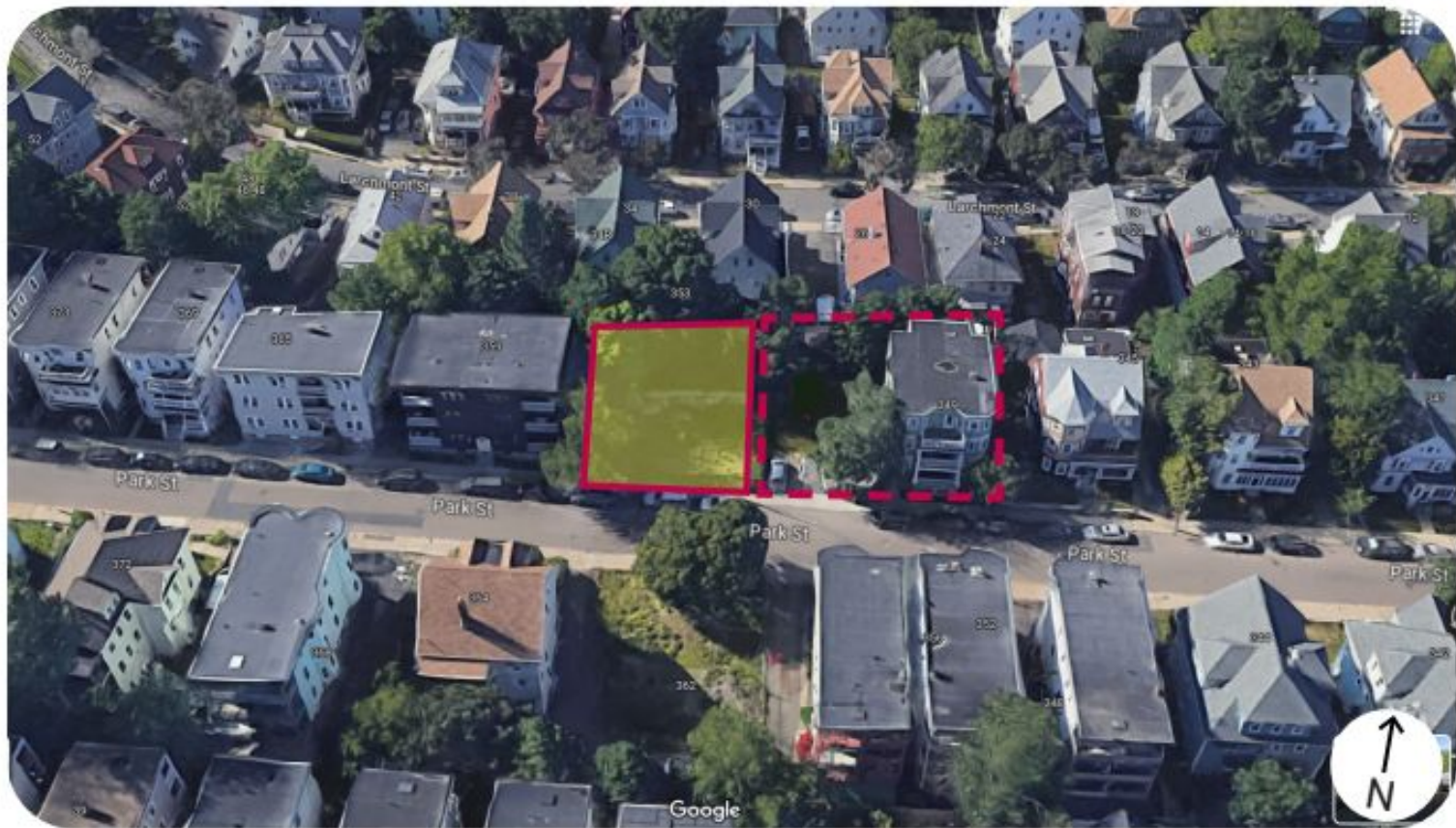
**BNCLT's Diversity Focus:** BNCLT, led in majority by people of color, emphasizes **community governance with board seats allocated to residents**, local community members, and supporters, ensuring **decisions are community-centered** and address racial disparities.

**BNCLT's Inclusive Practices:** Through focused internal hiring and contracting, **BNCLT prioritizes women and minority-owned businesses, with over 90% of staff, consultants, and contractors** coming from these groups, reflecting their commitment to diversity in the neighborhoods they serve.

**ERISE's Workforce Commitment:** ERISE Builders pledges to **hire at least 40% of their workforce from local Section 3 residents**, with a 2023 **target of 65%**, and allocates **a minimum of 35% of subcontracting to Section 3 businesses**, ensuring community engagement and local economic growth.

**ERISE's Training and Diversity Reporting:** ERISE actively participates in **apprenticeship programs** like Youthbuild Boston and maintains **rigorous reporting and transparency practices**, with regular updates to the Boston Planning & Development Agency, showcasing their dedication to **workforce diversity and compliance with BRJP and Section 3 requirements**.

# SITE CONTEXT



EXISTING SITE AND ADJACENT BNCLT SITE

# OUR DEVELOPMENT PLAN

- 3-Story Building
- (4) 2 Bed Units
- (1) 3 Bed Unit
- Homeownership at 80% AMI or below.
- Design for the neighborhood context.
- Sustainable and energy-efficient homes.
- 99 year land lease

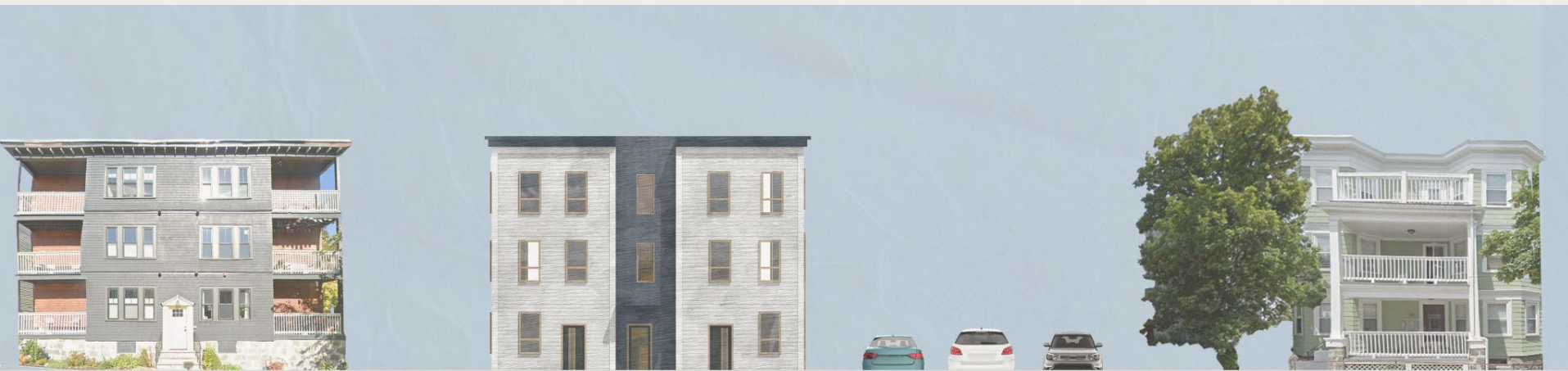


# DESIGN PRINCIPLES

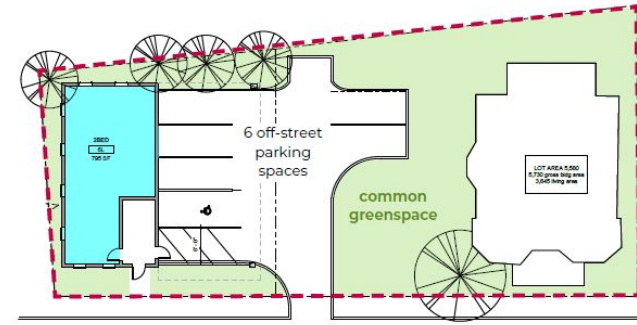
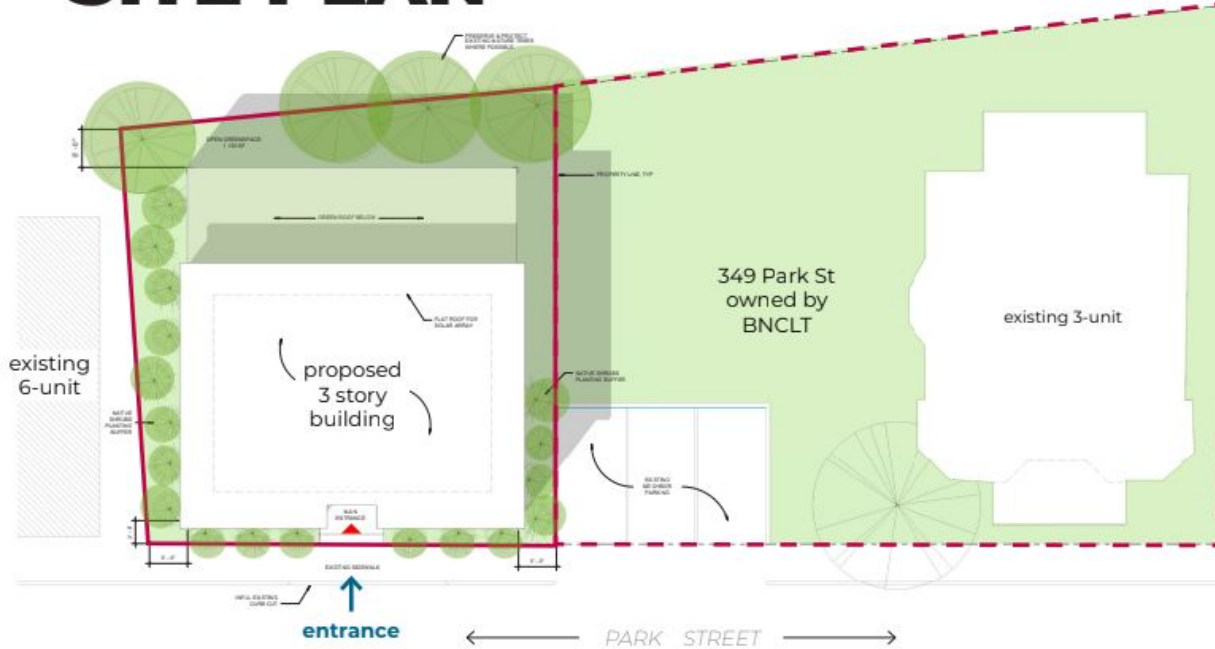
**Building Height, Massing & Density**- representative of existing neighborhood scale

**Orientation & Street Wall** - align to existing street wall and orient to street

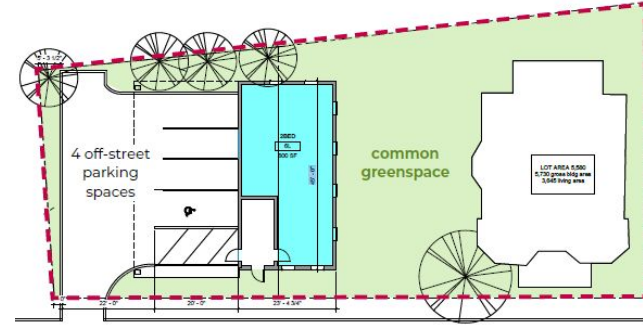
**Building Character & Materials** - consistent with neighborhood context



# SITE PLAN



**MAXIMIZE OFF-STREET PARKING**



**OFF-STREET PARKING & GREENSPACE**

## ALTERNATES

BNCLT plans on conducting a robust community engagement process to determine the priorities of the neighborhood when developing the site. If able to combine the two lots, there is the opportunity to provide additional off street parking for the neighborhood, or a shared landscaped space.



# DESIGN CONCEPT

5 Affordable housing units for  
homeownership

Income-restricted for 80% AMI  
or below

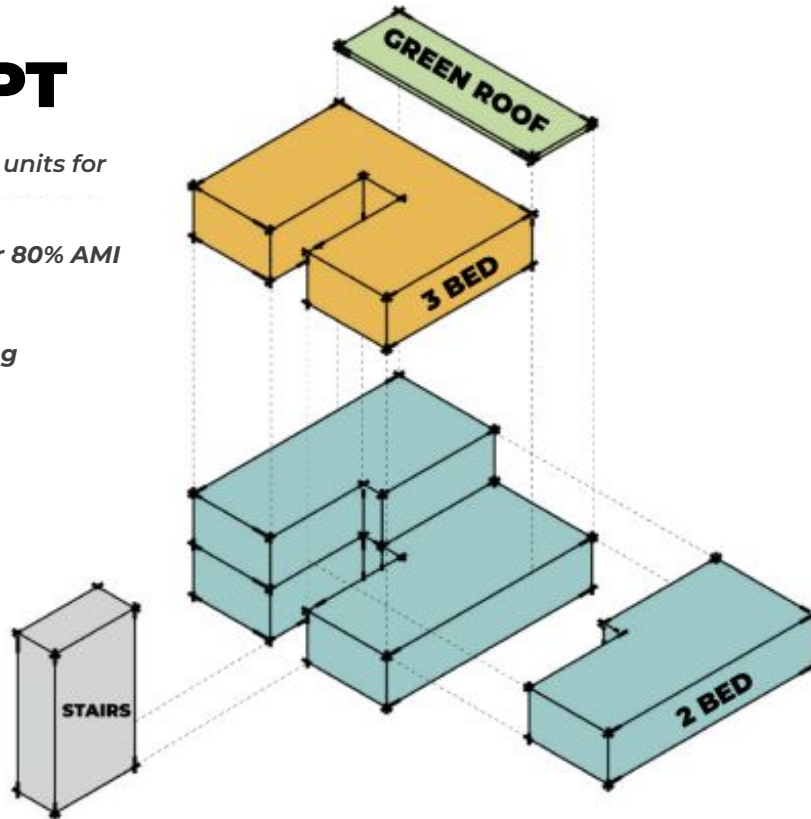
Triple-decker massing

3 stories


5 units:

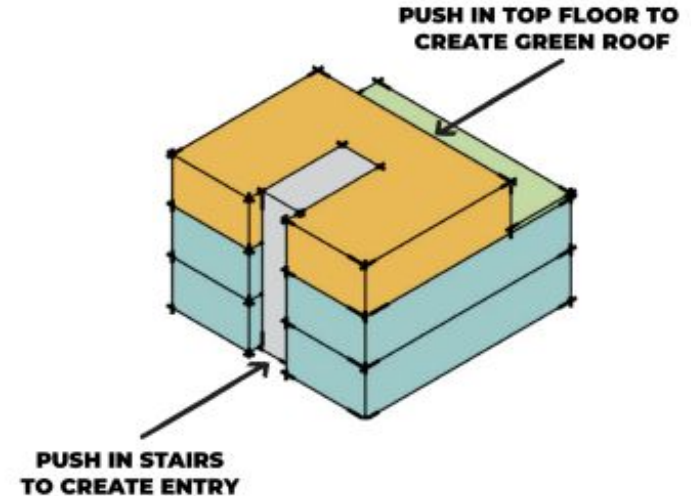
4 (2) bedroom units

1 (3) bedroom unit

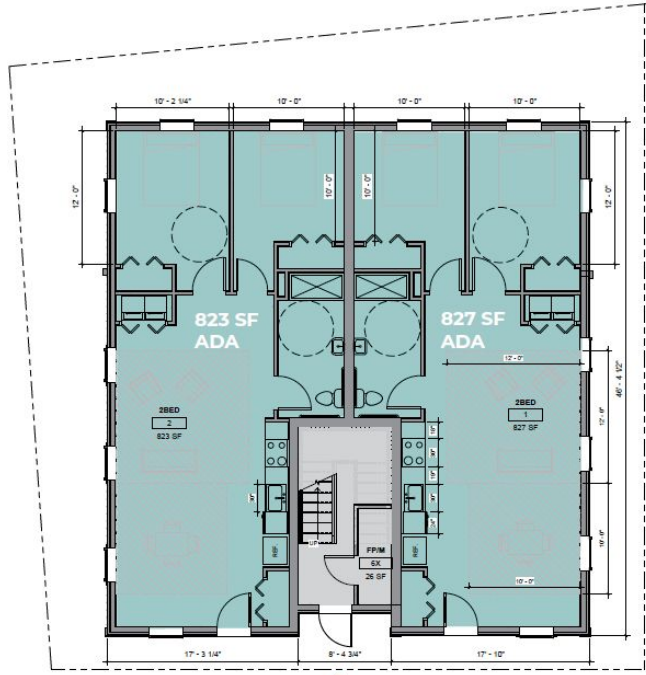


## UNIT MIX

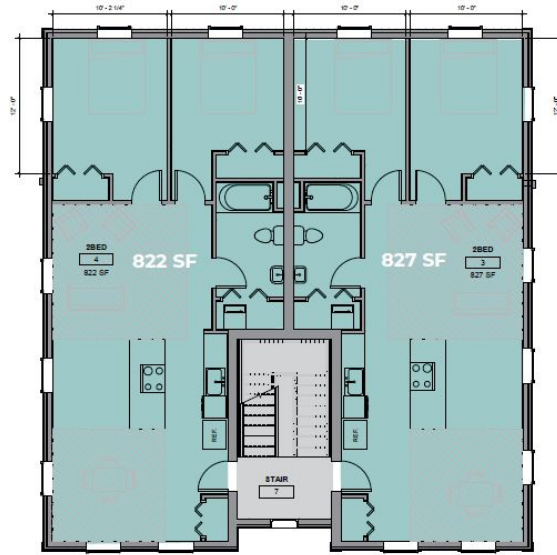
2 BED	4	
3 BED	1	
TOTAL	5	



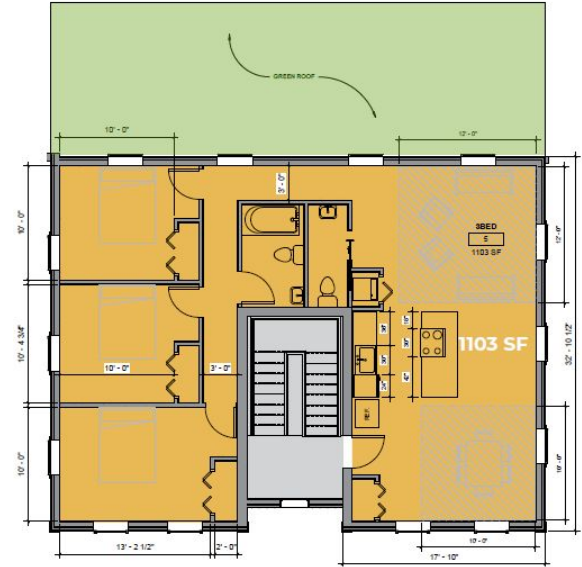
# FLOOR PLANS



1ST FLOOR PLAN  
ACCESSIBLE UNITS



2ND FLOOR PLAN



3RD FLOOR PLAN



# NEIGHBORHOOD CONTEXT



# AFFORDABLE HOMEOWNERSHIP

- 2BR - \$258,500
- 3BR -\$297,200
- Condo units for sale with income restrictions.
- Technical assistance for first-time homebuyers.
- Market to long-term local residents.
- Permanent Affordability (Community Land Trust)



# MARKETING & COMMUNITY OUTREACH PLAN

## **Training & Education:**

Extensive training programs for prospective homeowners, focusing on financial literacy, credit management, and the homebuying process. Managing the complete homeownership journey, from application to post-sale, including guidance through the lottery system, closing facilitation, and ongoing support. BNCLT will serve as a non-voting member of Condo Association.

## **Marketing & Community Outreach:**

Leveraging existing connections with the community through BNCLT, including general support members, community board members, and tenants of other properties in Dorchester, for focused advertising and outreach. Implementing a marketing strategy with social media campaigns, virtual tours, and community engagement in project development, emphasizing educational initiatives. BNCLT owns neighboring 3-family building, and has activated City lot at 381 Park, connecting neighbors on this block.

## **Homebuyer Qualification:**

Partnering with community partners, such as MAHA to prepare homebuyers, especially those from communities of color, for mortgage readiness, supporting racial equity in homeownership. BNCLT's Prosperity Initiative supports asset building for community members and potential buyers.

# QUESTIONS?

**CO Everything**



## Q&A (10 minutes)



To submit feedback please visit  
<https://bit.ly/whbphase2survey>, or scan:



## **Presentation #4:**

KZ Builders LLC





# WELCOME HOME, Nottingham street

## Community Meeting

Feb 13, 2024



**KZ Builders, LLC**

10 Tremont St, 2nd Floor Boston, MA 02108

[kzbuilders2023@gmail.com](mailto:kzbuilders2023@gmail.com)

**Senam Kumahia**  
617-529-4417  
[senamk@gmail.com](mailto:senamk@gmail.com)

**Josh Zakim**  
617-209-9316

[josh@zakimstrategies.com](mailto:josh@zakimstrategies.com)

# KZ Builders



**SENAM KUMAHIA**

*Chief Executive  
Officer*

**Senam** is a first generation American (his parents are originally from Ghana, West Africa) with extensive experience in real estate development and project management. Senam is currently Director of Development at a Boston based real estate development and investment company.

There, he is responsible for identifying and leading large scale mixed use projects with residential and hospitality components. Prior to his current position, Senam led the management of multiple hotel and high end residential projects. He also has extensive experience in diversity and inclusion work, having crafted and executed diversity initiatives for large commercial real estate projects in Boston.

Senam currently lives in Dorchester with his wife, Lara, and two small children.



**JOSH ZAKIM**

*Vice President*

**Josh** is an attorney, affordable housing developer, and former Boston City Councilor. During his time on the City Council, Josh chaired the Committee on Civil Rights and the Council's Committee on Housing and Community Development. Since 2020, Josh has served as the executive director of Housing Forward-MA, a nonprofit policy and research organization dedicated to increasing housing affordability by supporting pro-housing organizations and advocacy efforts across Massachusetts.

In March 2023 Josh began a project funded by MassHousing to rehabilitate a three-family residential property in Worcester, Massachusetts and create affordable housing at that site.

Josh is a longtime resident of the city of Boston where he currently lives with his wife Grace and two small children.



**ELIKE KUMAHIA**

*Clerks of the Works*

**Elike** is a first generation American and Dorchester resident. He is a licensed Massachusetts Construction Supervisor with extensive experience overseeing construction projects across the Commonwealth.

Including many affordable residential developments including: 210 senior housing units in Brighton; a \$16.9 million development of 62 affordable senior homes at the Weinberg House in Brighton, 30 affordable apartments and a commercial kitchen at the Yawkey Housing Resource Center in Quincy for Father Bill's & Mainspring; 62 apartment units in Brighton.

# Our Team



The project team assembled for our Welcome Home Nottingham proposal is entirely composed of Minority and/or Women owned.

KZ Builders was founded on the principle that including diverse organizations and individuals enhances the homes we are building and the entire community.



- **Property Management, Marketing Agent, Buyer Outreach** Certified, Boston based MWBE.



- **General Contractor** Norfolk and Construction Designation, Local MBE, Local VBE.



- **Architect** Studio Luz Architects, Local MWBE.



**Shabnam Mashmasarmi & Chanda Smart**



**Adler Bernadin**

- **Graphic Designer** Local minority-owned.



**Hansy Better Barraza**



**Michael Valdez Reyes**

# Relevant Past Experience



309 Summit Ave,  
Brighton.

✓ nine (9) unit market rate project,  
pre-construction.

50 Hollywood Street,  
Worcester.

✓ three(3) unit affordable housing  
project, financed by MassHousing,  
under construction, expected  
completion March, 2024.

Four Seasons New  
Orleans Hotel &  
Residences, New Orleans,  
LA.

✓ Completed June 2021

Four Seasons Boston  
Hotel and Residences.

✓ Completed May 2019

Hyatt Place  
Boston-Braintree.

✓ \$10 Million Property Improvement:  
completed June 2021

99 Tremont, 99 Tremont  
Street Brighton.

✓ 62 unit market rate project.

1550 on the Charles/21  
SFP, 1550 Soldiers Field  
Road/21 Soldiers Field  
Place, Brighton.

✓ 248 unit project, mixed affordable and  
market rate.

The Neponset, 57 Quincy  
Shore Drive Quincy.

✓ 28 unit market rate project.

Kurlat House, 30  
Wallingford Street  
Brighton.

✓ Renovation/rehab of 210 unit Senior  
Housing.

Weinberg House, 132  
Chestnut Hill Avenue  
Brighton.

✓ 62 unit affordable project.

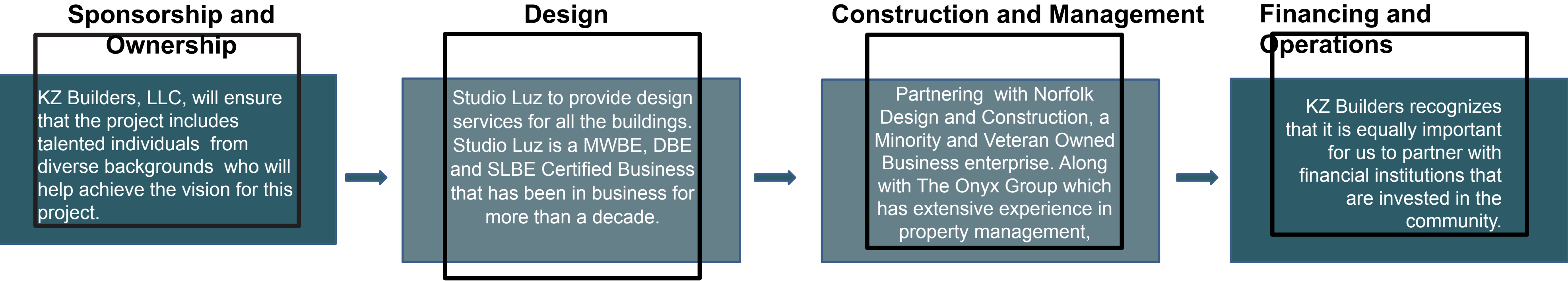
Stone Hill at Andover

✓ 110 unit Assisted Living/Memory Care  
project

The D Street Hotels  
(Aloft and Element)

✓ Managed Diversity program for  
\$130M hotel development project  
in South Boston, resulting \$13M  
in contracts awarded to W/MBEs.

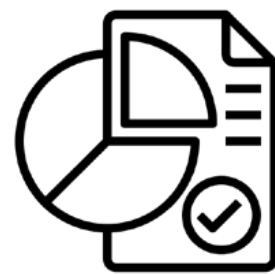
# Team Attributes & Project Approach



Creating a community engagement plan that will maximize outreach efforts in the community.



Partnering with local Neighborhood Associations to understand existing barriers to hiring locally.



Developing compliance reporting to review throughout the project duration.



Coordinating meetings prior and during construction to review compliance status.



Written agreement on intervention strategies when compliance not met.



# Project Details



# SITE PLAN



**Lot Size:**  
12,662 SF within 2 parcels

**Zoning District:**  
Dorchester  
Neighborhood

**Zoning SubDistrict:**  
3F-5000 Three-Family Residential

**23 NOTTINGHAM STREET**  
6 HOMEOWNERSHIP UNITS  
LOT: 5,415 SF

**21 NOTTINGHAM STREET**  
6 HOMEOWNERSHIP UNITS  
LOT: 6,041 SF

**STU  
DIO  
LUZ**  
ARCHITECTS

# 21 - 23 NOTTINGHAM STREET

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



View from 27 Nottingham Street



View from 19 Nottingham Street

**Gross Square Footage:** 14,185 SF

**Ground Floor** 4,130 SF

**Second Floor** 5,027 SF

**Third Floor** 5,027 SF

**Program Breakdown:** 12 TOTAL UNITS

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	610	1
2 BEDROOM	750 - 820	7
3 BEDROOM	1,060 - 1,110	4
		TOTAL UNITS: 12



**STUDIO  
LUZ**  
ARCHITECTS



# Unit Mix And Affordability



Summary	80% AMI	100% AMI	Total
1 BR	1		1
2 BR	4	3	7
3 BR	1	3	4
Total	6	6	12

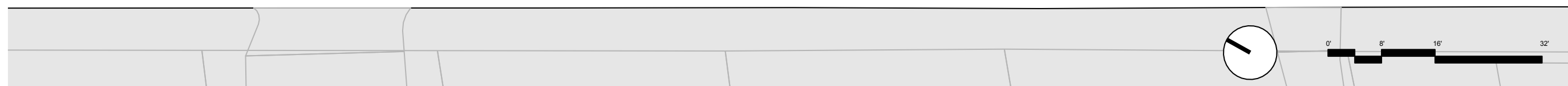
The Project includes 12 units of affordable ownership housing, half of which are at 80% of Area Median Income (“AMI”) and half of which are at 100% of AMI.

# GROUND FLOOR PLAN

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



NOTTINGHAM STREET



## FLOOR PLAN HIGHLIGHTS

Maintains MOH target unit sizes

### Program

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	610	1
2 BEDROOM	750 - 820	7
3 BEDROOM	1060 - 1110	4
EGRESS		
UTILITY		
		TOTAL: 12

Gross Sqft: 14,185 sf

Building Footprint: 4,130 sf

Parking: 8 spaces

(0.66 Parking Ratio)

**STUDIO  
LUZ**  
ARCHITECTS

# SECOND FLOOR PLAN

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



## FLOOR PLAN HIGHLIGHTS

Maintains MOH target unit sizes

### Program

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	610	1
2 BEDROOM	750 - 820	7
3 BEDROOM	1060 - 1110	4
EGRESS		TOTAL: 12
UTILITY		

NOTTINGHAM  
STREET



Gross Sqft: 14,185 sf

Building Footprint: 4,130 sf

Parking: 8 spaces

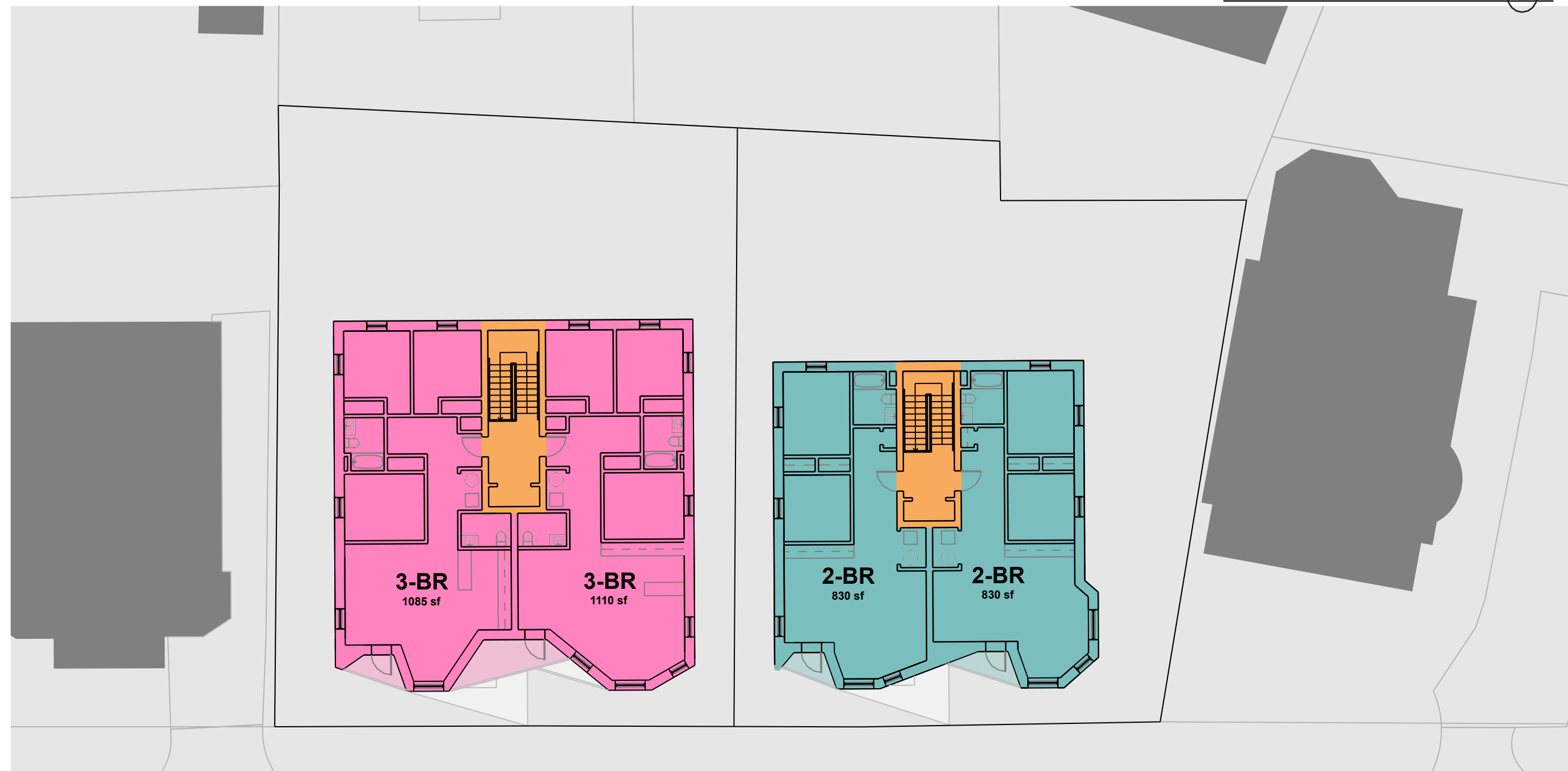
(0.66 Parking Ratio)

STUDIO  
LUZ  
ARCHITECTS

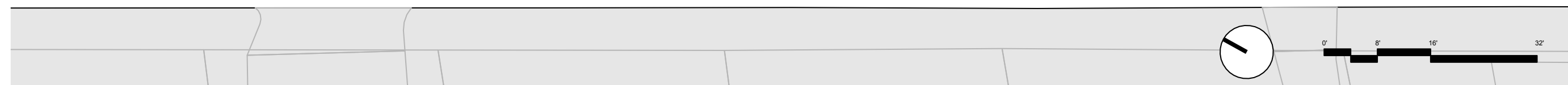
KZ Builders, LLC / 11

# THIRD FLOOR PLAN

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



**NOTTINGHAM  
STREET**



## FLOOR PLAN HIGHLIGHTS

Maintains MOH target unit sizes

### Program

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	610	1
2 BEDROOM	750 - 820	7
3 BEDROOM	1060 - 1110	4
EGRESS		TOTAL: 12
UTILITY		

**Gross Sqft:** 14,185 sf

**Building Footprint:** 4,130 sf

**Parking:** 8 spaces

(0.66 Parking Ratio)

**STU  
DIO  
LUZ**  
ARCHITECTS

KZ Builders, LLC / **12**

# CONTEXT ELEVATION

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



31 NOTTINGHAM STREET  
3 Story 6 Unit Apartment

27 NOTTINGHAM STREET  
3 Story 6 Unit Apartment

23 NOTTINGHAM STREET  
Proposed 3 Story 6 Unit Apartment

21 NOTTINGHAM STREET  
Proposed 3 Story 6 Unit Apartment

17 NOTTINGHAM STREET  
2 1/2 Story Single Family Residence

15 NOTTINGHAM STREET  
2 1/2 Story Single Family Residence

11 NOTTINGHAM STREET  
2 1/2 Story Single Family Residence

# ELEVATION

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



27 NOTTINGHAM STREET  
3 Story 6 Unit Apartment

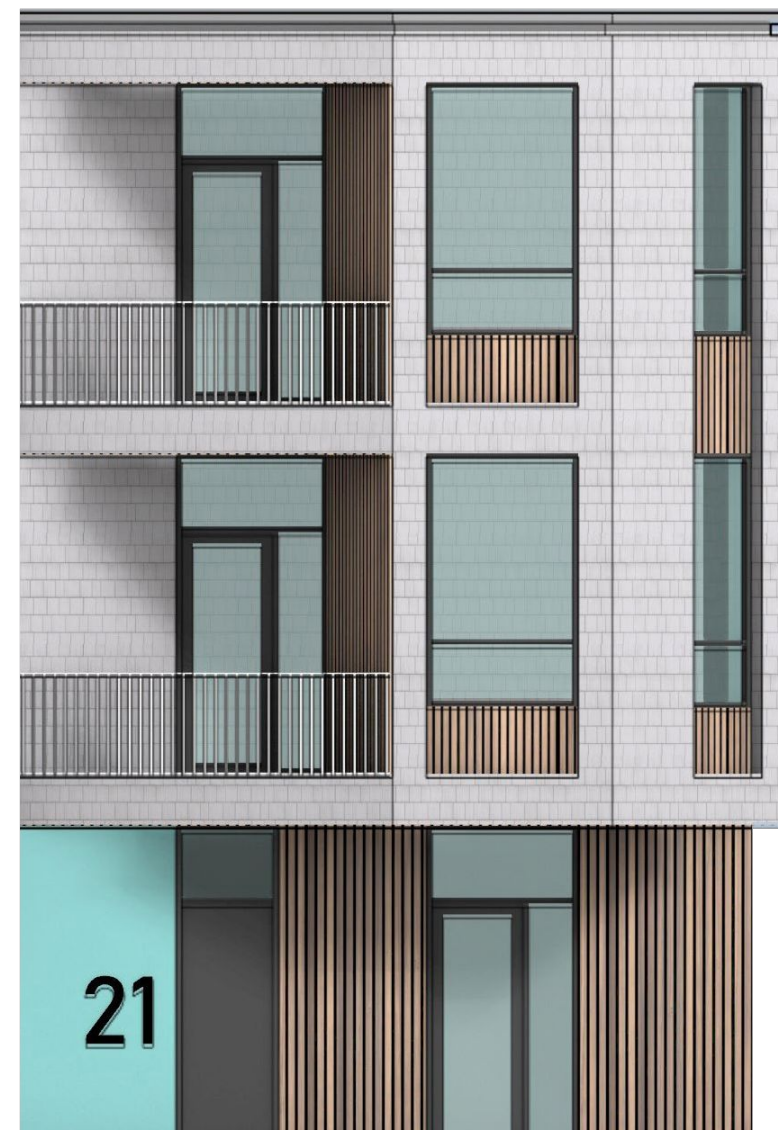
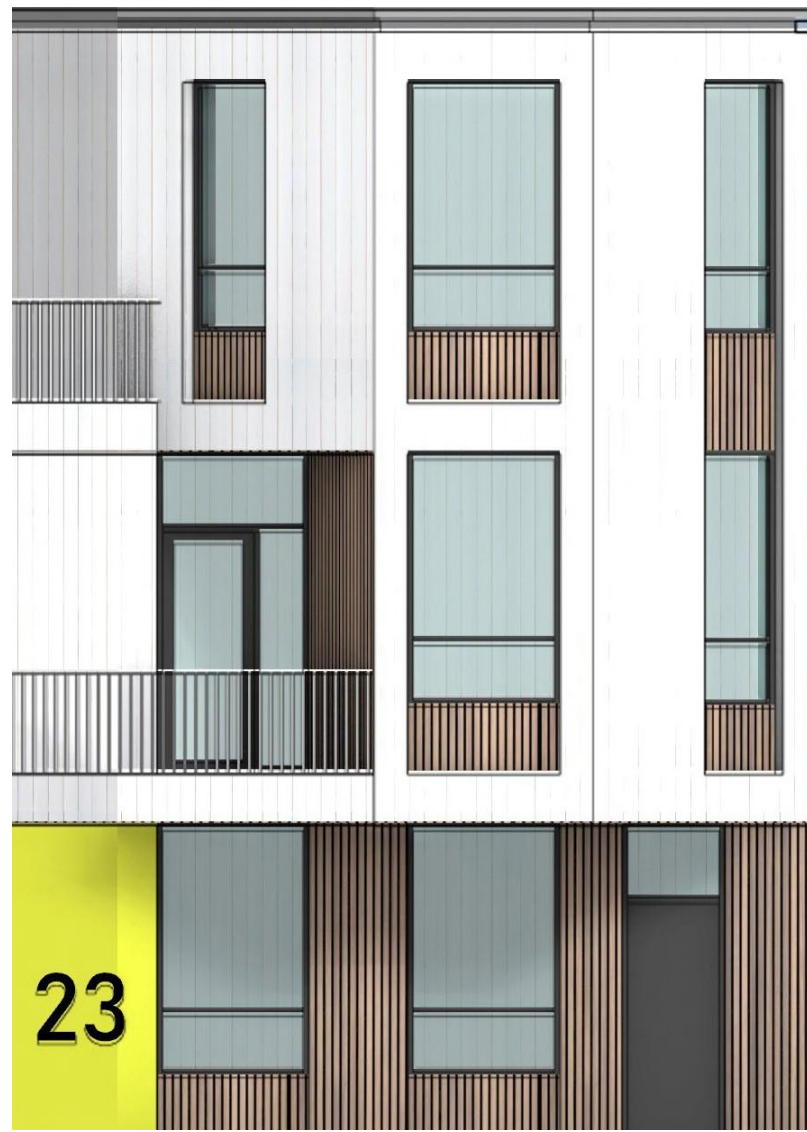
23 NOTTINGHAM STREET  
Proposed 3 Story 6 Unit Apartment

21 NOTTINGHAM STREET  
Proposed 3 Story 6 Unit Apartment

19 NOTTINGHAM STREET  
2 1/2 Story Single Family Residence





# FACADE TYPOLOGIES

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



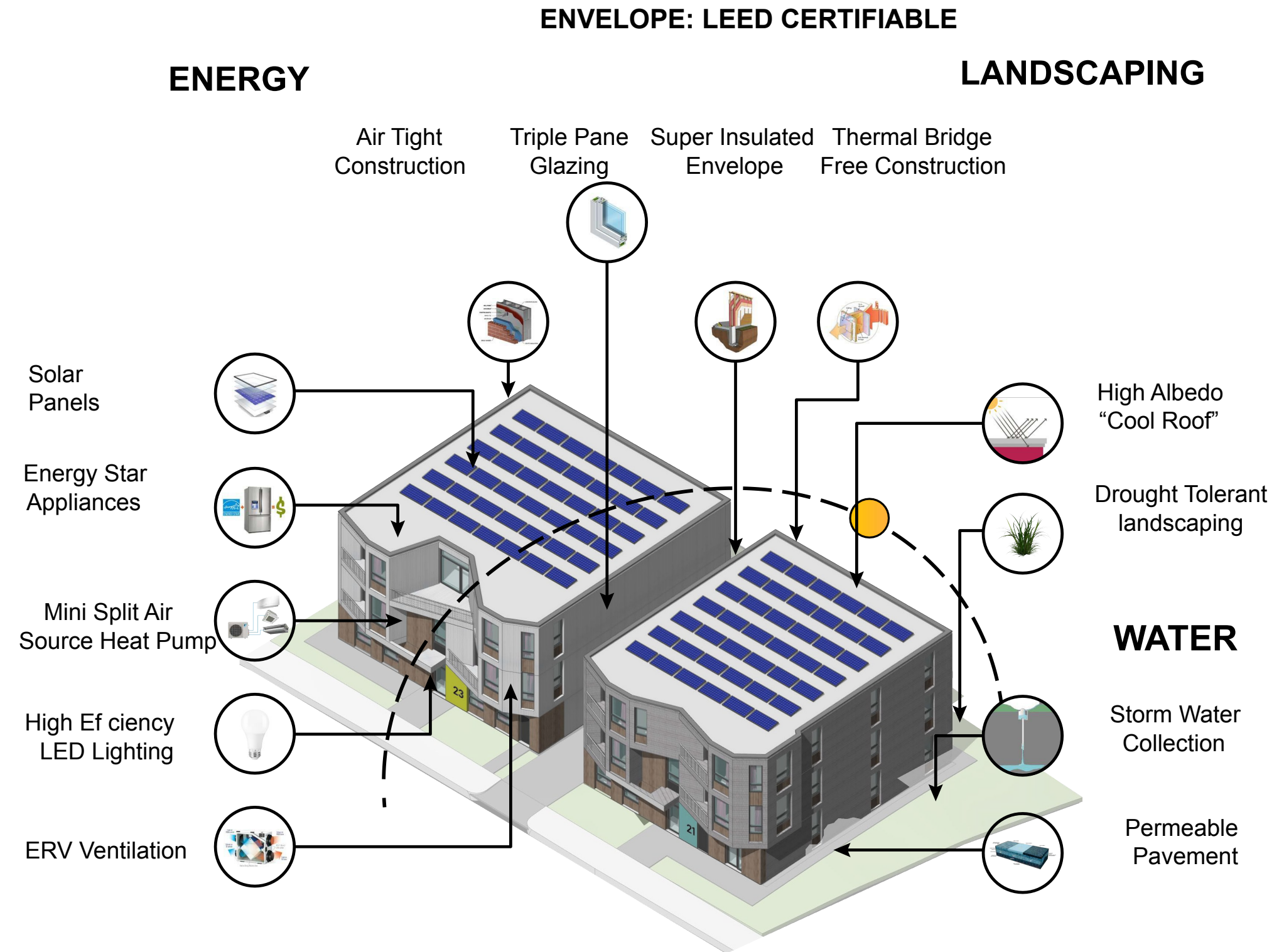
23 NOTTINGHAM STREET

21 NOTTINGHAM STREET

- MATERIALS**
-  Fiber Cement
  -  Siding Shingles
  -  Wood Accent Panels
  -  Painted Accent Panel
  -  Painted Accent Panel

# SUSTAINABILITY

21 NOTTINGHAM STREET (6,041 SF) & 23 NOTTINGHAM STREET (5,415 SF)



## Q&A (10 minutes)



To submit feedback please visit  
<https://bit.ly/whbphase2survey>, or scan:





# Next Steps



**B**

## We want to hear from you!

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To submit feedback please visit <https://bit.ly/whbphase2survey>, or scan:



We will be accepting comments regarding eligible proposals until  
**February 29, 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.

## Additional Resources

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Visit here for more information and updates about Welcome Home, Boston Phase 2:

<https://bit.ly/whbphase2housing>

And, here to view eligible proposals being considered for Phase 2 RFP:

<https://bit.ly/whbphase2proposals>

## What comes next – designating a developer to begin work.

---

**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** Applicant Presentations

**9** Tentative Developer  
Designation

**10** Developer financing  
and permitting

**11** Property transferred  
to developer

**12** Construction



**Thank you!**



**B**