

Reyamenajman Pakin pou Dlo ak Drenaj nan Boston

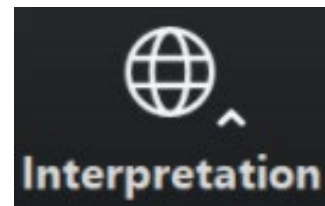
Prezantasyon Devlopè yo

19 mas 2024

Entèpretasyon ak Tradiksyon

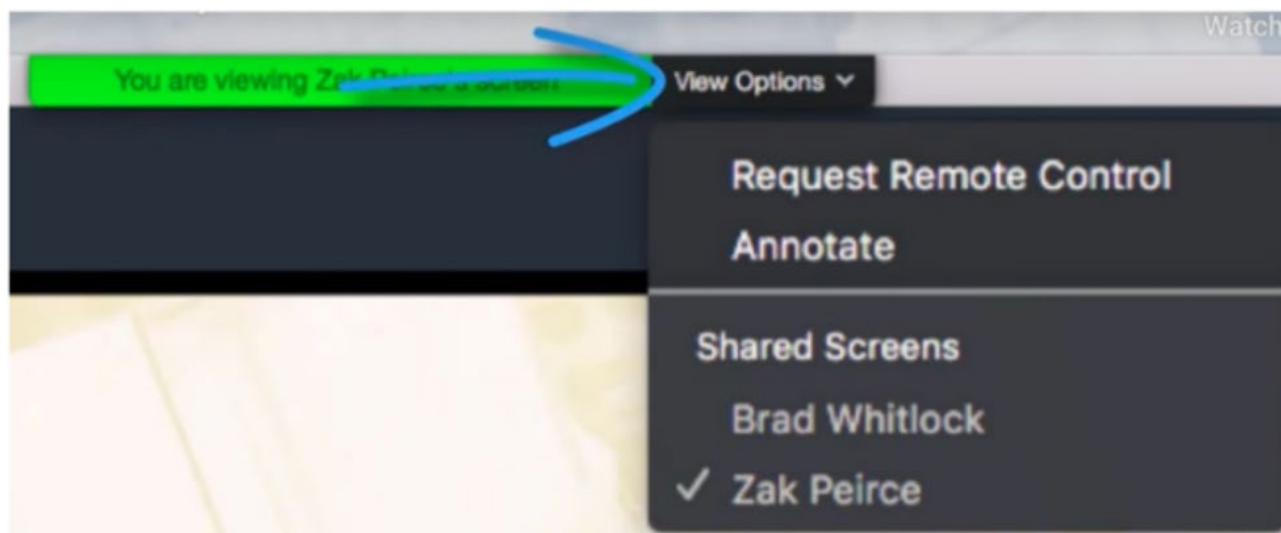
Entèpretasyon: Fason pou Koute I nan Lang Mandaren oswa Kantonè

- Espanyòl
- Kreyòl Ayisyen
- Kreyòl Kap Vèdyen
- Anglè



Tradiksyon: Fason pou Gade Dyapozitiv yo nan lang anba a

Klike sou “Opsyon Afichaj” ki anlè ekran ou an epi chwazi lang ou pi pito a



Konsèy pou Zoom

Byenvini! Men kèk konsèy sou kijan pou itilize Zoom pou moun ki ap itilize l premye fwa yo. N ap jwenn kontwòl yo nan pati anba ekran an

Itilize opsyon tchat la pou ekri yon kòmantè oswa poze yon kesyon nenpòt lè.



Pou w kapab leve men w, klike sou "Participants" (Patisipan) nan pati anba ekran w lan, epi apre sa a chwazi opsyon "Raise Hand" (Leve Men) an nan kazyè patisipan an

Mete/Retire sou silans - N ap mete patisipan yo sou silans pandan prezantasyon an - moun k ap anime a pral retire w sou silans pandan konvèsasyon an si ou leve men w epi se lè pa w pou w pale.

Aktive/Dezaktive videyo ou

Pou tout kontni reyinyon an:
bit.ly/BWSCDevelopment

Objektif ak Ajanda

Objektif

De (2) pwomotè yo pral prezante pwopozisyon yo pou reyamenajman Pakin pou Dlo ak Drenaj nan Boston, epi yo pral reponn kesyon moun ki nan kominote a.

Ajanda

1. Apèsi sou Pakin BWSC
2. Prezantasyon Devlopè yo
3. Kesyon ak repons yo

Si ou gen kesyon anplis, tanpri kontakte Natalie Deduck nan natalie.deduck@boston.gov

Apèsi sou Pakin BWSC

Natalie Deduck, Ajan Prensipal pou Devlopman Byen Imobilye

Zòn Sit la Kontèks

- Objektif [RFP](#) a se te pou reyamenajman ak lokasyon sou yon peryòd ki long teren pakin ki pou Komisyon pou Dlo ak Drenaj nan Boston
- Gen 16 moso tè ki dispoze (5 gwo pakin) nou tout konnen sou non Pakin Komisyon pou Dlo ak Drenaj nan Boston.
- Moso tè sa yo reprezante 191 528 pye kare
- Sit la chita kò li nan [Map 6A&6B - Distri Sipèpozisyon pou Renouvèlman Iben](#)



Demann pou Pwopozisyon Objektif


“BPDA ap chèche transmèt Pwopriyete a pou pèmèt yon devlopman **kote gen yon itilizasyon miks**, ki mache ak Plan Direktè Estratejik Roxbury ak PLAN an: Nubian Square, ap pote pou katye Roxbury a yon melanj **lojman**, ki konsantre l sou **aksesibilite** ansanm ak yon **aktivasyon pou anba lakay yo ak espas ki deyò yo** ki baze sou kominote.

Objektif Rankont lan

Objektif reyinyon sa a se pou prezante pwopozisyon sa yo bay ekip ki kreye yo a.

- Yo te soumèt de (2) pwopozisyon kòm repons ak Demann pwopozisyon an (Request for proposals, RFP)
 - Related Beal ak DREAM Development
 - Beacon, Madison Park Development Corporation, ak Jonathan Garland Enterprise
- Jodi a, toulède ekip yo la pou prezante pwopozisyon yo a ak repons pou kesyon yo.

Related Beal ak DREAM Development



Dispozisyon Komisyon pou Dlo ak
Drenaj nan Pakin Boston

19 mas 2024

RELATED
BEAL

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



**Kimberly Sherman
Stamler Related Beal**
Prezidan



**Doktè Aisha
MILLER**
Related Beal
Vis Prezidan Angajman
Kominotè ak Antrepriz



**Alex
Provost**
**Related
Beal**
Vis Prezidan
Devlopman an



**Greg Minott AIA, LEED
AP DREAM
Development**
Responsab Jesyon



John Barros
**DREAM
Development**
Patnè ak Envestisè



Conan Harris
**DREAM
Development**
Patnè ak Envestisè

Diferans Prensipal



PATENARYA KI BAZE SOU EKSPERYANS

Konpetans ak posibilite finansyè pou mete sou pye yon pwogram dinamik ki fèt nan yon gwo nivo, ak yon devlopman ki fèt sou plizyè faz. Yon esperyans ki reyisi nan kreyasyon lojman abòdab nan Roxbury ak nan tout Boston.

LOJMAN ABÒDAB AK KONSEPSYON DIRAB

Lidè nan domèn lojman abòdab ak konsepsyon dirab ki priorize bezwen kominotè yo. Related devlope epi jere plis pase 55 000 lojman abòdab.

ANGAJMAN POU ROXBURY

Yon devouman k ap kontinye epi ki pa gen konparezon nan kominote Roxbury ak yon relasyon ki solid avèk dirijan kominote an.

PWOGRAM ROBUST DEI

Yon angajman ak yon atansyon espesyal pou patisipasyon ak inisyativ DEI pandan tout sik devlopman pwojè a. Yon ekip ki konpoze ak plis pase 50% fim M/WBE .

AVANTAJ KOMINOTÈ EKSEPSYONÈL

Pwogram ak patenarya k ap sipòte bezwen kominotè yo, ofri espas pou aktivite rezidan yo, epi pou ogmante travay ak devlopman ekonomik.





Founi lojman abòdab ak **lojman** pou mendèv **pou fanmi ak moun ki aje** yo, tankou pou pwopriyetè kay ak kay ki nan lokasyon



Pwosesis **angajman kominotè** ki solid epi fèt aklè, epi ki pral chèche kontribisyon tout pandan pwojè a ap fèt



Minorite ki se pwopriyetè ekip devlopman an avèk **50% pwopriyetè MBE** ak **50% patisipasyon M/WBE** atravè ekip konsiltan nou yo



N ap konsantre nou sou kreyasyon richès k ap pèmèt moun yo vin pwopriyetè kay epi k ap konvèti lokatè lojman abòdab ak mendèvki nan lojman abòdab pou yo kapab achte kay yo pou premye fwa

Yon ekip ki gen eksperyans epi ki pran angajman pou gen divèsite, ekite ak enklizyon

50%

Ko-devlopman ak Pwopriyete MBE

50%ak plis

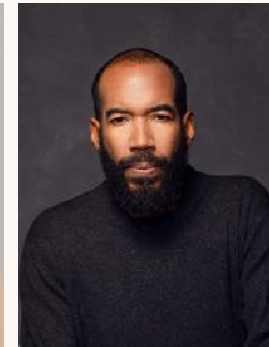
Ekip nou an genyen ladan l antrepriz M/WBE ki nan tout domèn devlopman

- » Antrepriz Kolektif pou Jesyon Konstriksyon **avèk yon Antreprenè Jeneral MBE**
- » **Yon Konsiltan nan Divèsite** pou asire angajman avèk antrepriz M/WBE ak **opòtinite travay pou fi ak gwoupnan minorite yo**

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



Our Village Initiative
Eksperyans Devlopman



InOrder Business
INTEGRATED SOLUTIONS
FOR AN INCLUSIVE WORLD



**DM
LA+**



**RYAN BIGGS
CLARK DAVIS**
ENGINEERING & SURVEYING



MC
MAVEN
CONSTRUCTION



SETTY

**BRYANT
ASSOCIATES**

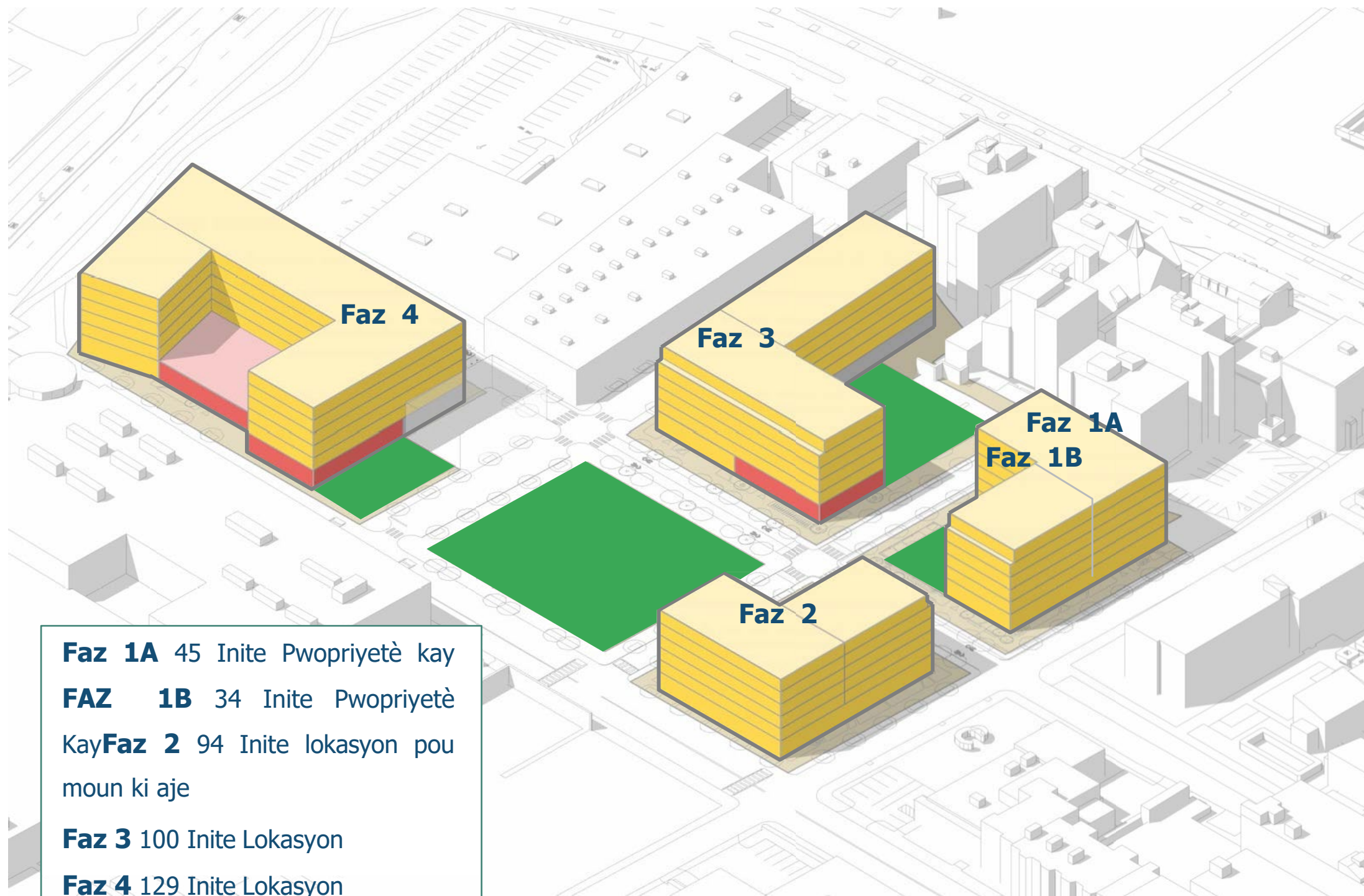


Proverb

enviENERGY

- » Ogmante kantite lojman abòdab ki disponib ak lojman pou mendèv ki disponib pou reponn ak bezwen ijan ki gen nan kesyon lojman
- » Ofri posibilite tousuit pou moun yo vinpwopriyetè kaynan yon pri ki abòdab epi fè eksperyans ak metòd lokasyon epi vann nan faz ki pi devan yo
- » Bay fanmi yo priyorite (~65%) epi konsakre yon batiman pou moun ki aje nan Boston epi/oswa Roxbury
- » Itilize konstriksyon ki pwès, ki gen wotè mwayen (6 etaj) pandan n ap prezève plis pase yon ekta vèt ak espas ouvè
- » Mete sou pye yon kalandriye konstriksyon ki fèt pa etap pou nou kapab pi byen itilize kredi pou taks sou lojman ki pa koute anpil kòb
- » Diminye sibvansyon vil ak eta a atravè yon konsepsyon ak konstriksyon inite yo ki fèt ak anpil atansyon
- » Posibilite pou reyoryante jiska \$11.1 milyon pou peman egzaksyon pou lojman apati pwojè komèsyal Related Beal apwouve nan Sid Boston





Faz 1A 45 Inite Pwopriyetè kay
FAZ 1B 34 Inite Pwopriyetè Kay
Faz 2 94 Inite lokasyon pou moun ki aje
Faz 3 100 Inite Lokasyon
Faz 4 129 Inite Lokasyon

79

Inite Abòdab Pou Pwopriyetè Kay

Faz 1A ak 1B

94

Inite Lokasyon Abòdab Pou Moun ki Aje

Faz 2

229

Inite Lokasyon Abòdab

Faz 3 ak 4

20 mil

Espas pou vann an detay ak kominotè

1.17

Ekta pou Espas Ouvè ak Espas Vèt

Kalite Inite

Kalite Inite	Pwopriyetè kay	Lokasyon	Lokasyon pou moun ki aje
ESTIDYO	22	18	34
1 CHANM	18	65	54
2 CHANM	29	123	6
3 CHANM	10	18	-
4 CHANM	-	5	-
TOTAL	79	229	94

Tranch Revni

% AMI	Pwopriyetè Kay	Lokasyon	Lokasyon pou moun ki aje
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
TOTAL	79	229	94

402

Total inite lojman abòdab ak lojman pou mendèv, tankou opòtinite pou lwe ak opòtinite pou vin pwopriyetè kay

94

Opòtinite lojman ki la pou moun ki aje

33

Kay ki gen twa (3), ak kat (4) chanm ki fèt pou fanmi yo

280

Inite pou lwe ki fèt pou fanmi ki gen revni yoki egal oswa ki pi piti a 80% AMI a

» **Pwogram Otonomi pou Fanmi**

Pou ede fanmi yo fè pwogrè gras ak yon gwo pwogram epay ki pouse fanmi ede rezidan yo atenn objektif yo.

» **Èd pou premye jenerasyon k ap achte kay**

Yon pwogram solid epi k ap grandi pou premye jenerasyon k ap achte kay, epi ki pwopoze 30 mil dola nan sibvansyon epay ki koresponn, edikasyon, ak sipò k ap kontinye.

» **Èd Pou Depoze Peman Alavans** Jiska 125 mil dola nan èd pou depoze peman alavans lan pandann ap rasanble pwogram MAHA Stash avèk lòt pwogram DPA.

» **Edikasyon ak Sipò** Edikasyon ak konsèy HUD sètifye. Edikasyon ak sipò apre nou fin achte.

» **Angajman Sivik ak Devlopman lidèchip**

Opòtinite pou tout moun ki gradye nan MAHA.



Pri Lavant ak Pri Nèt

ESTIDYO

\$210 000 oswa **\$1 200** pa mwa

**PRI LAVANT MWAYEN MIKS
OSWA PEMAN IPOTÈK (80-100%
AMI)**

3 CHANM

\$338,000 oswa **\$1 890** pa mwa

**PRI LAVANT MWAYEN MIKS
OSWA PEMAN IPOTÈK (80-100%
AMI)**

ESTIDYO

\$1 690 pa mwa

**LWAYE MWAYEN MIKS (30-
120% AMI)**

4 CHANM

\$2 670 pa mwa

**LWAYE MWAYEN MIKS (30-
120% AMI)**

\$15 pa

pye kare

**LWAYE ABÒDAB POU
LAVANT AN DETAY**

AMI: Revni Mwayen Medyàn. AMI baze sou kote w ap viv ak kantite moun ki lakay ou.

Tout pri yo dwe aksepte limit maksimòm lavant BPDA, to enterè ki anvigèyo ak montan ou dwe peye alavans yo oswa limit pou lwaye ak inite BPDA



Espas Kominotè ak Lavant An Detay



Espas



Kuizin Kominotè



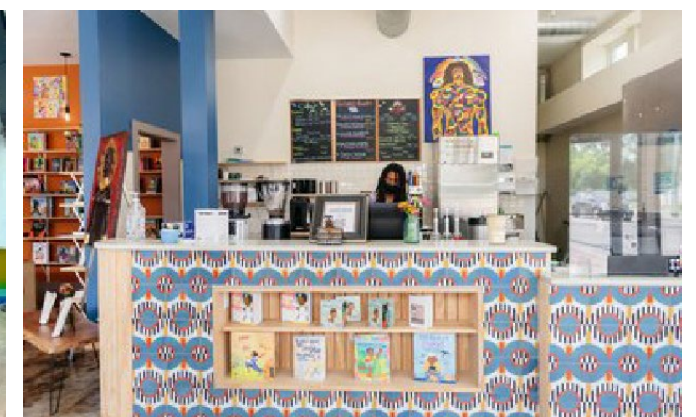
Fòmasyon Mendèv



Espas Kominotè pou Moun Ki Aje



Sant Gadri



Biznis Lokal ak Itilite

Rasanble kominote Roxbury a
ansanm avèk plis pase yon ekta
espas vèt ki ouvè





Twotwa ki gen lonbraj ak nouvo pyebwa



Zòn pou bisiklèt ak pyeton



Plaza pou



Espas vèt ki piblik



Espas pou timoun



Lakou pou rezidan



Jaden kominotè pou moun



Jaden Lapli



100%
ELEKTRIFIKASYON



SÈTIFIKASYON
POULOJMANPAS
IF



Ogmante kantite enèji pwòp ki sou sit la gras ak pano solèy fotovòltayik



Enfrastrikti pou batiman kritik ki wo anpil



Aksè ak transpò piblik, pis pou bekàn, ak espas pou estoke bekàn ak Bluebikes (Bekàn ble)



Anvlòp batiman ki gen gwo pèfòmans



Sistèm reparasyon pou enèji santral la



Diminye efè zile chalè a gras ak peyizaj la



Materyo ki dire epi ki degaje yon kantite ki fèb



25% chaj pou machin elektrik Estasyon, 100% kapasite fiti



Pyebwa ki bay lonbraj ak estrikti kouvèti ki bay lonbraj



Diminye kantite dlo n ap itilize anndan an avèk aparèy ki koule fèb



1.17 ekta espas piblik vèt pou dlo lapli enfiltre



Konsepsyon ak koneksyon biyofilik ak nati a



Lojman abòdab ak lojman pou mendèv pou diferan Etap Lavi

Konsantre sou **opòtinite aksesib ki abòdab, mendèv, ak moun aje yo**

85% inite sa yo fèt pou moun ki genyen revni ki se 80% oswa ki pi ba **20% 80te Etap yo ap pou moun ki se pwopriyetè kay**, sa ki pral fasilite kreyasyon **Platès ak establi Our Village Initiative** pou pote **posibilite pou vin pwopriyetè** pou fwaye ki gen revni ki ba ak revni ki modere



Biznis ak kominote Espas Enkibatè

Yon espas kominotè ki nan 3 batiman pou ankouraje antreprenarya

Espas ki vann an detay ki plase yon fason estratejik kote ki gen anpil moun k ap pase **Sal kominotè ki gen plizyè itilizasyon**, li sèvi kòm abri ijans ak espas kominotè **NECAT** ap pote **nouvo fòmasyon sou kuizin ak travay** pou rezidan Roxbury



Espas Ouvè ak Domèn Piblik

1.17 ekta espas piblik ki ouvè, li gen ladan l santral vèt, jaden kominotè pou moun aje ak espas jwètpou timoun yo

Ekstansyon ant sit koneksyon yo, **wout pou moun mache ak pis pou bekàn, ban ak nouvo pyebwa yo** Atizay piblik ak kolaborasyon lokal ki fèt nan katye a



Anbrase Istwa Nò Roxbury

Espas ki la pou **rekonèt fanmi ak biznis ki deplase pandan reyamenajman iben** nan Roxbury **Rekonesans enpak istorik** plan jeneral 1975 pou Boston ak Nwayo Rejyonal la

Devlopman ekonomik gras ak nouvo opòtinite imobilye pou piblik la



Devlopman Ekonomik la & Kreyasyon Travay


Patenarya lokal tankou Nubian Square Main Streets, BECMA, & TACC pou anrichi Nubian Square

Devlopman jèn ak devlopman mendèv la gras ak patenarya avèk òganizasyon lokal ak enstitisyon yo

Angajman avèk **antrepriz M/WBE ak opòtinite travay** pou fi ak moun ki nan minorite yo

Kreyasyon 1200 djòb, 32 travay a tan plen ak 30 travay a tan pasyèl





Dispozisyon Komisyon pou Dlo ak
Drenaj nan Pakin Boston

19 mas 2024

RELATED
BEAL

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

Reed Square

Enspirasyon nou gen pou Reed Square la fè onè ak istwa fizik, sosyal, ak kiltirèl ki rich kominote sa a k ap avanse a genyen!



REED SQUARE • KONBLE MANK YO
YON VIZYON POU KOMINOTE NOU AN



Beacon, Madison Park Development Corporation, Jonathan Garland Enterprise



Patnè nou yo gen eksperyans nan kesyon lojman abòdab epi yo gen rasin yo byen fon epi ki la depi yon dizèn ane envestisman enpòtan nan kominote Roxbury a!



Drexel Village

Madison Park Village

Apatman Lenox

Apatman Camden Street

Mandela Homes

Moso Tè 10

SITE

Patnè Kominotè Estratejik
Kongregasyon Lion of Judah

Yon gwo relasyon nan katye yo !

Yon dizèn ane investisman nan kominote Roxbury a!

Orchard Gardens

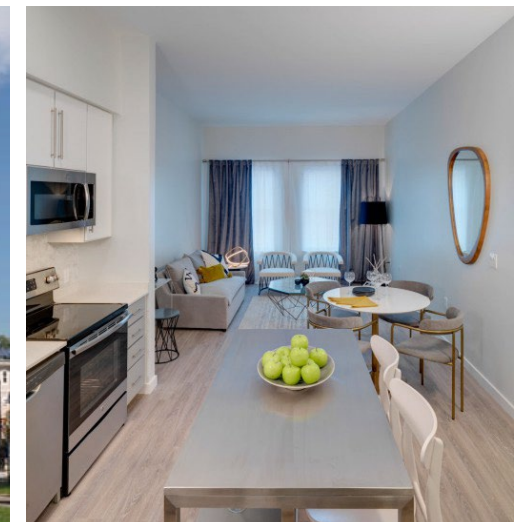
Hibernian Hall

Kominote Beacon se yon devlopè, pwopriyete ak lojman abòdabki baze nan Boston epitou, li se yon jesyonè imobilye pou kominote ki nan nòdès ak sant atlantik la

Angajman Kominote Beacon

Depatman an ofri pi bon kalite sèvis bay rezidan yo nan senk (5) domèn prensipal sa yo:

- Estabilizasyon lojman
- Sante akbyennèt
- Mobilite ekonomik ak edikasyon
- Anrichisman jèn
- Konstwi kominote ak angajman sivik





Pwogram ak sèviski baze Nan kominote a

- Devlopman jèn
- Lojman abòdab
- Ekite nan domèn sante ak byennèt s kominotè
- Atizay ak Kilti @ Hibernian Hall
- Pwogram opòtinite pou travay
- Angajman kominotè
- Sipò kominotè
- The Dewitt Center
- Divèsite ak devlopman mendèv

WEALTH BUILDING & HOMEOWNERSHIP PROGRAM OVERVIEW

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
- 1:1 Counseling and Technical Assistance
- Referrals to additional resources including financial and credit counseling
- Down payment and closing cost assistance, upon completion of requirements, **\$50,000 for purchase in the City of Boston** or other programs, such as the Massachusetts Affordable Housing Alliance, are available for purchase. MPDC awards with other 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 FSS 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; and overcome barriers to employment, strengthen financial capability, and participate in the program, which is administered by Compass Working Capital in 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 617.849.6334



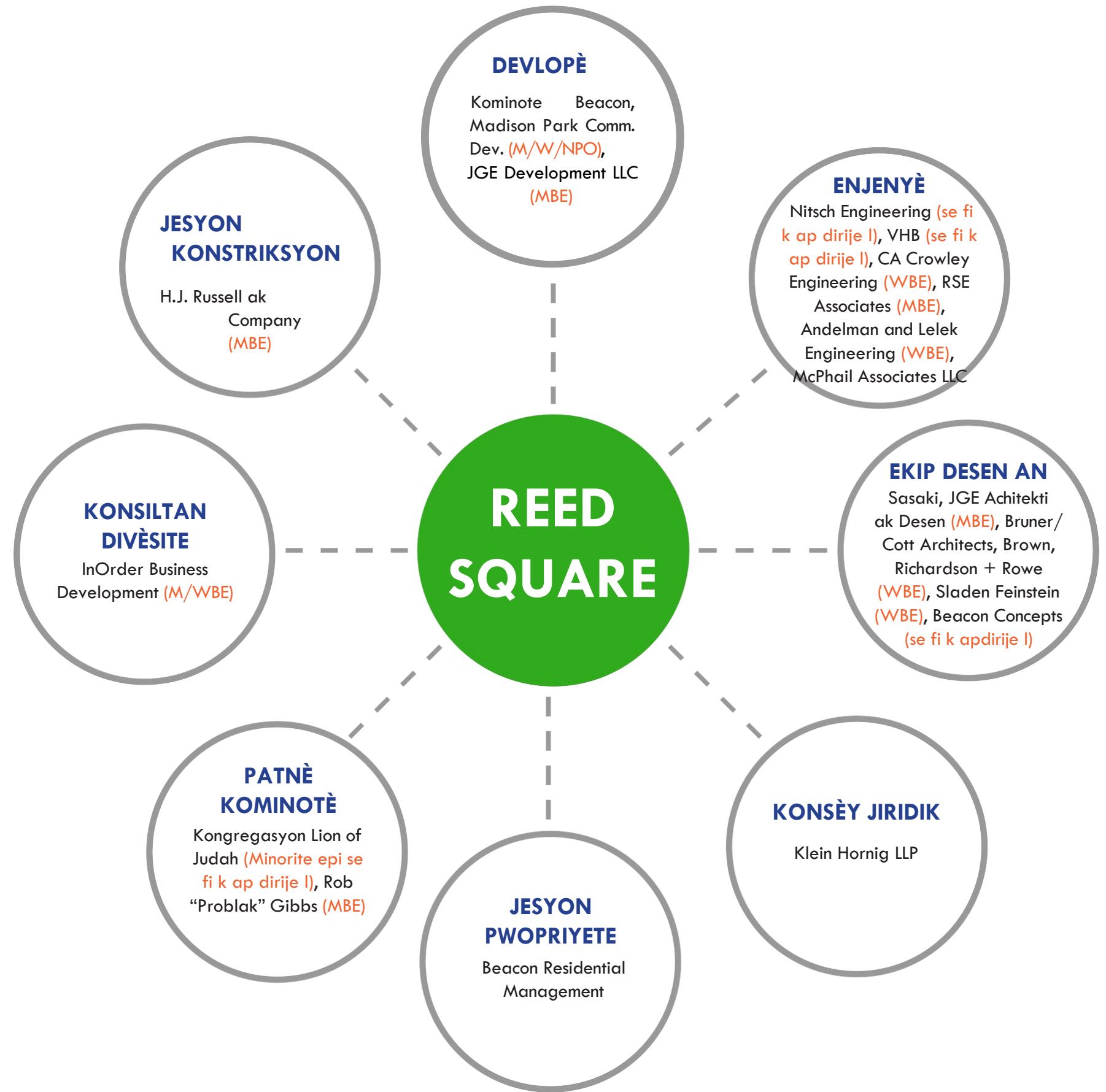
Devlopè ak moun k ap konstwi espas ki gen responsabilite pou konstwi yon fason ki ekitab, k ap dire epi adapte ak kontèks la.

- Ki chita kò l nan **Boston**
- Ki se **100%** pwopriyetè yonminorite
- **257** inite lojmanabòdab ki sou kontwòl sit la avèk Vil Boston kite fè tantativ deziyasyon atravè patenarya devlopman ki fèt ansanm ansanm ki menm jan an.



Vizyon pou Reed Square la se
 Konstwi nan alantouyon ekip
 pwofesyonèl ki gen divès
 eksperyans, antrepriz M/WBE
 ak divès òganizasyon
 kominotè lokal ki gen rasin yo
 ki byen fon

**PLIS PASE 70% NAN
 EKIP LA FÈT AK
 MINORITE OSWA
 ANTREPRIZ KOTE SE FI
 K AP DIRIJE**



2/3moun ki nan ekip pwopriyetè yo se moun ki sètifye MBE!

EkipDevlopman an

Gen **15** antrepriz kote se minorite oswa fanm k ap dirije yo, sa ki reprezante plis pase **70%**

ekip la, epi gen 10 ki sètifye nan Biwo pou Divèsite Founisè nan Massachusetts

Opòtinite Pandan Devlopman (Objektif D/E/I)

Vil Boston (BRJP)	51% Rezidan Boston	40% Moun ki pa blan	12% Fi
Objektif Reed Square	51% Rezidan Boston	51% Moun ki pa blan	12% Fi

- Bisnis: **35%** MBE ak **10%** WBE
- Fwa pou travay pou travay nan domèn jesyon ak antretyen pwopriyete
- Patenarya epi travay ansanm a ak YouthBuild, Madison Park Technical Vocational High School, Benjamin Franklin Institute

Opòtinite sou yon peryòd ki long pou operasyon imobilye yo

- Fwa sou travay pou travay ki nan dobilye mèn jesyon ak antretyen byen imobilye
- Fè sansibilizasyon pou ti antrepriz lokal yo, M/WBEs yo pou opòtinite kontra tankou pou retire nèj ak amenajman peyizaj

**Gen apeprè 383 inite lojman abòdab ki fenk konstwi:
pwopriyetè kay, lokasyon, moun ki aje, fanmi**

196 espas pakin ki pa nan lari a

Prèske 1 ekta espas ouvè ki piblik epi ki pou

rezidan yo Plis pase 10 000 mètr kare espas pou sèvi

nan katye a Plis pase 8500 espas komèsyal ak

lavant an detay

Yon pakèt avantaj ak patenarya ki bon pou kominote an

ROXBURY CROSSING

ISLAMIC SOCIETY OF BOSTON

JOHN ELIOT SQUARE

FIRST CHURCH IN ROXBURY

BOLLING BUILDING

HIBERNIAN HALL

FREDERICK DOUGLASS SQUARE

MELNEA CASS BLVD.

NUBIAN SQUARE

REED SQUARE

CHESTER SQUARE

WORCESTER SQUARE

BOSTON MEDICAL CENTER

TITUS SPARROW PARK

BOSTON CENTER FOR THE ARTS

RINGGOLD PARK

FRANKLIN & BLACKSTONE SQUARES

CATHEDRAL OF THE HOLY CROSS

DUDLEY TOWN COMMON

PLAS AK PEYIZAJ

 Pi ba Roxbury

 Fen zòn sid la

 Reed Square (BWSC)

KONBLE MANK YO

REED SQUARE • KONBLE MANK YO
VIZYON NOU

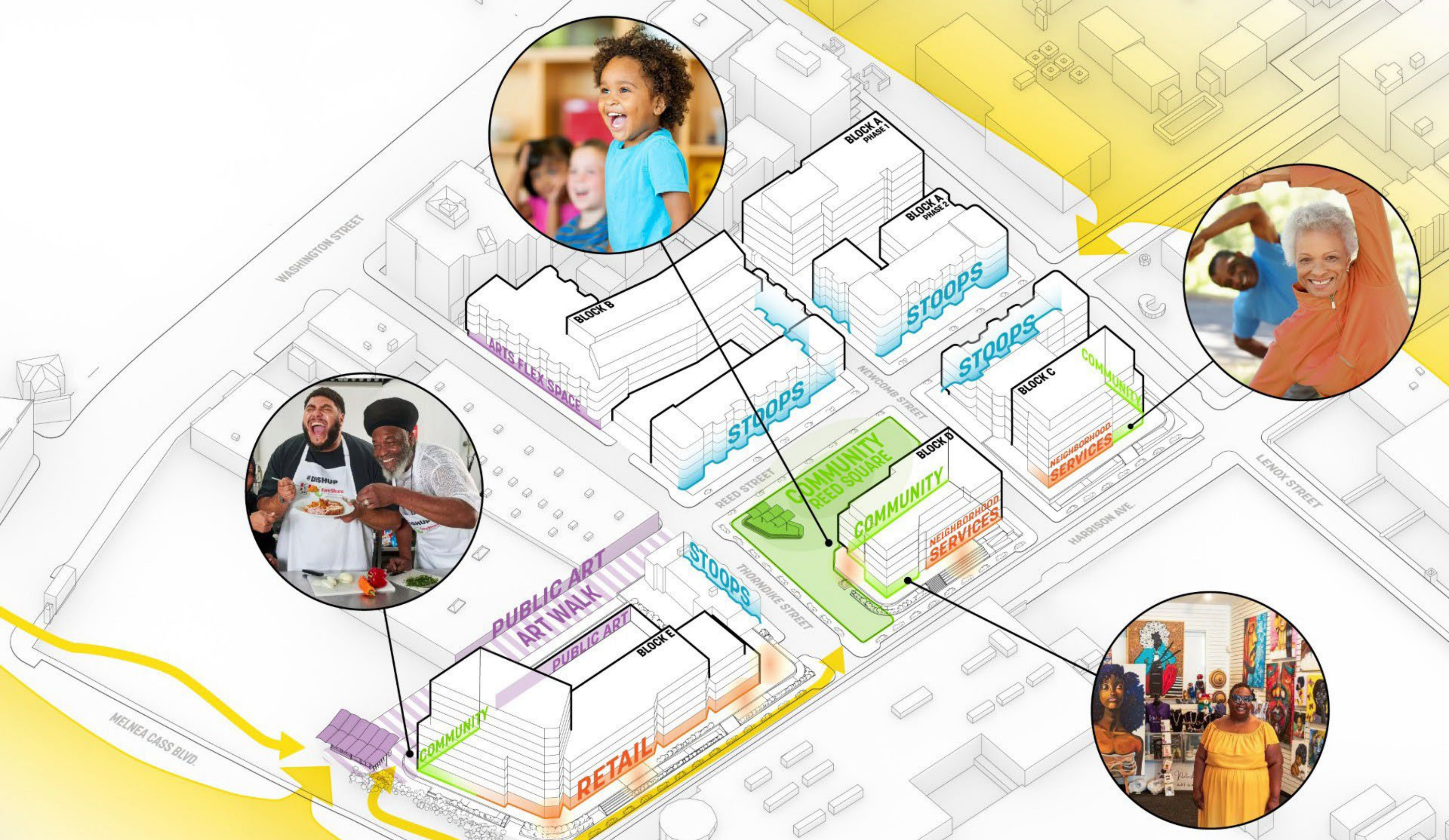
BEACON communities

MPDC
Madison Park Development Corporation

JGE
DEVELOPMENT

KONBLE MANK YO:

EKONOMIKMAN • FIZIKMAN
SOSYALMAN • ANVIWÒNMANTALMAN
KILTIRÈLMAN • SANPATIPRI



REED SQUARE • KONBLE MANK YO
VIZYON NOU





Washington St.

Melnea Cass Blvd.

Thorndike St.

Newcomb St.

Lenox St.

Harrison Ave.

Pwome
nnen
nan yon

CHOK

Reed Street

YON ESPAS VÈT
NAN REED

FAZ 1
Batiman ki gen 40 inite
abòdab pou pwopriyete
kay

A1

A2

B

C

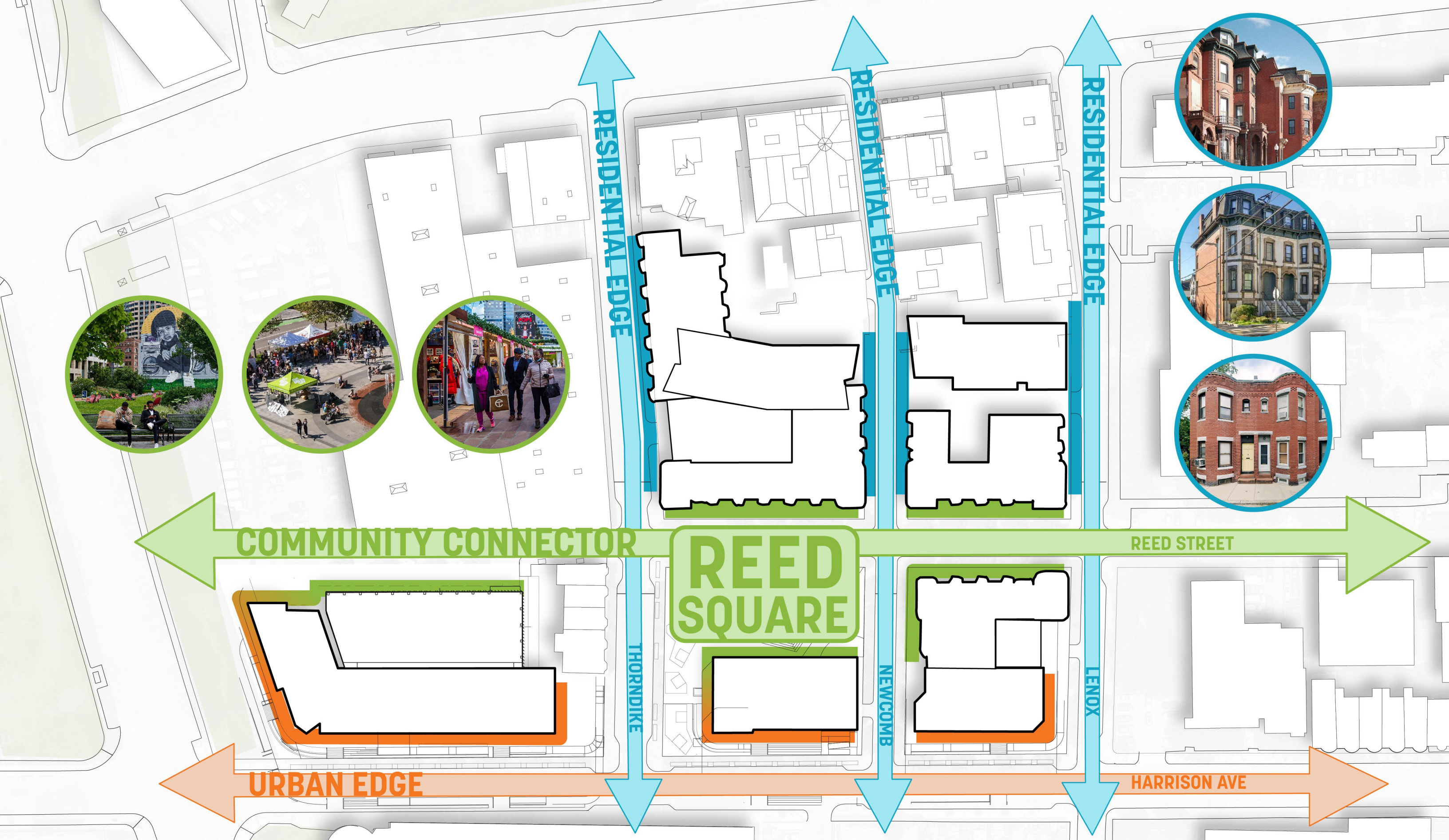
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REED SQUARE • KONBLE MANK YO
VIZYON NOU

BEACON
communities

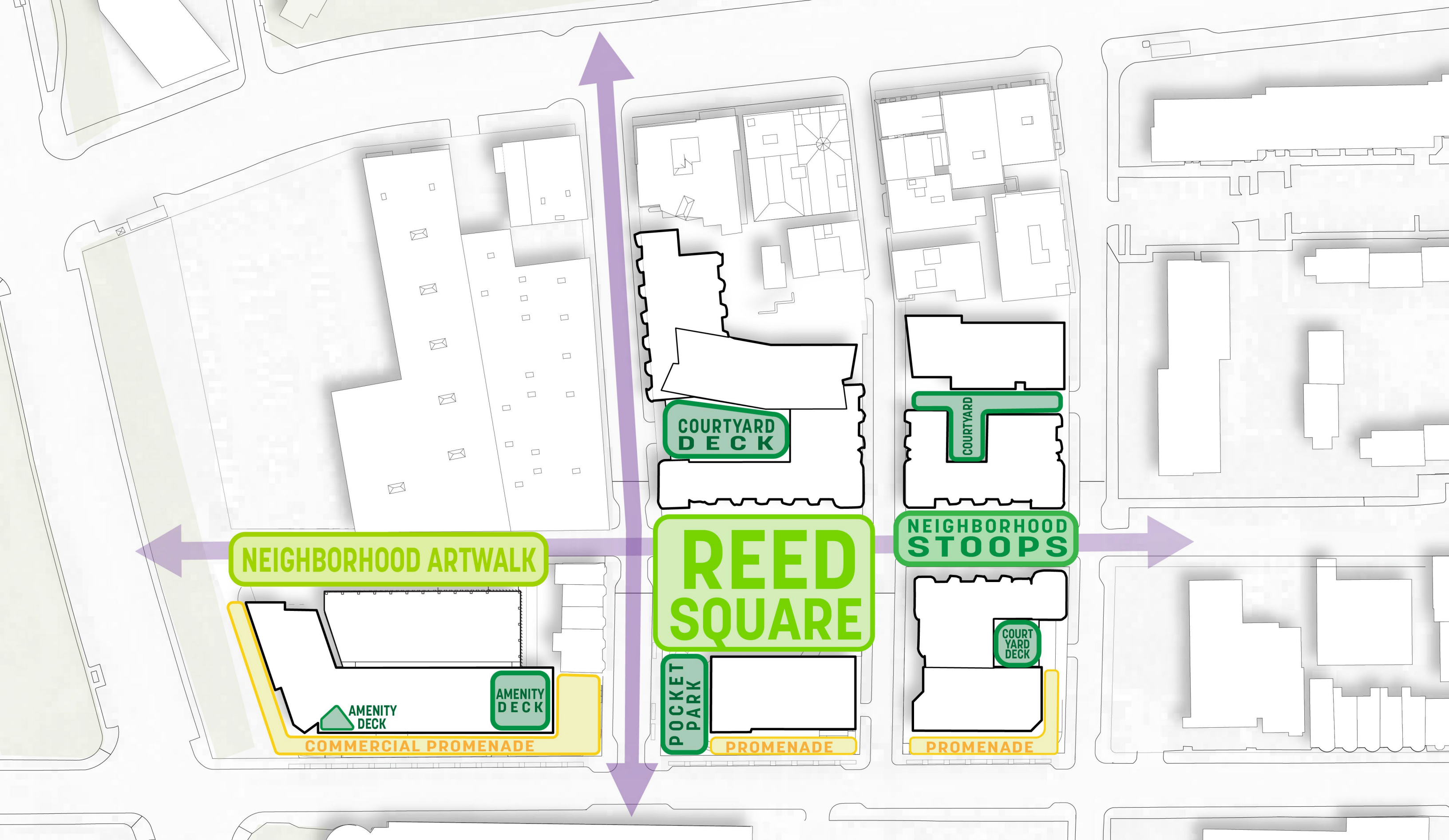
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DEVELOPMENT



REED SQUARE • KONBLE MANK YO
 BWOUYE LIMIT YO





REED SQUARE • KONBLE MANK YO
DIVÈSITE NAN ESPAS KI OUVÈ YO





**REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI**



YON ESPAS KOTE MOUN YO VIV ANSANM

REED SQUARE KI NAN ENTÈSEKSYON NEWCOMB AK REED ST.



REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI

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communities

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LIMIT IBEN:YON ESPAS KOTE MOUN KANKONTRE

HARRISON AVE. PROMENNEN



REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI





LIMIT REZIDANSYÈL: YON ESPAS KOTE MOUN RANKONTRE

REED ST.

**REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI**



YON ESPAS POU JWE

REED GREEN NAN ENTÈSEKSYON KI NAN THORNDIKE & REED ST.



REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI

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YON ESPAS POU VIV EPI POU RANKONTRE

KUIZIN AK RESTORAN KOMINOTÈ KI NAN ANG MELNEA CASS & HARRISON AVE.

REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI

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YON ESPAS POU SELEBRE EPI PATAJE

PWOMENNEN NAN YON ESPAS ATISTIK EPI KUIZIN KOMINOTÈ KI NAN ANG
MELNEA CASS & REED ST.

REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI

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YON ESPAS POU ACHTE EPI POU DINE

... HARRISON AVE. AK THORNDIKE ST.

REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI





YON ESPAS POU SELEBRE EPI PATAJE

SANT KOMINOTÈ AK GADRI - KI NAN ANG OF HARRISON AVE. AK THORNDIKE ST.

REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI



YON ESPAS POU MOUN VIV BYEN

ESPAS POU MOUN AJE VIV LI NAN ANG WÈSHARRISON AVE. AK
LENOX ST.



REED SQUARE • KONBLE MANK YO
ESPAS KI GEN GWO ENPÒTANS EPI KI KREYE SOUVNI

BEACON
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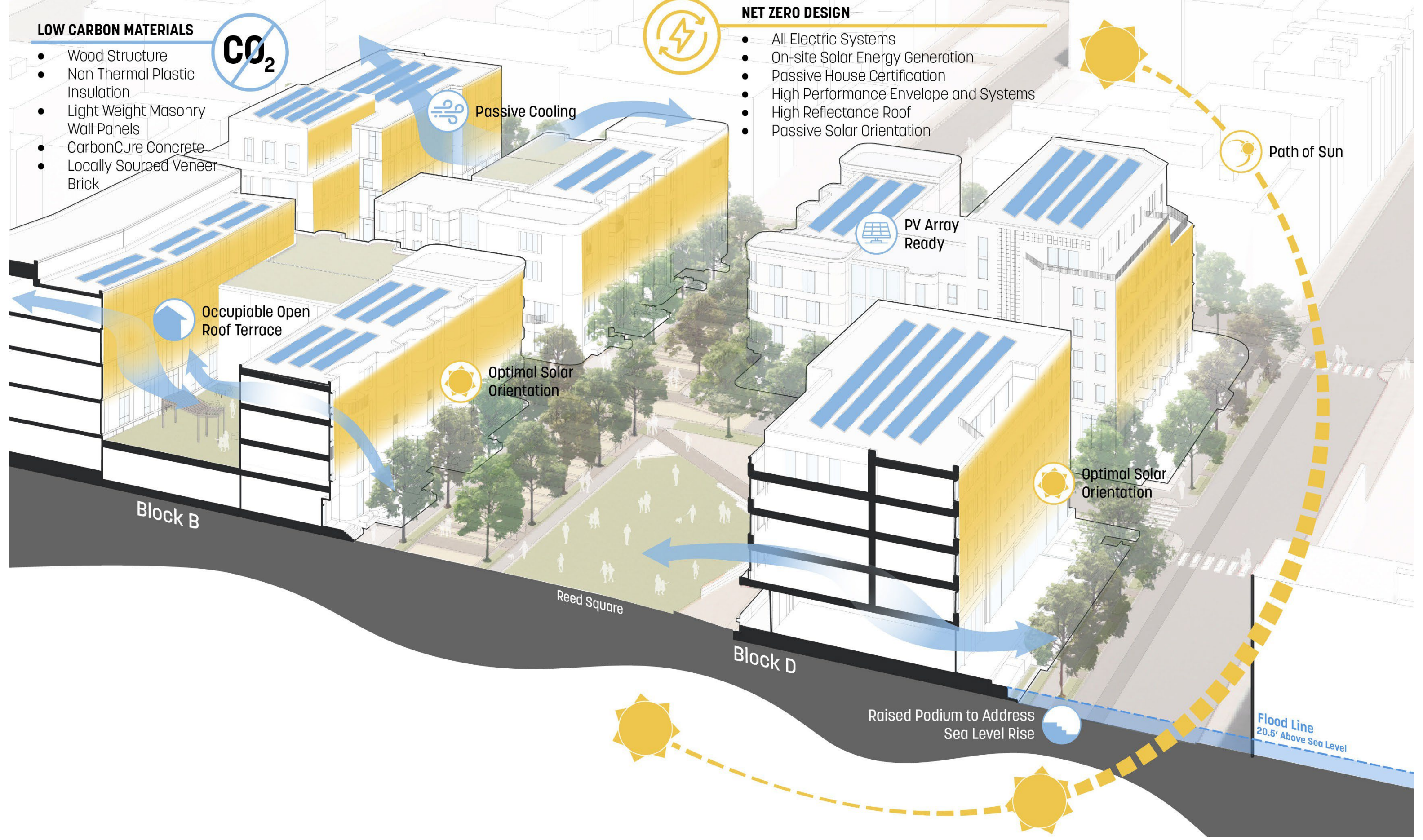
LOW CARBON MATERIALS

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



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 · KONBLE MANK YO
JISTIS ANVIWÒNMANTAL**



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

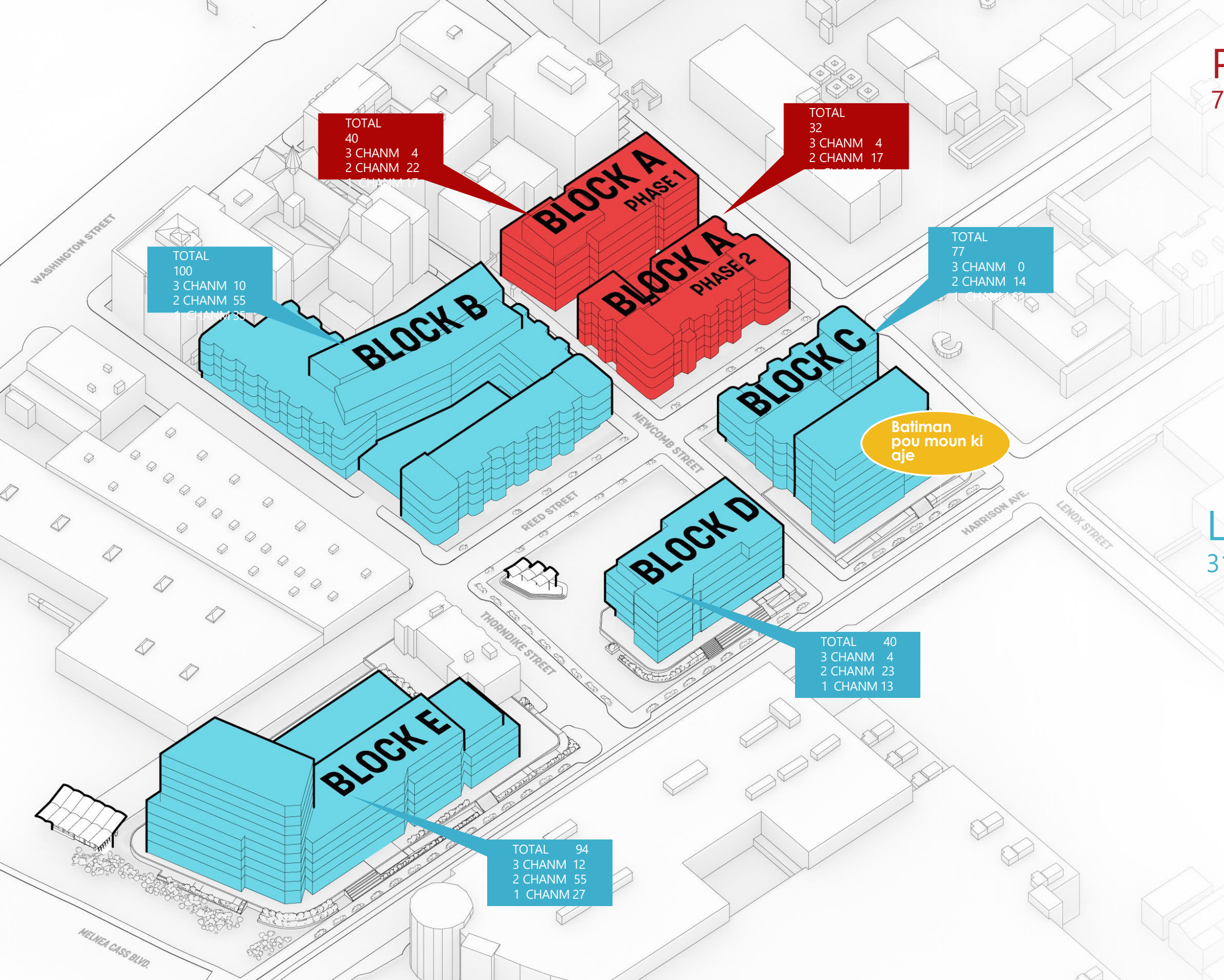
- Increase Groundwater Retention
- Reduce Runoff Volume
- Green Buffer



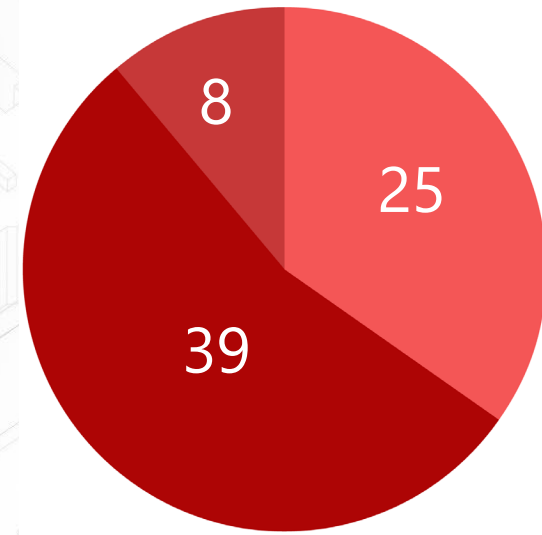
Stormwater Runoff From the Road



Flood Line
20.5' Above Sea Level

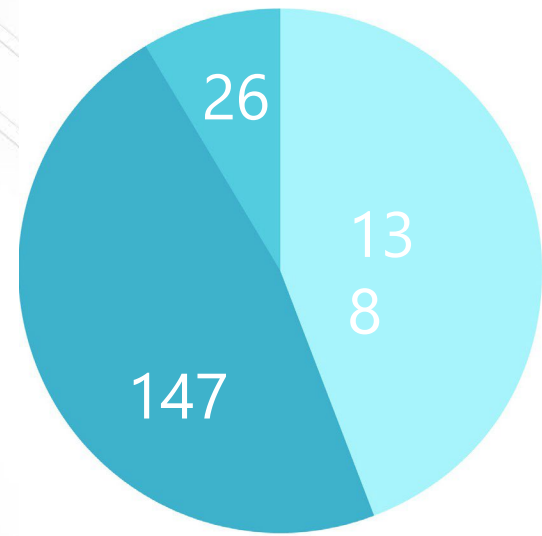


Pwopriyetè kay 72 Inite



- 3 CHANM
- 2 CHANM
- 1 CHANM

Lokasyon 311 Inite



- 3 CHANM
- 2 CHANM
- 1 CHANM

REED SQUARE • KONBLE MANK YO
KALITE LOJMAN



BATIMAN A1

PREMYE BATIMAN

40 inite abòdab pou pwopriyetè kay

	# Inite yo	Mwayèn 2024 Pri sou mache a Pri	Pri li vann***	Ipotèkchakmwa**	Limit* Revni
1 CHANM \$431 000					
80% AMI	7		\$219 500	\$1 644	\$89 080
100% AMI	7		\$287 400	\$2 083	\$111 350
2 CHANM \$537 762					
80% AMI	11		\$258 500	\$1960	\$106 880
100% AMI	11		\$334 700	\$2452	\$133 600
3 CHANM \$670 945					
80% AMI	2		\$297 200	\$2 270	\$123 480
100% AMI	2		\$378 000	\$2 791	\$154 350

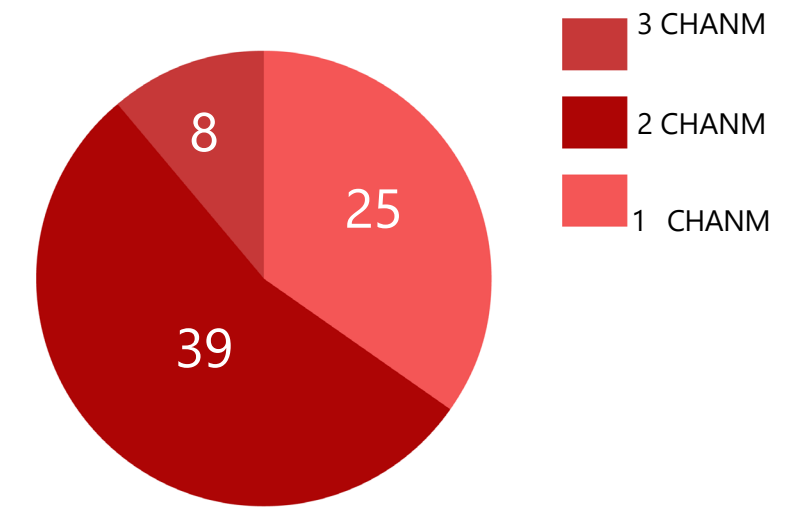
BATIMAN A2

DEZYÈM BATIMAN

32 inite abòdab pou pwopriyetè kay

	# Inite yo	Mwayèn 2024 Pri sou mache a Pri	Pri li vann***	Ipotèk chakmwa**	Limit* Revni*
1 CHANM \$431 000					
80% AMI	5		\$219 500	\$1 644	\$89 080
100% AMI	6		\$287 400	\$2 083	\$111 350
2 CHANM \$537 762					
80% AMI	8		\$258 500	\$1960	\$106 880
100% AMI	9		\$334 700	\$2452	\$133 600
3 CHANM \$670 945					
80% AMI	2		\$297 200	\$2 270	\$123 480
100% AMI	2		\$378 000	\$2 791	\$154 350

Pwopriyetè kay 72 Inite



TOUT:

Inite Abòdab Pou Pwopriyetè Kay
Y ap vann inite sa yo a mwaye pri mache a oswa a yon pri ki pi ba pase pri mache a!

* Nou sipoze limit revni yo fikse pou de (2) moun ki nan fwayer a

** Nou bay sa a kòm egzanp sèlman, pèman ipotèk chak mwa a yo ka varye selon moun k ap prete lajan an, se moun k ap bay prè a ki detèmine l epi li baze sou kredi moun nan

** Li gen ladan l prensipal, enterè, frè pou konndo ak frè pou sèvis piblik selon frè aktyèl la li pa gen taks pou pwopriyete ak asirans ladan l

** Ipotèz pou yon to enterè ki se 6% (ki kapab chanje selon jan mache a ye), 5% pèman alavans ak yon ipotèk ki sou 30 lane

*** Pri vant nou mete yo baze sou limit lavant BPDA gen kounye a, epi yo gen anpil chans pou yo chanje chak ane

REED SQUARE · KONBLE MANK YO
INITE ABÒDAB POU PWOPRIYETÈ KAY KI GEN PLIZYÈ ITILIZASYON

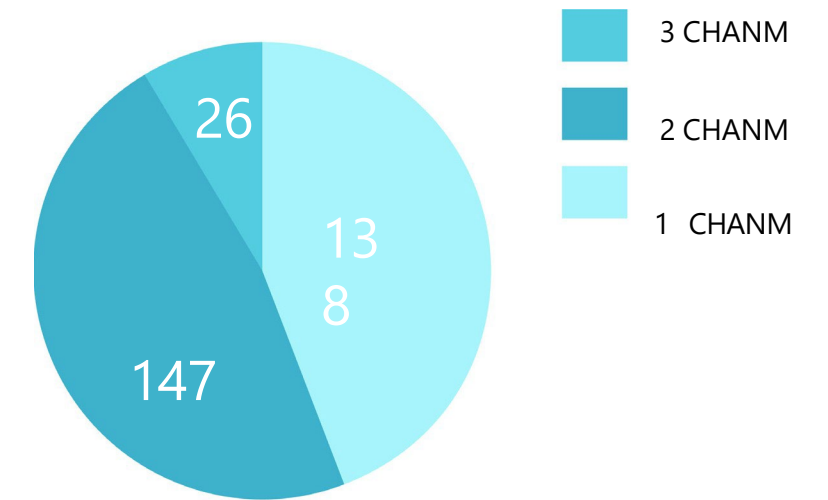
BEACON
communities

MPDC
Madison Park Development Corporation

JGE
DEVELOPMENT



Lokasyon 311 Inite



	# Inite yo	Revni	Lwaye* 1 CHANM	Lwaye* 2 CHANM	Lwaye* 3 CHANM
30% AMI	92	\$35 600	\$0 jiska 625	\$0 jiska 698	\$0 jiska 777
50% AMI	60	\$59 400	\$0 jiska1091	\$0 jiska1232	\$0 jiska1371
60% AMI	127	\$71280	\$0 jiska1325	\$0 jiska1499	\$0 jiska1678
80% AMI	32	\$95040	\$0 jiska1793	\$0 jiska2033	\$0 jiska2280

* Nou sipoze limit revni yo fikse pou de (2) moun ki nan fwaye a

** Li baze sou limit revni ak lwaye BPDA ak HUD pou ane 2023 a.Gen chanjman ki kapab fèt chak ane.

REED SQUARE • KONBLE MANK YO INITE ABÒDAB POU LOKASYON KI GEN PLIZYÈ ITILIZASYON





CONGREGACIÓN LEÓN DE JUDÁ

Patnè Kominotè Estratejik



Patnè Kominotè Estratejik
Kongregasyon Lion of Judah

REED SQUARE • KONBLE MANK YO
KONGREGASYON LION OF JUDAH

2023

BOSTON HERC

RAPÒ ANYÈL

Agents of Change

Boston Higher Education Resource Center
62 Northampton St. Boston MA 02118
617 221 6495 | info@bostonherc.org

"MWEN SE PREMYE MOUN NAN FANMI M KI ALE NAN INIVÈSITE EPI MWEN SE PI GRAN..."

"YASMIN UJAINA PASSPORT TO COLLEGE '20 LESLEY UNIVERSITY '24"

Staff Team

ENPAK PWOGRAM

ANERSKAL 2023 (Ans Lekòl)

- 1259 elèv
- 887 elèv nan Passport pou College (9yèm pou rive 12yèm ane)
- 372 elèv nan the Pwogram Alumni Success (aprè-segondè)
- 11,000 ak plis èdtan pwogramasyon
- 51 Vizit Colleget, Soti Edikatif, ak Evènman Espesyal

Klas 2023

327 sou 331 (98.8%)



Elèv ki nan dènye klas la ki gradye nan lise a

84% Ki enskri pou pwogram aprè lekòl segondè (78% nan inivèsite ak 6% nan pwogram altènatif)



95% realize plan enskripsyon yo te genyen pou otòn nan (gras ak pwogram preparasyon ki fèt an ete a!)

85% Passport Class la pèsevere nan premye pou ale nan dezyèm ane inivèsite yo



73 Ansyen Etidyan Yo te aktif pandan premye ak dezyèm ane yo nan kowòt Alumni Success la



Moun ki finanse yo se: 150 ak plis Patnè filantwopik ak volontè yo

Boston Higher Education Resource Center



Opòtinite pou Devlope Richès

- Inite pou pwopriyetè kay ki sou sit la
- Beacon & Madison Park finanse ansanm a yon montan ki se \$500 000 apati frè yo pou finanse yon pwogram pou peman alavans ki bay aksè ak pwopriyete
- Konsèy pou moun k ap achte kay pou premye fwa
- Pwogram konsèy finansye ak korespondans pou epay ki pèmèt moun ki lwe kay la gen aksè ak pwopriyete a
- Espas komèsyal abòdab pou soutni antreprenè lokal yo epi kreye travay lokal ki ap ankouraje anplwaye moun ki nan zòn nan
- Opòtinite pou jwenn yon mantò ak fòmasyon pou travay pou moun nan kominote a ki enterese pou fè karyè nan imobilye

Espas pou Rankont Kominotè ki Deyò

- Espas pou kamyon-restoran ak evènman nan katye a
- Pwomennan nan yon espas atistik
- Reed Common
- Teren jwèt

Nouvo Restoran ak Sèvis nan katye a

- Kuizin Kominotè ak espas deyò pou manje
- Potansyèl gadri ak teren jwèt
- Sèvis pou konsèy finansye
- Pwogram edikatif

Travay

- Konstriksyon
- Nou pito lè nou anplwaye moun k ap viv Roxbury nan espas k ap vann an detay yo ak nan restoran ki anba lakay yo
- Travay nan domèn jesyon byen imobilye ak antretyen byen imobilye pou travay k ap fèt sou yon peryòd ki long

Mizajou nan koneksyon lari a ak transpò piblik

- Nouvo espas pou bekàn nan Harrison Ave
- Lari Reed ki pi an sekirite, yo pwopoze pou elaji ri yo epi pou fè li pi wo pou ralanti sikilasyon an, epi pèmèt gen yon sikilasyon machin ki pi dousman. L ap pèmèt gen yon tranzit ki pi sèten epi ki ki pi agreyab pou machin, bisiklèt ak pyeton yo

Diminye efè negatif klima a, retabli jistis anviwònmanal la

- Diminye risk inondasyon gras ak batiman ki pi wo, sifas ki pèmèt dlo a rantre, yon amenajman peyizaj ki estratejik ak yon sistèm drenaj sou tout sit la
- Diminye efè zile chalè iben an gras ak yon amenajman estratejik epi lonbraj nouvo pyebwa yo

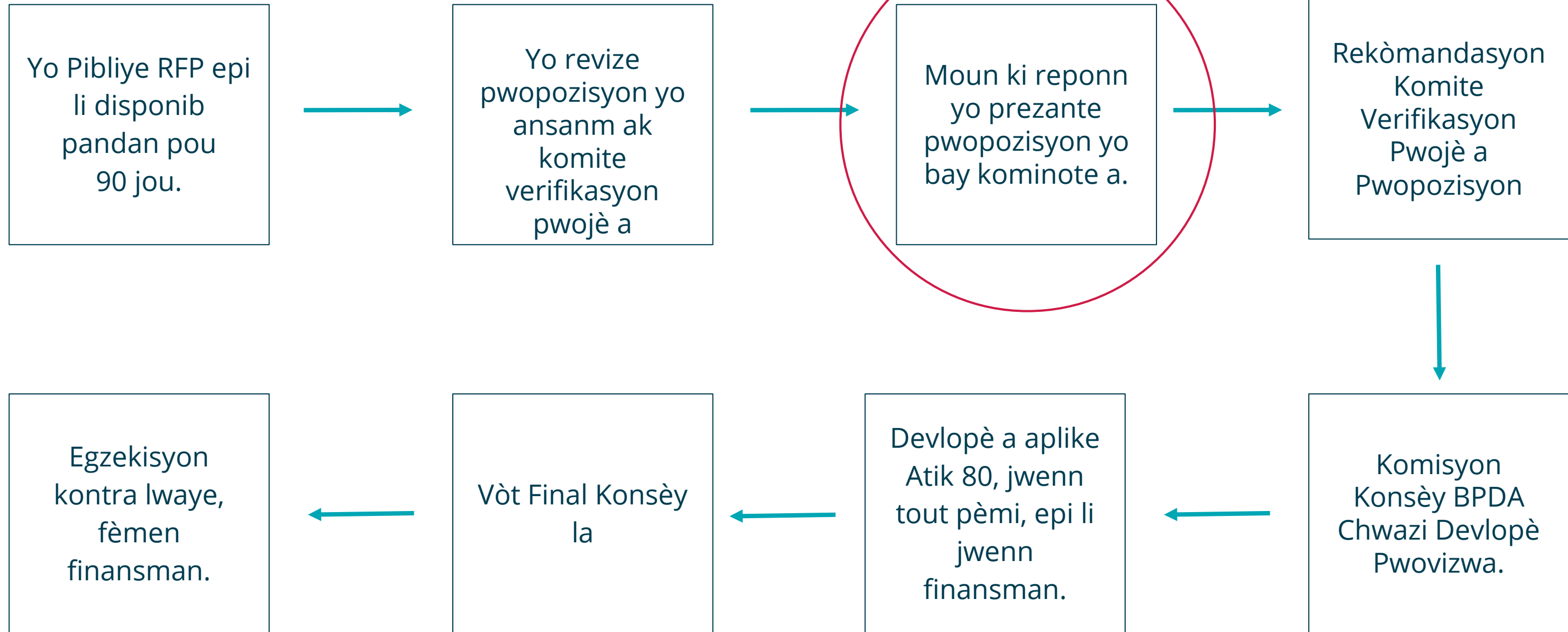


KESYON AK REPONS

Pwochen Etap

Apèsi sou Pwosesis RFP a

NOU LA A



Mèsi!

N ap jwenn tout kontni reyinyon an ak opòtinite pou fè kòmantè piblik sou bit.ly/BWSCDevelopment

Si w gen nenpòt kesyon, tanpri kontakte Natalie Deduck (Natalie.Deduck@boston.gov) epi l ap kontakte w pi vit posib.