

# Riabilitason di Parkis di Stasionaméntu di Kumison di Águ y Sgotu di Boston

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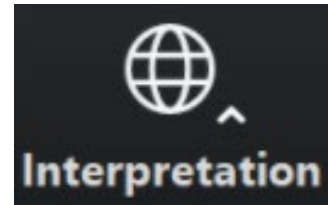
*Aprizentasons di  
Prumutoris Imobiliáriu*

19 di marsu di 2024

# Interpretason y Traduson

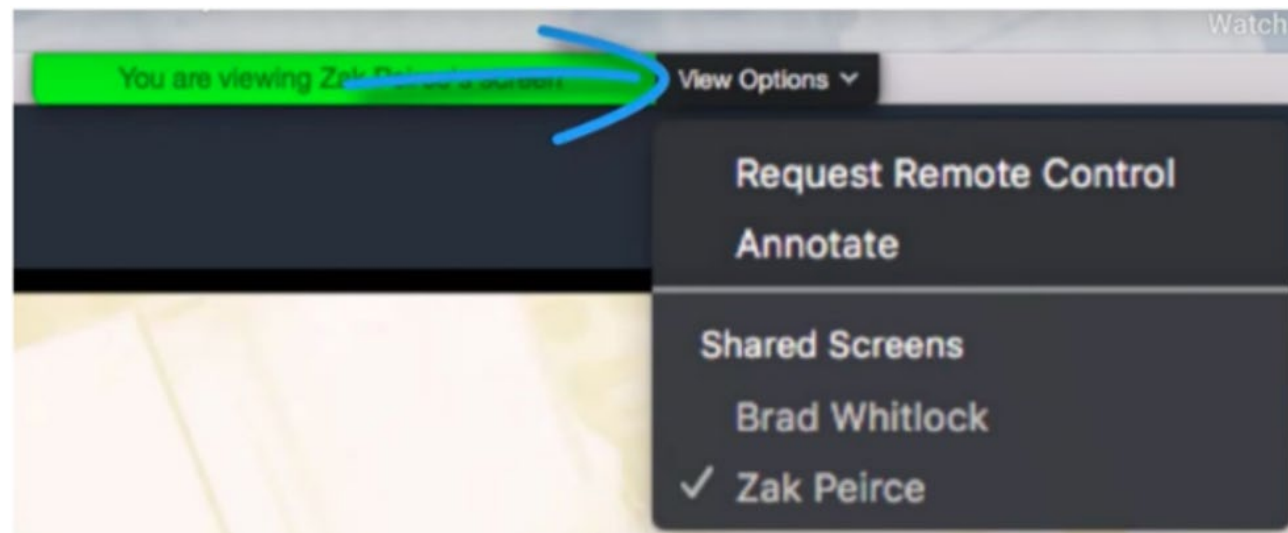
## Interpretason: Módi ki bu ta obi mandarin ô kantunês

- Spanhol
- Kriolu di Aiti
- Kriolu di Kabu Verdi
- Inglês



## Traduson: Módi ki bu ta vizualiza (odja) *Slides* na línguas diriba

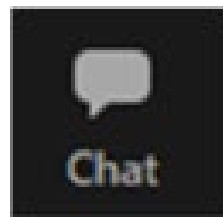
Klika na “*View Options*” (Opsons di Vizualizason) na párti di riba di ekran, y skodje bu língua prifiridu



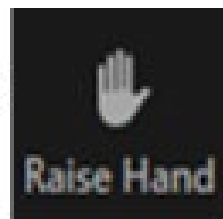
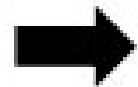


# Dikas pa Zoom

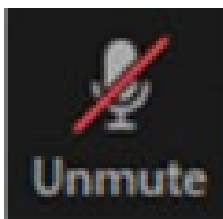
Benvindu! Ali sta alguns dika di módi ki ta uzadu Zoom pa utilizadoris inisianti. Kontrolus sta na párti di baxu di ekran



Utiliza *chat* pa skrebe un kumentáriu ô pa faze un pergunta na kualker muméntu.



Pa labanta mon, klika na "*Participants*" na párti di baxu di Ekran, y dipos skodje opson "*Raise Hand*" na kaxa di partisipanti



Dizativa/ativa son – Partisipantis ta dizativadu son duranti aprizentason – aprizentador ta ativa bu son duranti diskuson, si bu lanbata mon y é bu bês di fala



Ta liga/disliga bu vídiu

Pa tudu kontiúdu di riunion:  
**[bit.ly/BWSCDevelopment](https://bit.ly/BWSCDevelopment)**

# Objetivu & Ajenda

## Objetivu

Kes dos prupunenti ta ben aprizenta ses prupóstas pa riabilitason di Parkis di Stasionaméntu di Kumison di Águ y Sgotu di Boston, y es ta ben risponde perguntas di kumunidadi.

## Ajenda

1. Vizon Jeral di parkis di stasionaméntu di BWSC
2. Aprizentasons di prumutoris imobiliáriu
3. Perguntas & rispóstas

*Si bu tene algun otu asuntu, pur favor kontakta Natalie Deduck pa [natalie.deduck@boston.gov](mailto:natalie.deduck@boston.gov)*

# Vizon Jeral di parkis di stasionaméntu di BWSC

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*Natalie Deduck, Diretora Superior di Dizenvolviméntu Imobiliáriu*



# Ária di Lokal Kontestu

- Objektivu di [RFP](#) éra riabilitason y arendaméntu di longu prazu di parkis di stasionaméntu di Kumison di Águ y Sgotu di Boston.
- Ten 16 lóti di alienason (5 parki di stasionaméntu grandi), ki konxedu kuletivamente komu Parkis di Stasionaméntu di Kumison di Águ y Sgotu di Boston.
- Kes lóti li ta riprimenta serka di 191.528 pê kuadradu
- Lokal sta lokalizadu na [Map 6A&6B - Urban Renewal Overlay District](#)



# Objetivu di Pididu di Prupósta

“BPDA kre transfiri Propriedadi pa pирmiti un **enprendiméntu di utilizason misturadu** ki, di akordu ku Planu Diretor Stratéjiku di Roxbury y *PLAN: Nubian Square*, ta ben traze un mistura di **moradias**, sentradu na **asesibilidadi di présu**, pa ária di Roxbury, djuntu ku **ativason di rés-di-txon y spasu abértu** orientadu pa kumunidadi”.



# Objetivu di Riunion

**Objetivu d'es riunion é sabe más sobri kes prupósta li, di ekipas ki kriá-s.**

- Dos prupósta foi aprizentadu en rispósta a Pididu di Prupósta (RFP)
  - *Related Beal y DREAM Development*
  - *Beacon, Madison Park Development Corporation, y Jonathan Garland Enterprise*
- Oji, tudu dos ekipa sta li pa aprizenta ses prupósta y risponde perguntas.

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# *Related Beal & DREAM Development*



An architectural rendering of a modern residential complex. The scene features several multi-story buildings with colorful facades in shades of green, grey, and red. In the foreground, a lush green park area is populated with diverse people: a man and a woman walking a dog, children playing, a man with a bicycle, and a woman pushing a stroller. The park is landscaped with various trees, including a large tree on the left and several smaller trees with autumn foliage. A paved path winds through the grass. The sky is bright blue with light clouds.

# Alienason di Parkis di Stasionaméntu di Kumison di Águ y Sgotu di Boston

19 di marsu di 2024

 **RELATED  
BEAL**

**D/R/E/A/M DEVELOPMENT**  
POWERED BY DIVERSITY





**Kimberly Sherman  
Stamler Related Beal**  
Prizidenti



**Dr. Aisha  
Miller**  
**Related Beal**  
VP pa Involviméntu di  
Kumunidadi & Inprézas



**Alex  
Provost**  
**Related  
Beal**  
VP pa  
Dizenvolviméntu



**Greg Minott AIA, LEED  
AP DREAM  
Development**  
Diretor Administrativu



**John Barros**  
**DREAM  
Development**  
Parseru & Invistidor



**Conan Harris**  
**DREAM  
Development**  
Parseru & Invistidor

# Diferensiadoris Prinsipal



## PARSERIA KU SPIRIÉNSIA

Konpiténsia y viabilidadi finanseru pa rializa un enprendiméntu dinámiku, di grandi skala y di várius fázi. Un trajetória di susésu na kriason di moradias di baxu kustu na Roxbury y na Boston interu.

## MORADIAS DI BAXU KUSTU & DESIGN SUSTENTÁVEL

Líders na moradias di baxu kustu y na *design* sustentável, ki ta da prioridadi a nisisidadis di kumunidadi. Más di 55.000 unidadi di baxu kustu, dizenvolvidu y jeridu pa Related.

## KONPRUMISU KU ROXBURY

Un didikason permanenti y sén igual a kumunidadi di Roxbury, y rilasons fórti ku líders di kumunidadi.

## PRUGRAMA DI DEI SÓLIDU

Un konprumisu y fóku na partisipason y inisiativas di DEI au longu di siklu di vida di enprendiméntu. Un ekipa formadu pa más di 50% di inprézas M/WBE.

## BINIFÍSIUS IXSESIONAL PA KUMUNIDADI

Prugramas y parserias ki ta apoia nisisidadis di kumunidadi, ta prupursiona spasus pa atividadis di moradoris, y ta apoia kresiméntu di inpregu y dizenvolviméntu ikunómiku.







Disponibilizason di **moradías** di baxu kustu **pa famíliás y idozus**, inklúindu pa kunpra y pa renda



Prusésu sólidu y transparentu di **involviméntu di kumunidadi**, ki ta tenta konsigi ideias y opinions **au longu di siklu di vida di prujétu**



Ekípa di dizenvolviméntu imobiliáriu ki ta pertense a grupus di minoria, ku **50% di propiedad di MBE y 50% di partisipason di M/WBE** na nos ekípa di konsultoris



Konsentra na **kriason di rikéza pa kunpra kaza** y na koverte renderus di moradías di baxu kustu na dónus di ses priméru kaza

# Un Ekipa ku Spiriénsia, Konprumitidu ku Diversidadi, Ekuidadi & Inkluzon

## 50%

**Ko-Dizenvolviméntu/Propriedadi di MBE**

## + di 50%

Nos ekipa é formadu pa **inprézas di M/WBE** di tudu spétru di dizenvolviméntu

» Enprendiméntu Konjuntu di Jeston di Konstruson **ku Inpreteru Jeral MBE**

» **Konsultor di diversidadi** pa garanti involviméntu ku inprézas di M/WBE y **oportunidadi** di inpregu pa mudjeris y grupus di minoria

**D/R/E/A/M** COLLABORATIVE  
POWERED BY DIVERSITY



**Our Village Initiative**  
Development Experience



**InOrder Business**  
INTEGRATED SOLUTIONS  
FOR AN INCLUSIVE WORLD



**DM  
LA+**



**RYAN BIGGS  
CLARK DAVIS**  
ENGINEERING & SURVEYING



**MC**  
MAVEN  
CONSTRUCTION



**SETTY**

**BRYANT  
ASSOCIATES**



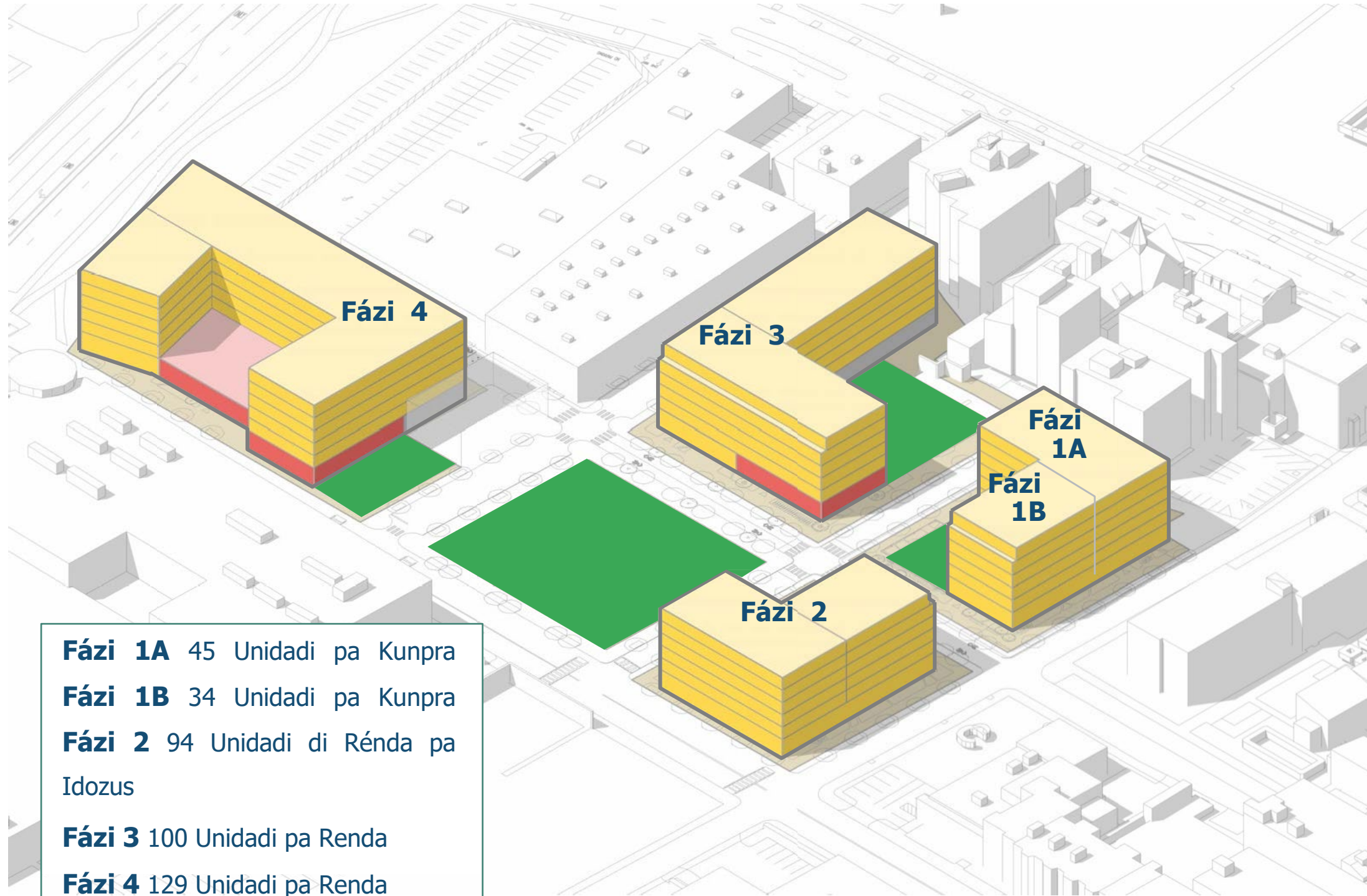
**Proverb**

**enviENERGY**



- » Aumenta moradias di baxu kustu pa satisfaze nisisidadis urjenti di abitason
- » Ofere se opurtunidadis imidiatu di kunpra moradias di baxu kustu y métodus pilotu di tipu renda-pa-kunpra, na fázis futuru
- » Da prioridadi pa famíliás (~65%) y didika un prédiu pa Idozus di Boston/Roxbury
- » Utiliza konstruson dénsu y di altura médiu (6 andar), prizervandu más di un akri (4 m<sup>2</sup>) di spasu verdi y abértu
- » Implimenta un kalendáriu di konstruson faziadu, pa pruveta másimu di kréditus fiskal pa moradias di baxu rendiméntu
- » Minimiza subsídus Munisipal y Stadual atravês di *design* y métodus di konstruson ben pensadu
- » Pusibilidadi di kanaliza ti \$11,1 milion di pagaméntus di taxa di abitason di prujétus kumersial aprovalu di Related Beal na South Boston





**Fázi 1A** 45 Unidadi pa Kunpra  
**Fázi 1B** 34 Unidadi pa Kunpra  
**Fázi 2** 94 Unidadi di Rénda pa Idozus  
**Fázi 3** 100 Unidadi pa Renda  
**Fázi 4** 129 Unidadi pa Renda

**79**

**Moradia di Baxu Kustu pa Kunpra**  
Fázi 1A & 1B

**94**

**Moradia di Baxu Kustu pa Renda, pa Idozus**  
Fázi 2

**229**

**Moradia di Baxu Kustu pa Renda**  
Fázi 3 & 4

**20 mil**

**Spasu Kumersial & Kumunitáriu**

**1,17**

**Akri (4,7 m<sup>2</sup>) di Spasu Abértu & Spasu Verdi**



## Tipu di Unidadi

Tipu di Unidadi	Pa Kunpra	Pa Renda	Di Rénda pa Idozus
STÚDIU	22	18	34
1 kuartu	18	65	54
2 kuartu	29	123	6
3 kuartu	10	18	-
4 kuartu	-	5	-
<b>TOTAL</b>	<b>79</b>	<b>229</b>	<b>94</b>

## Income Band

AMI %	Pa Kunpra	Pa Renda	Di Rénda pa Idozus
30%		46	19
40%		9	4
50%		21	9
60%		17	4
70%		59	28
80%	40	48	16
100%	39	8	3
120%		21	11
<b>TOTAL</b>	<b>79</b>	<b>229</b>	<b>94</b>

402

Total di moradias di baxu kustu, inkluindu opurtunidades pa renda & pa kunpra

94

Opurtunidades di moradias didikadu pa idozus

33

Moradias di três y di kuartu kuartu pa famílias

280

Unidadi pa renda rizervadu pa famílias ki ta ganha 80% ô ménus di AMI

» **Prugrama di Auto-Sufisiénsia Familiar**

Pa djuda famílias prugridi atravês di un prugrama fórti di popansa. Pa apoia moradoris a alkansa ses objetivus.

» **Ajuda pa Kunpradoris di Kaza di Priméru Jerason**

Prugrama sólidu y en kresiméntu pa kunpradoris di kaza di priméru jerason, ku 30 mil dóla di popansa, idukason y apoio permanenti.

» **Ajuda ku Pagaméntu Inisial**

Ti 125 mil dóla di ajuda ku pagaméntu inisial, akumulandu MAHA Stash ku otus prugrama DPA

» **Idukason y Apoio**

Idukason y orientason sertifikadu pa HUD. Idukason y apoio dipos di kónpra.

» **Involviméntu Síviku & Dizenvolviméntu di Lideransa**

Opurtunidadis pa tudu graduadu di MAHA.



## Présus di Béndá & Réndas Líkidu

STÚDIU

**\$210.000** ô **\$1.200** / mês

**PRÉSU MÉDIU DI BÉENDA  
MISTURADU Ô PAGAMÉNTU DI  
IPOTÉKA (80-100% AMI)**

3 KUARTU

**\$338.000** ô **\$1.890** / mês

**PRÉSU MÉDIU DI BÉENDA  
MISTURADU Ô PAGAMÉNTU DI  
IPOTÉKA (80-100% AMI)**

STÚDIU

**\$1.690** / mês

**RÉENDA MÉDIU MISTURADU (30-  
120% AMI)**

4 KUARTU

**\$2.670** / mês

**RÉENDA MÉDIU MISTURADU (30-  
120% AMI)**

**\$15** / SF

**RÉENDA KUMERSIAL DI  
BAXU KUSTU**

**AMI: Average Median Income (Rendiméntu Médiu Medianu).** AMI ta bâzia na undi bu ta mora y na tamanhu di bu agregadu familiar.

*\*Tudu présu sta sujeitu a béndas másimu di BPDA, taxas di juru atual y valor di pagaméntu inisial, ô réndas di unidadi y limiti di rendiméntu di BPDA.*





Spasu Kumunitáriu & Kumersial



Inkubadora



Kuzinha Kumunitáriu



Formason Prufisional



Spasu Kumunitáriu pa Idozus



Kréxi



Stabelesiméntus Kumersial Lokal & Konviniénsia



# Riunindu kumunidadí di Roxbury ku más di 4 m<sup>2</sup> di spasu abértu y verdi







Paseius ku Sónbra & Arvis Nóvu



Zónas pa Anda di Bisikléta & A Pê



Prasa di Kumérsju



Spasu Verdi Públiku



Parki Infantil



Pátju di Moradoris



Jardin Kumunitáriu pa Idozus



Jardin di Txuba





**100%**  
ILETRIFIKASON



SERTIFIKASON DI  
KAZA PASIVU



Inerjia Linpu  
Pruvetadu Másimu na  
Lokal, ku Painel Solar  
Fotovoltaiku



Infrastruturas  
di Konstruson  
Fundamental  
Ilevadu



Asésu a Transpórti  
Públiku, Vias pa  
Bisikléta &  
Armazenaméntu di  
Bisikléta, y *BlueBikes*



Invelópi di  
Konstruson di Altu  
Dizenpenhu



Sistéma Sentral  
di Rikuperason di  
Inerjia



Riduson di Ifeitu di  
Ilha di Kalor Atravêd  
di Paizajismu



Matiriais  
Sustentável & di  
Baxu Imison



25% di Stasons di  
Karegaméntu di  
veíkulus ilétriku  
(VI), 100% di  
Kapasidadi Futuru



Sónbra di Arvis &  
Kubertura di Sónbra di  
Strutura



Riduson di  
Utilizason di Águ na  
Intirior, ku  
Asesórius di Baxu  
Fluksu



1,17 Akri (4,7 m<sup>2</sup>) di  
Spasu Verdi Públiku  
pa Infiltrason di Águ  
di Txuba



*Design* Biofíliku &  
Ligason ku Naturéza





## Moradias di Baxu Kustu pa Diferentis Fázi di Vida

Konsentra na **oportunitadís asesível y di baxu kustu pa trabadjoris y idozus**

**85% di unidádis** distínadu pa kes ki ten AMI igual ô más baxu ki 80%

**20% di total di unidádis ta ser pa kunpra**, fasilítandu kriason di rikéza y stabilitadi

Parseria ku *Our Village Initiative* pa traze **oportunitadís di kunpra kaza** pa agregadus familiar di rendiméntu baxu y muderadu



## Spasus di Inkubason Kumersial y Kumunitáriu

**Spasu kumunitáriu konstruídu spisífikamenti** na 3 prédiu pa prumove enprendidorismu

**Spasus kumersial lokalizadu stratéjikamenti** na árias ku txeu tránzitu pedonal (a pê)

**Sala kumunitáriu versátil**, ta sirbi komu un abrighu di imerjénsia y spasu kumunitáriu

NECAT ta ben traze **nóvus formason na kulinária y inpregus** pa moradoris di Roxbury



## Spasu Abértu & Spasu Públiku

**1,17 akri (4,7 m<sup>2</sup>) di spasu públiku abértu**, inklúindu un ária verdi sentral, jardín kumunitáriu pa idozus, y parkis infantil

Ligasons alargadu na lokal, **kaminhus didikadu pa anda a pê y na bisikléta, bankus y arvis nóvu**

**Arti públiku** y kulaborasons lokal ki ta inkorpora zóna



## Abrasandu Stória di Nórti di Roxbury

Spasu didikadu pa **rikunhese famílias y stabelesiméntus kumersial ki foi obrigadu a muda durante Rikualifikason Urbanu** na Roxbury

**Rikunhesiméntu di inpaktu stóriku** di Planu Jeral di 1975 pa Boston y Núkliu Rijional

**Dizenvolviméntu ikunómiku** através di nóvus oportunitadís imobiliáriu distínadu pa públiku



## Dizenvolviméntu Ikunómiku & Kriason di Inpregu

**Parserias lokal** sima Nubian Square Main Streets, BECMA, & TACC pa enrikese Nubian Square

**Dizenvolviméntu di jóvens y di trabadjadoris** através di parserias ku organizasons & instituisons lokal

Involviméntu ku **inprézas di M/WBE y oportunitadís di inpregu** pa mudjeris y grupus di minoria

**1.200 inpregu (trabadju) na konstruson**, 32 inpregu a témpu interu y 30 inpregu a témpu parsial





An architectural rendering of a modern residential development. The scene features several multi-story buildings with colorful facades in shades of green, grey, and red. In the foreground, a lush green park area is populated with diverse people: a man and a woman walking a dog, children playing, a man with a bicycle, and a woman pushing a stroller. The sky is bright blue with light clouds, and the overall atmosphere is vibrant and community-oriented.

# Alienason di Parkis di Stasionaméntu di Kumison di Águ y Sgotu di Boston

19 di marsu di  
2024

**RELATED  
BEAL**

**D/R/E/A/M DEVELOPMENT**  
POWERED BY DIVERSITY



## Reed Square

Nos inspirason pa vizon di Reed Square ta faze un omenajen a valiozu stória fíziku, susial y kultural d'eskomunidadi vibranti!



**REED SQUARE** • DIMINUINDU DISTÁNSIA  
**UN VIZON PA NOS KUMUNIDADÍ**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT



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# Beacon, Madison Park Development Corporation, Jonathan Garland Enterprise



*Parserus ku spiriénsia na moradias di baxu kustu, ku orijens y dékadas di invistiméntu fórti na kumunidadi di Roxbury!*

REED SQUARE    DIMINUINDU DISTÁNSIA  
**KO-PRUMUTORIS**  
**IMOBILIÁRIU**







Drexel Village

Madison Park Village

Lenox Apartments

Camden Street Apartments

Mandela Homes

Lóti 10

Orchard Gardens

Hibernian Hall

Parseru Stratéjiku di Kumunidadei  
**Kongregason Lion di Judá**

**Ridasonis fórtirkuod zónans!**

**Dékadas dif investment invistiméntuug kumunidadeidi Roxbury!**

**REED SQUARE . DIMINUINDU DISTÁNSIA  
KO-PRUMUTORIS  
IMOBILIÁRIU**

**BEACON communities**

**MPDC**  
Madison Park Development Corporation

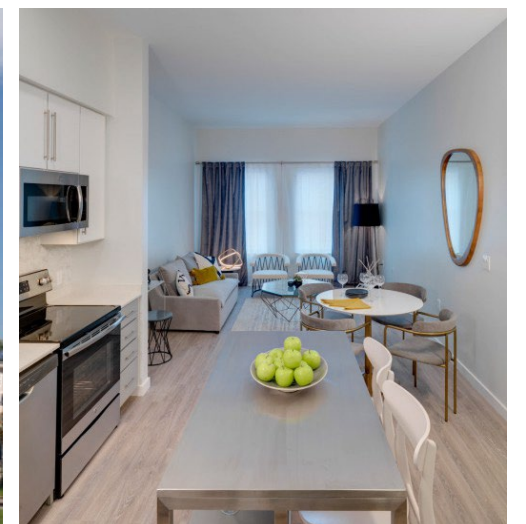
**JGE**  
DEVELOPMENT



**Beacon Communities** é un prumutor, propietáriu y jestor di moradias di baxu kustu, orientadu pa mison y sediadu na Boston, ku kumunidadis na Nordésti y Médiu Atlántiku.

Dipartaméntu di Involviméntu di Beacon Communities ta oferese midjoris sirvisu pa moradoris na sinku ária prinsipal:

- Stabilization di abitason
- Saúdi y ben-star
- Mobilidadi ikunómiku y idukason
- Valorizason di juventudi
- Konstruson di kumunidadi & involviméntu síviku





## Prugramas & Sirvisus Kumunitáriu

- Dizenvolviméntu di Jóvens
- Moradias di Baxu Kustu
- Ekuidadi na Saúdi & Ben-star di Kumunidadi
- Arti & Kultura @ Hibernian Hall
- Prugrama di Opurtunidadi Inpregu
- Involviméntu di Kumunidadi
- Apoiu pa Kumunidadi
- *The Dewitt Center*
- Diversidadi & Dizenvolviméntu di Mon-di-Óbra

**Program Overview**  
As part of Madison Park Development Corporation's commitment to reduce disparities in Boston, the Madison Park Next Door program provides comprehensive asset and wealth-building opportunities, including first-time homebuyer assistance. MPDC affordable rental housing opportunities, including first-time homebuyer assistance, MPDC also supports residents towards achieving other asset-building and through the Family Self-Sufficiency Program.

**First Time Homebuyer Program**  
Participants range from individuals just beginning the process of becoming homeowners to those who are already actively viewing properties at the initial point of engagement. Activities and services include:

- Orientation Sessions
- First Time Homebuyer Classes
- First Time Homebuyer Club
- 1:1 Counseling and Technical Assistance
- Referrals to additional resources including financial and credit counseling
- Down payment and closing cost assistance, upon completion of rental agreement
- **are available for purchases in the City of Boston or \$50,000 for purchase** recipients are encouraged to combine MPDC awards with other programs, such as the Massachusetts Affordable Housing Alliance
- Free legal consultation to develop a will to pass on intergenerational wealth

**Family Self-Sufficiency**  
MPDC also offers the Family Self-Sufficiency (FSS) Program to its residents. The program helps participants increase earnings and build financial capability and assets via two key features: participants can use to improve quality of life, advance personal employment training, homeownership, or starting a business; an additional key strategy for preparing more residents for homeownership.

**IDA Match**  
Currently, the primary savings vehicle for residents of MPDC rental housing is participation in the Family Self-Sufficiency program. However, due to FSS eligibility criteria, not all MPDC residents have the option to enroll in FSS as administered through MPDC's collaboration with Winn Residential and Compass Working Capital. As an alternative, MPDC is currently developing an Individualized Development Account (IDA) match program, which would allow us to reach all our residents with a meaningful savings program.

**Rent to Own Pilot**  
As an additional response to Boston's complex housing environment, is in the planning phase of launching an innovative rent-to-own model, utilizing a new financing tool that will create a clear pathway for low/moderate-income MPDC tenants to build savings toward a down payment over the course of two years. This model will allow tenants to set aside half (50%) of monthly rent payments in a trust account for two years, which they can then use as a down payment to become homeowners. Simultaneously, tenants will attend first-time homebuyer classes and receive financial counseling to help prepare them for homeownership, while also becoming eligible for an additional MPDC down payment assistance award (see above). The strength of this model is its dual impact, including facilitating homeownership opportunities for low- and/or moderate-income Roxbury residents, while simultaneously addressing the shortage of affordable rental units by opening income-restricted MPDC rental units, as participating tenants are able to move into their own market-rate homes.

**Ultimately, the long-term goal of this program is to establish a viable model to transition renters in income-restricted units to homeowners, thereby increasing household wealth for homebuyers while simultaneously freeing up highly in-demand affordable rental units.** The additional advantage of this model is that, should a renter choose not to purchase a home, escrow funds will remain available for alternate financial goals. Additionally, when combined with other first-time homebuyer resources, MPDC projects this will allow residents to be competitive in the market rate homeownership pool and hopefully increase the rate of wealth-building among these households.

For more information, contact: [nextdoor@madison-park.org](mailto:nextdoor@madison-park.org) 617.849.6334





*Prumutoris Imobiliáriu y Kriadoris di Spasu ku responsabilidadi susial di konstrui di manera ekuitativu, sustentável y kontestual.*

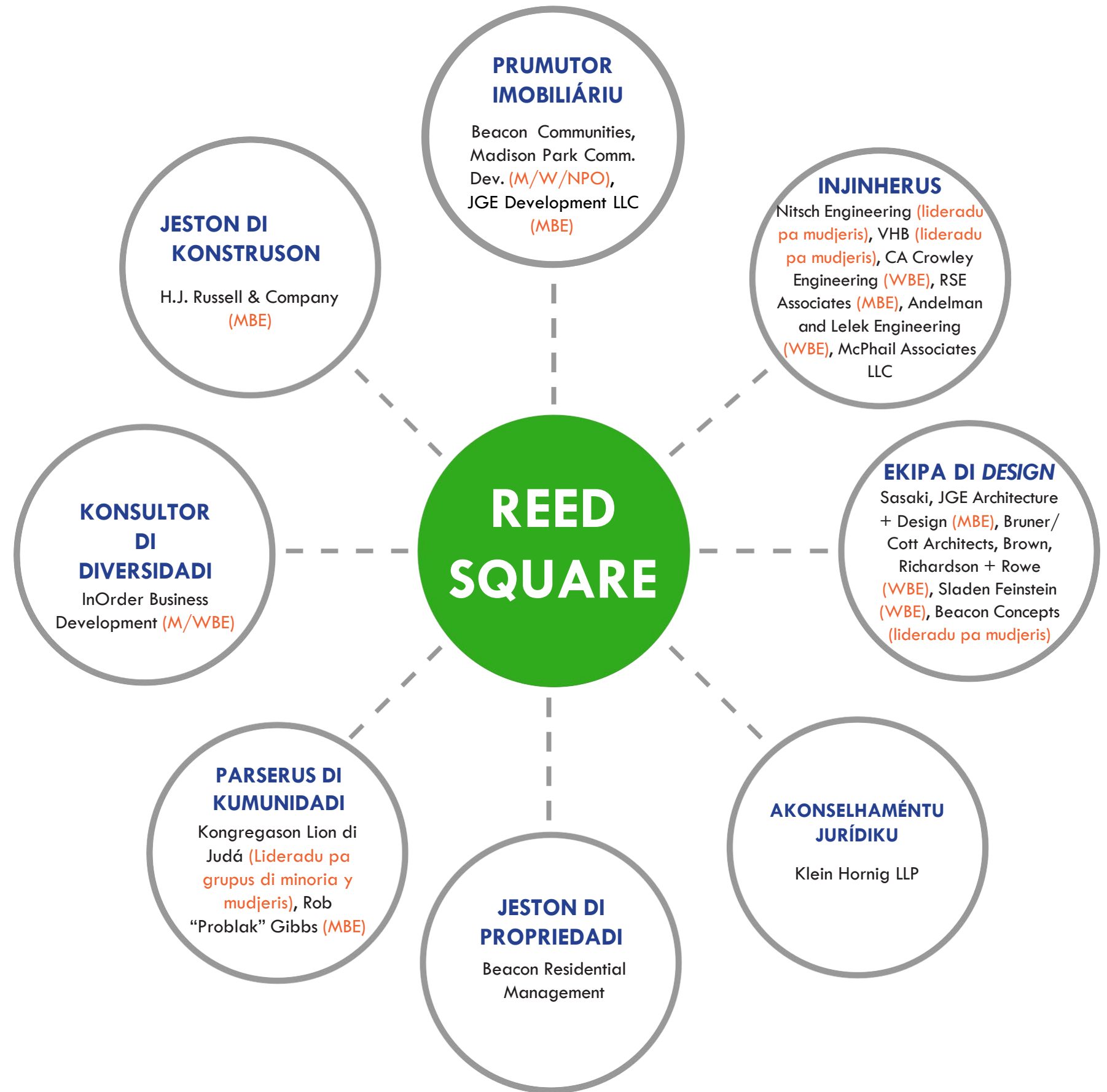
- Sediadu na **Boston**
- **100%** di Propriedadi di Grupos di Minoria
- **257** moradia di baxu kustu atualmente kontroladu na lokal, ku dizignason pruvizóriu di Kámara Munisipal di Boston atravêš di parserias di ko-dizenvolviméntu imobiliáriu semelhanti.





Vizon pa Reed Square foi Konstruídu pa un Ekipa Spirienti di Prufisionais Diversifikadu, Inprézas di M/WBE y Organizasons Kumunitáriu Lokal “Fórtimentu Stabelesidu”

MÁS DI 70% DI EKIPA É FORMADU PA INPRÉZAS LIDERADU PA GRUPUS DI MINORIAS Ô MUDJERIS



REED SQUARE DIMINUINDU DISTÁNSIA  
**DIVERSIDAD** / **EKUIDAD** / **INKLUZON**



# 2/3 di ekipa di proprietáriu é MBE sertifikadu!

## Ekipa di Dizenvolviméntu Imobiliáriu

**15** inpréza lideradu pa grupus di minoria ô mudjeris, riprimentandu más di **70%** di ekipa, y **10** d'es foi sertifikadu pa Gabinete di Diversidadi di Fornesedoris di Massachusetts.

## Opurtunidades Duranti Dizenvolviméntu (Objetivus di D/E/I)

Kámara Munisipal di Boston (BRJP)	51% Moradoris di Boston	40% Pesoas di Kor	12% Mudjeris
<b>Objetivus di Reed Square</b>	<b>51% Moradoris di Boston</b>	<b>51% Pesoas di Kor</b>	<b>12% Mudjeris</b>

- Inprézas: **35%** MBE y **10%** WBE
- Feras di inpregu na kumunidadi y formason OSHA di grasa
- Parseria y Divulgason pa YouthBuild, Madison Park Technical Vocational High School, Benjamin Franklin Institute

## Opurtunidades Duranti Operasons di Propriedadi na Longu Prazu

- Feras di inpregu na kumunidadi pa inpregus di joston y manutenson di propietadadi
- Divulgason pa pikénus inpréza lokal, M/WBEs pa opurtunidades di kontratason, sima linpéza di névi y jardinajen



**Serka di 383 moradia di baxu kustu konstruídu risentimenti:  
pa kunpra/pa renda/pa idozus/pa famílias**

**196 lugar di stasiona fóra di rua**

**Kuazi 1 akri (4 m<sup>2</sup>) di spasu abértu públiku y pa  
moradoris**

**Más di 10.000 PK di spasu di sirvisu di zóna**

**Más di 8.500 PK di spasu kumersial/retalhu**

**Un grandi variedadi di binifísius pa kumunidadi y parserias**



ROXBURY CROSSING

ISLAMIC SOCIETY OF BOSTON

JOHN ELIOT SQUARE

FIRST CHURCH IN ROXBURY

FREDERICK DOUGLASS SQUARE

CHESTER SQUARE

TITUS SPARROW PARK

BOSTON CENTER FOR THE ARTS

RINGGOLD PARK

FRANKLIN & BLACKSTONE SQUARES

CATHEDRAL OF THE HOLY CROSS

WORCESTER SQUARE

BOSTON MEDICAL CENTER

REED SQUARE

NUBIAN SQUARE

HIBERNIAN HALL

BOLLING BUILDING

MELNEA CASS BLVD.

DUDLEY TOWN COMMON

FORT HILL

### PRASAS + MUNUMÉNTUS

**in** Lower Roxbury

**in** South End

**at** Reed Square (BWSC)

# DIMINUINDU DISTÁNSIA

REED SQUARE • DIMINUINDU DISTÁNSIA  
NOS VIZON

BEACON communities

MPDC  
Madison Park Development Corporation

JGE  
DEVELOPMENT



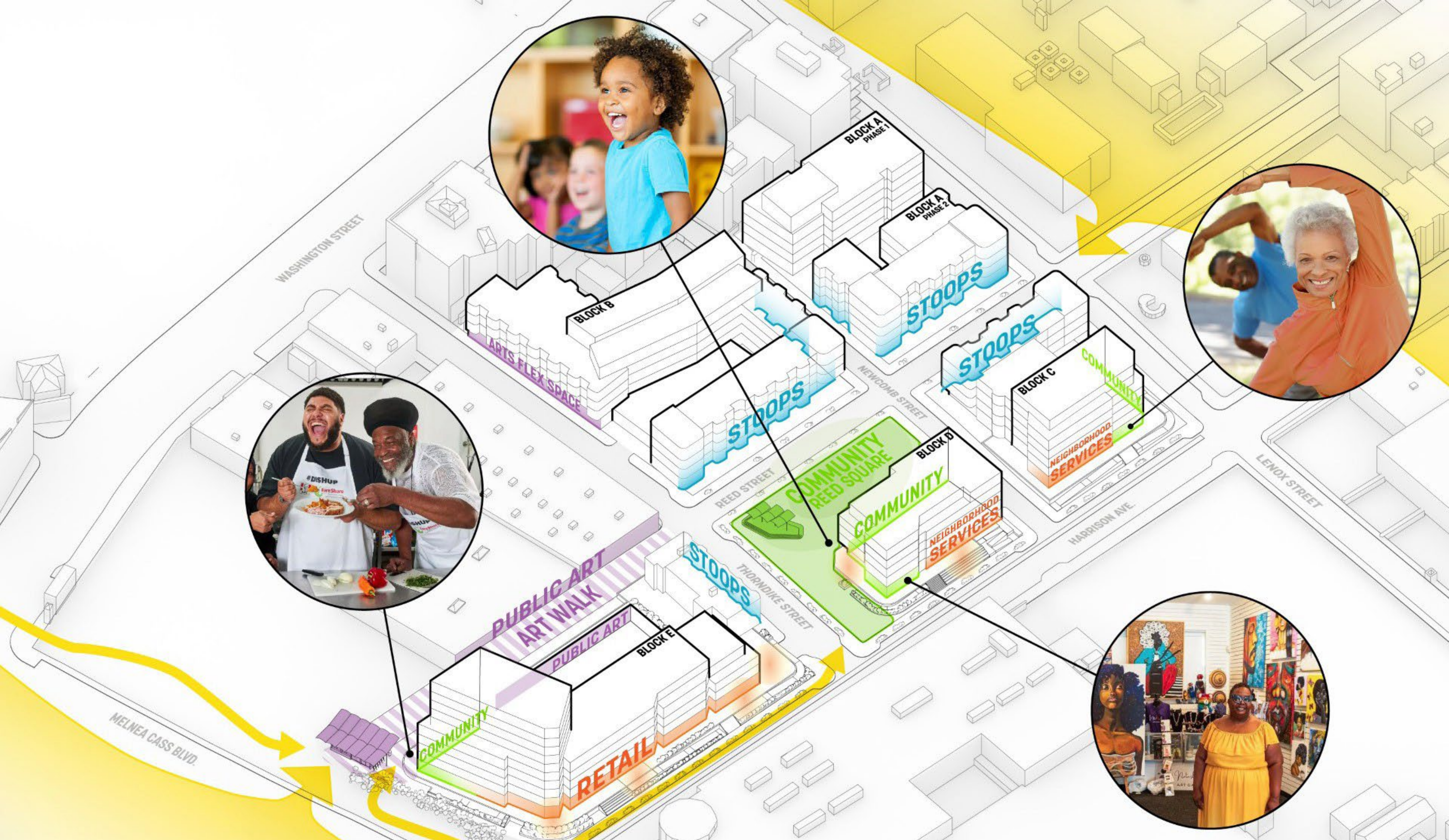
# DIMINUINDU DISTÁNSIA:

IKUNÓMIKU • FÍZIKU

SUSIAL • AMBIENTAL

KULTURAL • EKUITATIVU

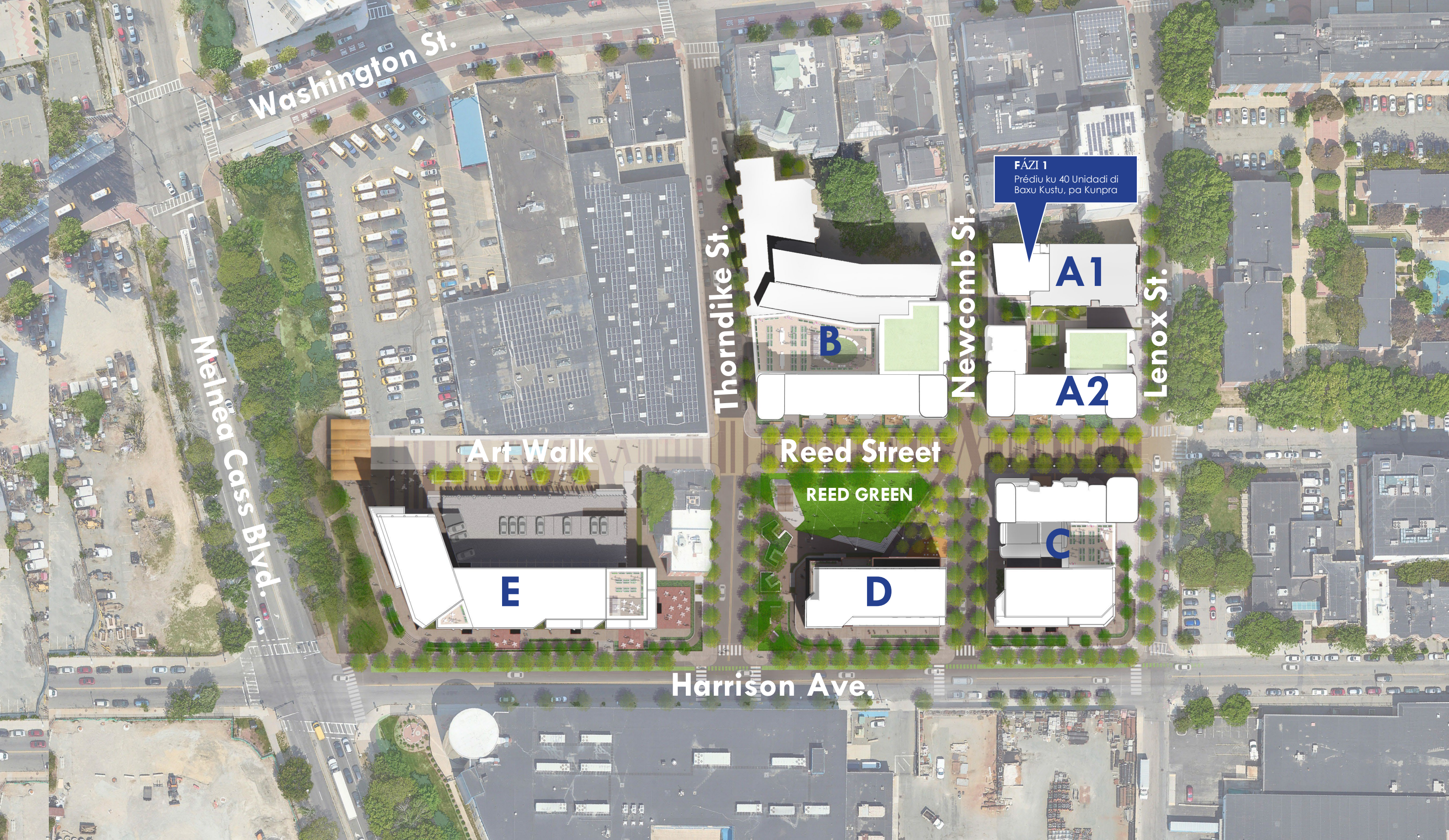




REED SQUARE • DIMINUINDU DISTÂNCIA  
**NOS VIZON**







Washington St.

Melnea Cass Blvd.

Thorndike St.

Newcomb St.

Lenox St.

FÁZI 1  
Prédiu ku 40 Unidadi di  
Baxu Kustu, pa Kunpra

A1

B

A2

Art Walk

Reed Street

REED GREEN

E

C

D

Harrison Ave.

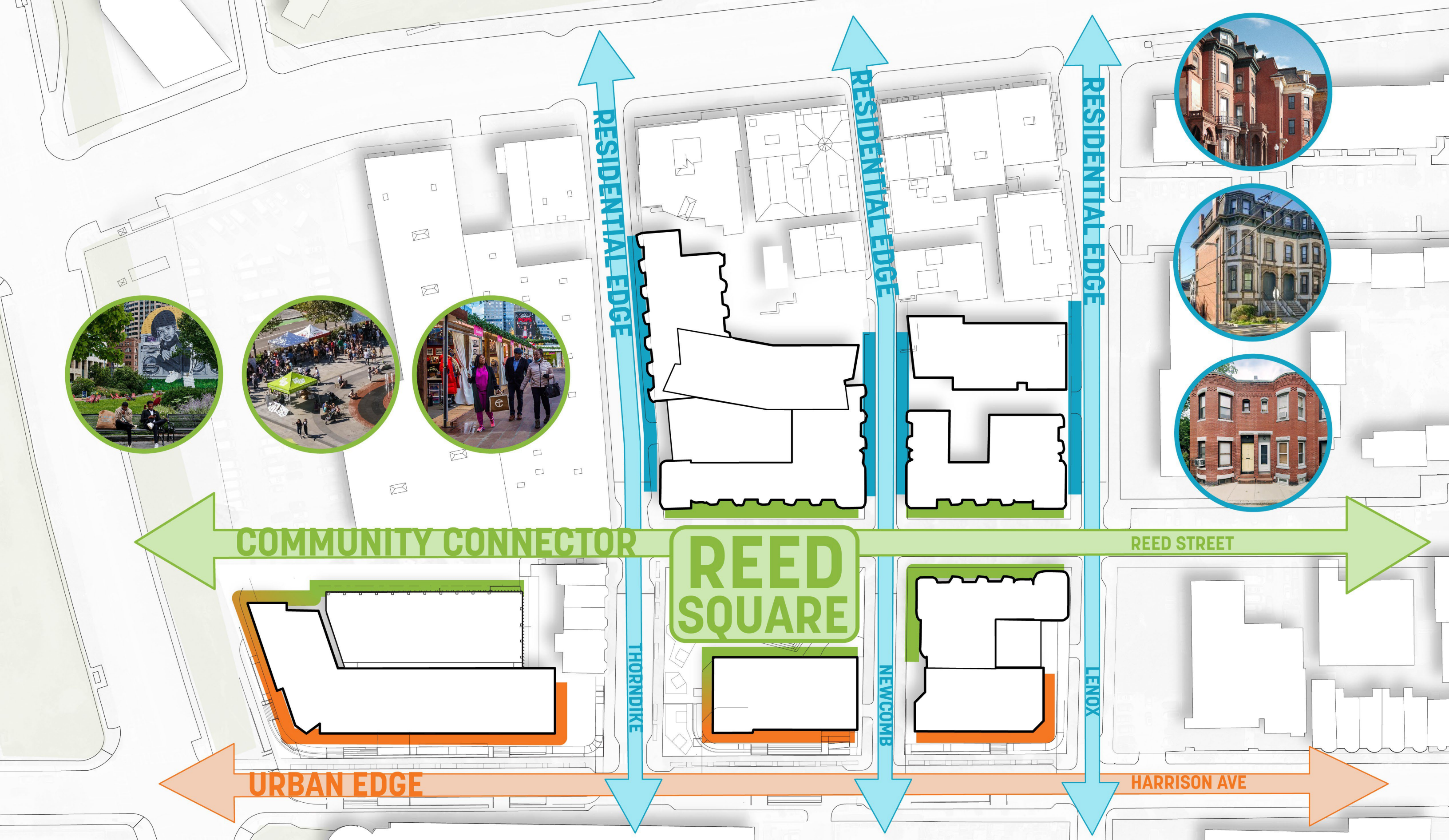
REED SQUARE • DIMINUINDU DISTÁNSIA  
NOS VIZON

BEACON  
communities

MPDC  
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JGE  
DEVELOPMENT

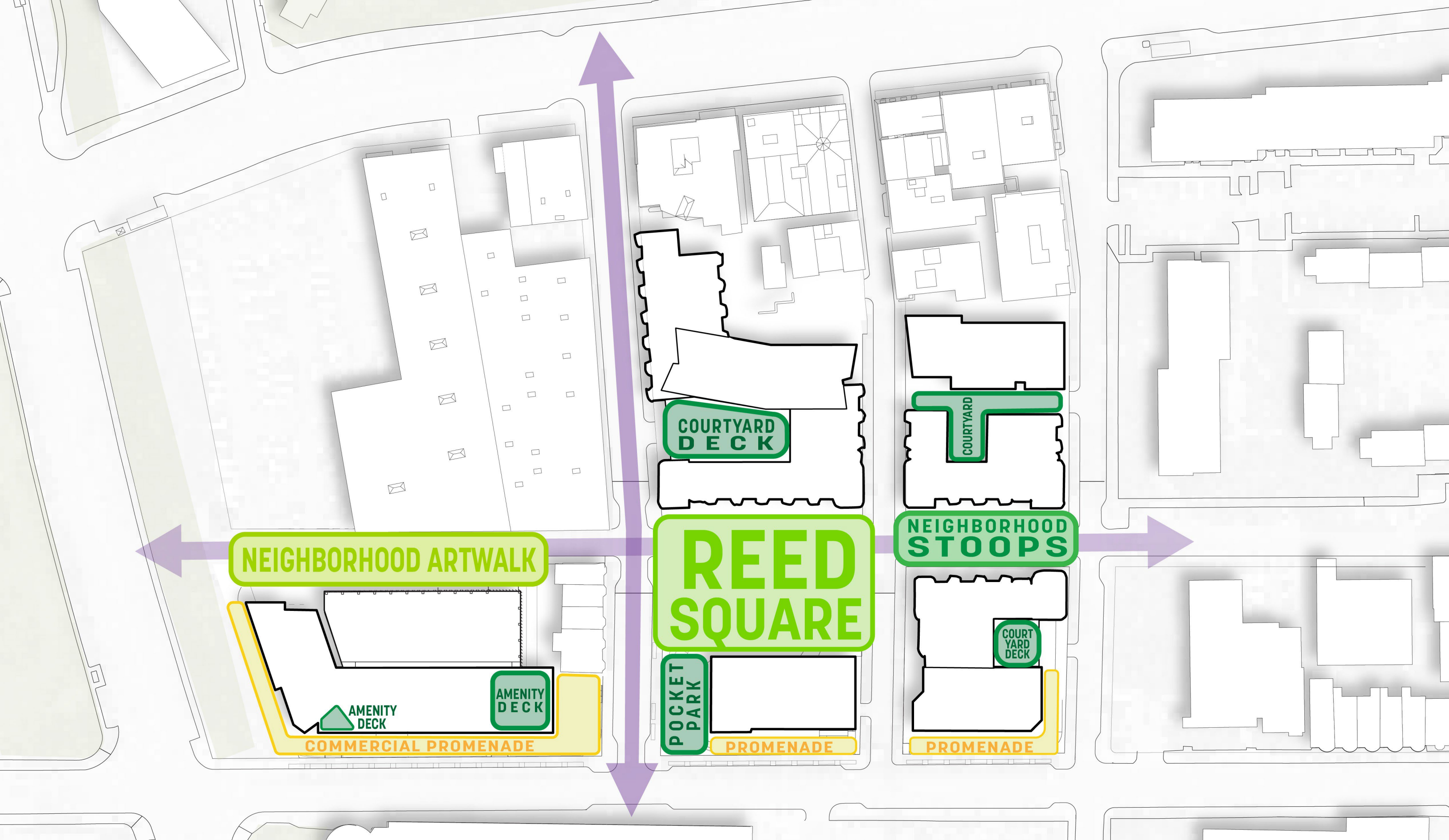




REED SQUARE • DIMINUINDU DISTÂNCIA  
**DIMINUINDU LIMITI**







**REED SQUARE** • DIMINUINDU DISTÂNCIA  
**DIVERSIDADI DI SPASUS ABÉRTU**





**REED SQUARE • DIMINUINDU DISTÂNCIA  
LUGARIS SIGNIFIKATIVU & MEMORÁVEL**





# UN LUGAR PA KONVIVE

REED SQUARE NA KRUZAMÉNTU DI NEWCOMB & REED ST.



REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT



# URBAN EDGE: UN LUGAR PA KONTRA

PASEIU DI HARRISON AVE.



REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT





# RESIDENTIAL EDGE: UN LUGAR PA ODJA AMIGUS

REED ST.

REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT



# UN LUGAR PA BRINKA/JUGA

REED GREEN NA KRUZAMÉNTU DI THORNDIKE & REED ST.



REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT



# UN LUGAR PA MORA Y RIUNI

KUZINHA KUMUNITÁRIU & RISTORANTIS – SKINA DI MELNEA CASS & HARRISON AVE.



REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT





# UN LUGAR PA SELEBRA Y KONPARTILHA

ART WALK Y KUZINHA DI COMMUNITY CORNER NA MELNEA CASS & REED ST.

REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT





# UN LUGAR PA FAZE KÓNPRA Y KUMÊ

SKINA DI HARRISON AVE. & THORNDIKE ST.

REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
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DEVELOPMENT





# UN LUGAR PA SELEBRA

SÊNTRU KUMUNITÁRIU & KRÉXI – SKINA DI HARRISON AVE. & THORNDIKE ST.

REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**





# UN LUGAR PA VIVE DRETU

VIDA DI IDOZUS – SKINA OÉSTI DI HARRISON AVE. & LENOX ST.



REED SQUARE • DIMINUINDU DISTÁNSIA  
**LUGARIS SIGNIFIKATIVU & MEMORÁVEL**

**BEACON**  
communities

**MPDC**  
Madison Park Development Corporation

**JGE**  
DEVELOPMENT



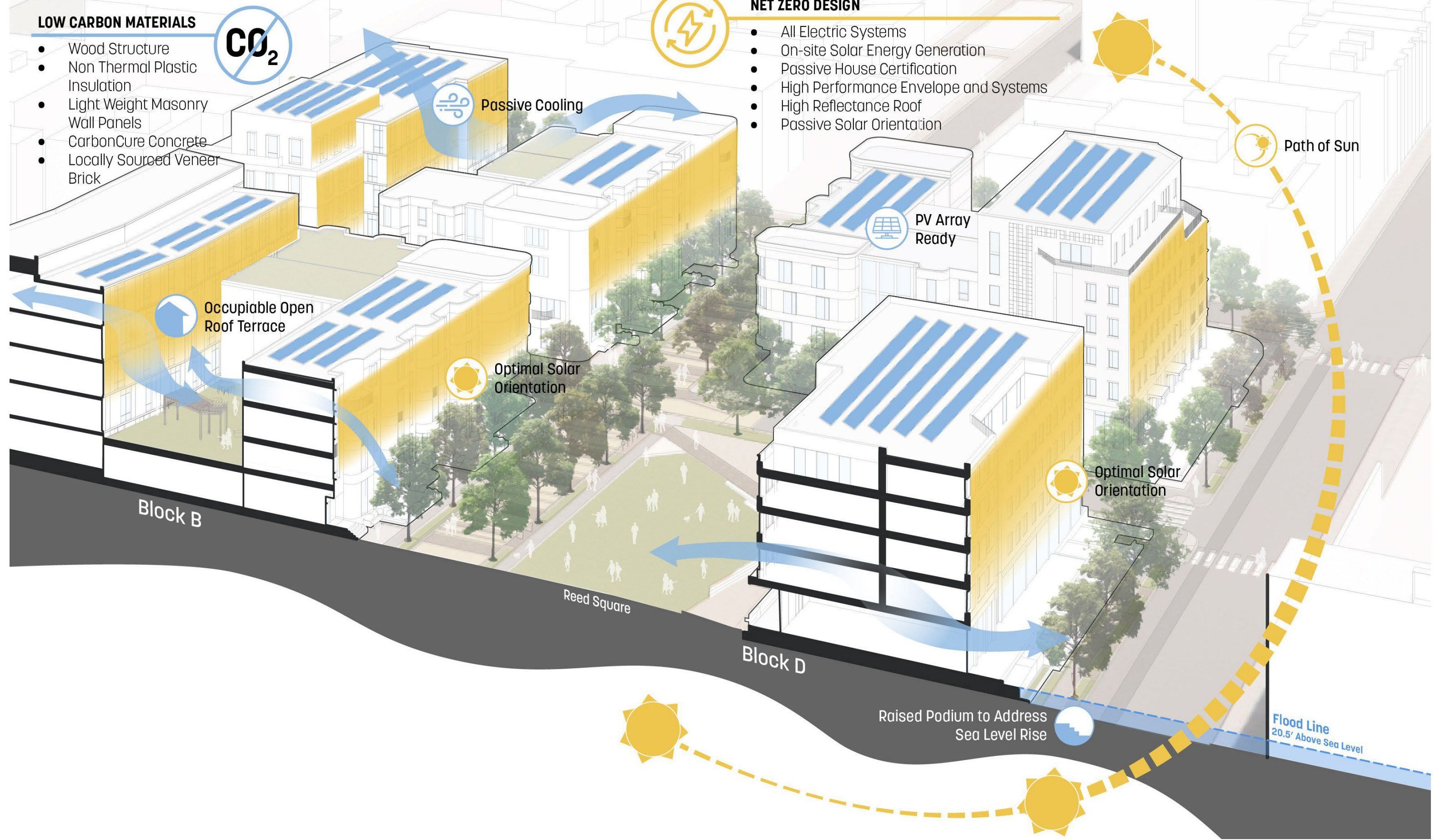
### LOW CARBON MATERIALS

- Wood Structure
- Non Thermal Plastic Insulation
- Light Weight Masonry Wall Panels
- CarbonCure Concrete
- Locally Sourced Veneer Brick

CO<sub>2</sub>

### NET ZERO DESIGN

- All Electric Systems
- On-site Solar Energy Generation
- Passive House Certification
- High Performance Envelope and Systems
- High Reflectance Roof
- Passive Solar Orientation



REED SQUARE • DIMINUINDU DISTÁNCIA  
**JUSTISA AMBIENTAL**





### GREEN ROOFS

- Increase insulation during winter and summer
- Improve stormwater management
- Increase biodiversity in urban area and provide habitat or food source for urban wildlife



### NATIVE SPECIES CONTRIBUTE TO BOSTON'S URBAN FOREST PLAN

- Low Maintenance
- Drought Resistant
- Local Species



### STREETSCAPE

- Reduce Urban Heat Island
- Improve Air Quality
- Urban Wildlife and Pollinator Corridor



Seasonal Winds



Block B

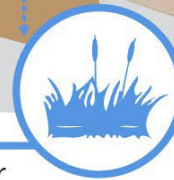
### PERMEABLE PAVERS

- Increase Groundwater Retention
- Reduce Runoff Volume
- Cool Down Streets



### STORM WATER RETENTION AREA

- Increase Groundwater Retention
- Retain Water During Storm Period



Reed Square

Block D

Raised Podium to Address Sea Level Rise



### RAIN GARDEN

- Increase Groundwater Retention
- Reduce Runoff Volume
- Green Buffer



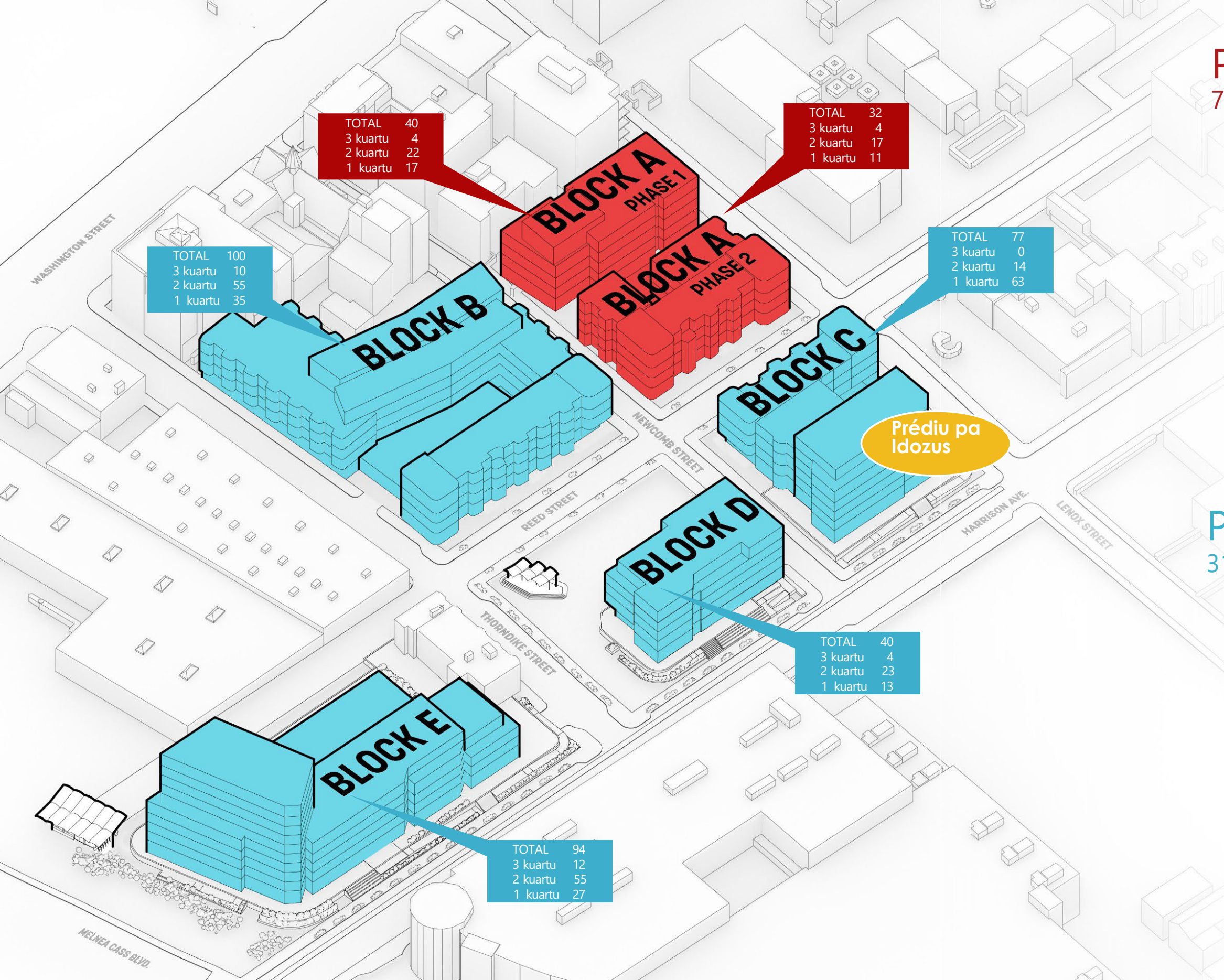
Stormwater Runoff From the Road



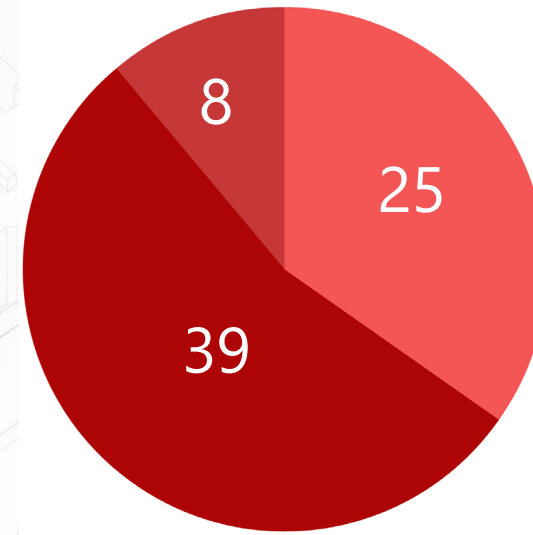
Flood Line  
20.5' Above Sea Level

REED SQUARE • DIMINUINDU DISTÁNSIA  
JUSTISA AMBIENTAL



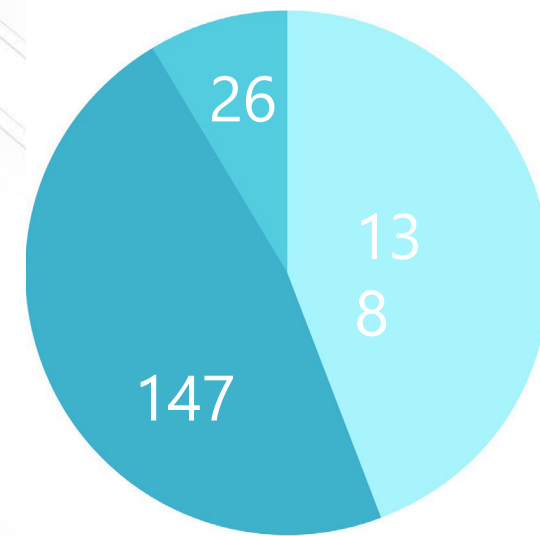


## Pa kunpra 72 unidadi



- 3 kuartu
- 2 kuartu
- 1 kuartu

## Pa renda 311 unidadi



- 3 kuartu
- 2 kuartu
- 1 kuartu

# REED SQUARE • DIMINUINDU DISTÁNSIA TIPUS DI MORADIAS



## PRÉDIU A1

**PRIMÉRU PRÉDIU**  
40 Unidadi di Baxu  
Kustu pa Kunpra

	# unidadi	Média di Présu di Merkadu na 2024 Price	Présu di Bénda***	Ipotéka Mensal**	Limiti di Rendiméntu*
<b>1 kuartu</b>		<b>\$431.000</b>			
80% AMI	7		\$219.500	\$1.644	\$89.080
100% AMI	7		\$287.400	\$2.083	\$111.350
<b>2 kuartu</b>		<b>\$537.762</b>			
80% AMI	11		\$258.500	\$1.960	\$106.880
100% AMI	11		\$334.700	\$2.452	\$133.600
<b>3 kuartu</b>		<b>\$670.945</b>			
80% AMI	2		\$297.200	\$2.270	\$123.480
100% AMI	2		\$378.000	\$2.791	\$154.350

## PRÉDIU A2

**SEGUNDU PRÉDIU**  
32 Unidadi di Baxu  
Kustu pa Kunpra

	# di Unidadi	Média di Présu di Merkadu na 2024	Présu di Bénda***	Ipotéka Mensal**	Limiti di Rendiméntu*
<b>1 kuartu</b>		<b>\$431.000</b>			
80% AMI	5		\$219.500	\$1.644	\$89.080
100% AMI	6		\$287.400	\$2.083	\$111.350
<b>2 kuartu</b>		<b>\$537.762</b>			
80% AMI	8		\$258.500	\$1.960	\$106.880
100% AMI	9		\$334.700	\$2.452	\$133.600
<b>3 kuartu</b>		<b>\$670.945</b>			
80% AMI	2		\$297.200	\$2.270	\$123.480
100% AMI	2		\$378.000	\$2.791	\$154.350

\* Ta konsideradu ma limitis di rendiméntu é pa agregadus familiar di dos (2) algen

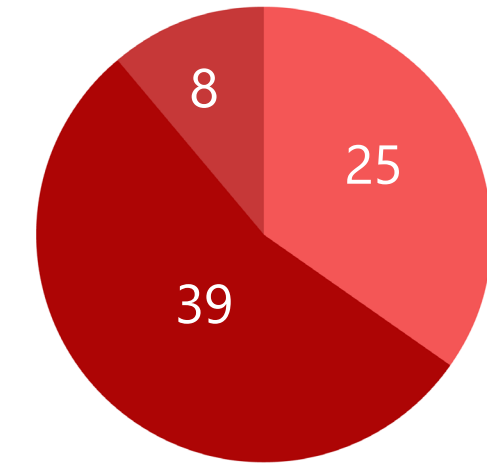
\*\* Sô pa izénplu - pagaméntus mensal di ipotéka pode vâria di akordu ku debedor, é ditirminadu pa kredoris, y ta bâzia na kapasidadi di kréditu di un pesoa

\*\* Ta inklui kapital, jurus, taxas di kondumíniu y kustus di sirvisus públiku, di akordu ku taxas atual. Ka ta inklui inpostus di propriedadi y seguros.

\*\* Ta konsidera un taxa di jurus di 6% (sujeitu a flutuason di akordu ku kondisons di merkadu), pagaméntu inisial di 5% y un ipotéka di 30 anu

\*\*\* Présus di bénda indikadu, ta bâzia na limitis di présu di bénda atual di BPDA, ki sta sujeitu a muda tudu anu

**Pa kunpra**  
72 unidadi



■ 3 kuartu  
■ 2 kuartu  
■ 1 kuartu

## TUDU:

*Unidadi di baxu kustu sa ta bendedu pa metadi di présu di merkadu, ô más baratu ki présu di merkadu!*

**REED SQUARE • DIMINUINDU DISTÁNSIA**  
**MISTURA DI UNIDADIS – DI BAXU KUSTU PA KUNPRA**

**BEACON**  
communities

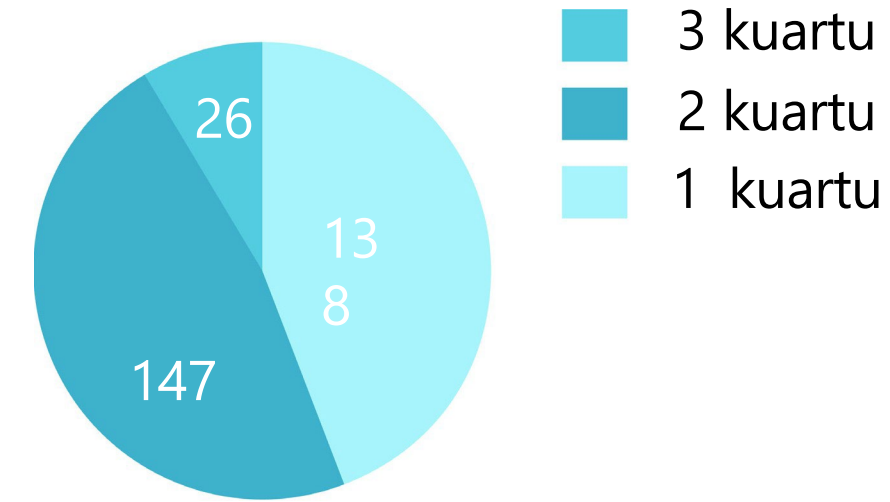
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Madison Park Development Corporation

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Pa renda  
311 unidadi



	# di Unidadis	Rendiméntu	Rénda*	Rénda*	Rénda*
			1 kuartu	2 kuartu	3 kuartu
30% AMI	92	\$35.600	\$0 - 625	\$0 - 698	\$0-777
50% AMI	60	\$59.400	\$0-1.091	\$0-1.232	\$0-1.371
60% AMI	127	\$71.280	\$0-1.325	\$0-1.499	\$0-1.678
80% AMI	32	\$95.040	\$0-1.793	\$0-2.033	\$0-2.280

\* Konsiderandu ma limitis di rendiméntu é pa agregadus familiar di dos (2) algen.  
 \*\* Baziadu na BPDA di 2023 y na limitis di rénda y rendiméntu di HUD. Sujeitu a alterason anual.

**REED SQUARE • DIMINUINDU DISTÁNSIA**  
**MISTURA DI UNIDADIS – DI BAXU KUSTU PA RENDA**







# CONGREGACIÓN LEÓN DE JUDÁ

## Parseru Stratéjiku di Kumunidadi



Parseru Stratéjiku di Kumunidadi  
**Kongregason Lion di Judá**

## REED SQUARE • DIMINUINDU DISTÁNSIA KONGREGASON LION DI JUDÁ

# 2023

## RILATÓRIU ANUAL

*Agents of Change*

Séntru di Rikursus di Idukason Supirior di Boston  
62 Northampton St. Boston MA 02118  
617 221 6495 | [info@bostonherc.org](mailto:info@bostonherc.org)

**PROGRAM IMPACT**  
FY 2023 (School Year 2022-2023)

- 1,259** Students  
887 students in Passport to College (9th to 12th Grade)  
372 students in the Alumni Success program (post-secondary)
- 11,000+** Hours of programming
- 51** College Visits, Field Trips, and Special Events

---

**Class of 2023**

**327 of 331**  
(98.8%)  
**Seniors graduated from high school**  
**84%**  
enrolled in post-secondary education (78% in college and 6% in alternative programs)

**95%**  
followed through on their enrollment plans this Fall (thanks to summer melt prevention coaching!)

**85%**  
of the Passport Class of 2022 persisted from their first to second year of college

**73 Alumni**  
in their first and second years of college were active in Alumni Success cohorts

Powered by **150+**  
Philanthropic partners and volunteers

## Séntru di Rikursus di Idukason Supirior di Boston



### Opurtunidades di Kriason di Rikéza

- Moradias pa kunpra na lokal
- Beacon & Madison Park, djuntu, sa ta kontribui \$500.000 di ses taxa pa financia un programa di ajuda ku pagamentu inisial
- Akonselhaméntu pa pesoas ki sa ta kunpra kaza pa priméru bês
- Orientason finanseru y programas di popansas korespondenti, ki ta ofere se moradoris ki ta paga rénda, kaminhus pa kunpra kaza
- Spasus kumersial di baxu kustu pa apoia inprezários lokal y kria inpregus lokal ku preferénsia pa kontratason lokal
- Opurtunidades di orientason y formason profisional pa ménbrus di kumunidade ki sta interesadu na kareras na dizenvolviméntu imobiliáriu

### Spasus di Konvíviu Kumunitáriu na Ar Livri

- Pavilion pa kamion di kumida (*food truck*) & ivéntus di zóna
- *Art Walk*
- *Reed Common*
- Parki di Diverson

### Nóvus Ristoranti & Sirvisus di Zóna

- Kuzinha kumunitáriu y árias pa rifeison na ar livri
- Pusível kréxi & parki infantil
- Sirvisus di orientason finanseru
- Prugramason idukativu

### Inpregus (trabadju)

- Konstruson
- Preferénsia pa kontrata moradoris di Roxbury na spasus kumersial/di ristoranti na rés-di-txon
- Inpregus di jeston y manutenson di propiedadadi pa operasons di longu prazu

### Midjoraméntus di Ruas y Ligasons di Transpórti Públiku

- Nóvu via pa bisikléta na Harrison Ave
- Reed Street más siguru – foi prupostu alargaméntu y *design* di rua ilevadu, pa tránzitu más léntu y akomodason di sirkulason siguru y agradável di veíkulus, bisikléta y pesoas

### Riduzi Ifeitus di Alterason Klimátiku – Re-stabelese Justisa Ambiental

- Minimiza riskus di inundason atravêš di prédius ilevadu, superfis permeável, paizajismu stratéjiku y drenajen na lokal interu
- Riduzi ifeitu di ilha di kalor urbanu atravêš di paizajismu stratéjiku & sônbra di arvis nóvu





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# P&R



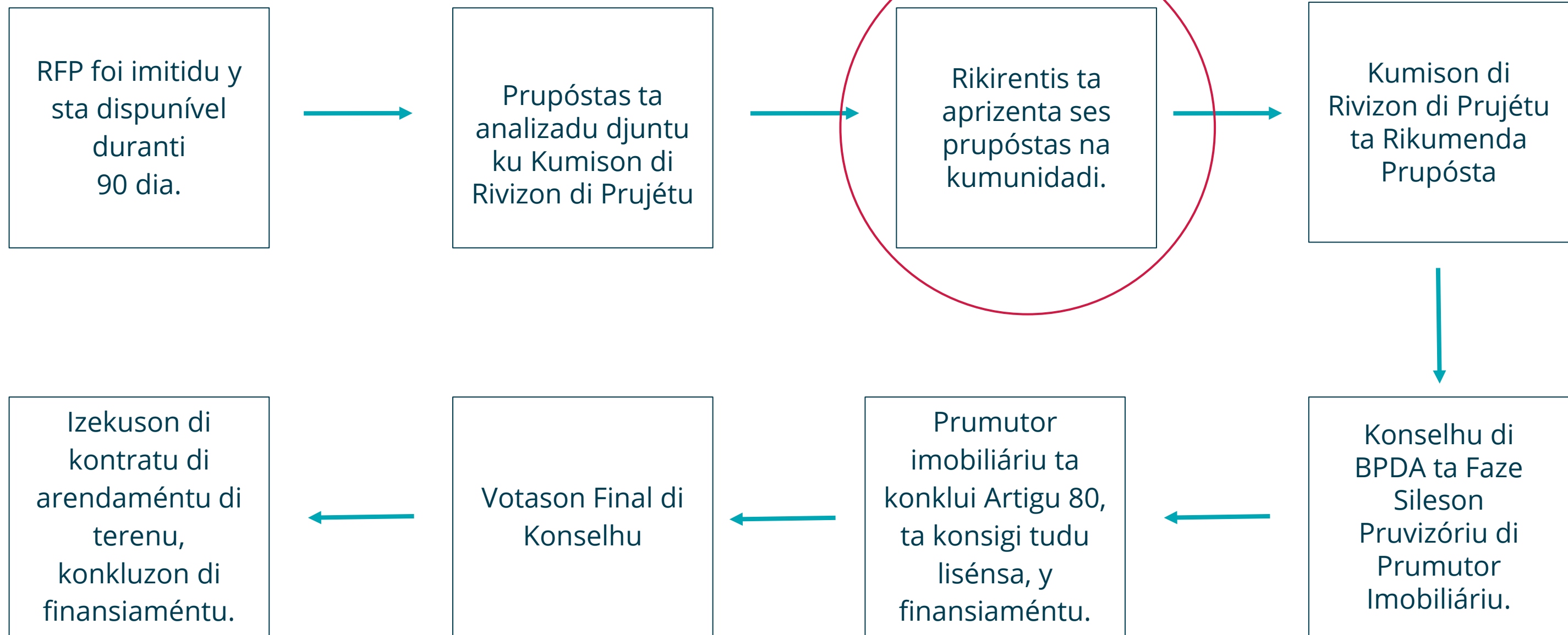
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# Prósimus Pasu



# Vizon Jeral di Prusésu di RFP

**NU STA LI**





# Obrigadu!

Tudu kontiúdu di riunion y oportunitadís pa kumentáriu di públiku ta sta na [bit.ly/BWSCDevelopment](https://bit.ly/BWSCDevelopment)

Si bu tene algun pregunta, kontakta Natalie Deduck ([Natalie.Deduck@boston.gov](mailto:Natalie.Deduck@boston.gov)) y N ta risponde lógu ki pusível.