

Boston Water & Sewer Parking Lots Redevelopment

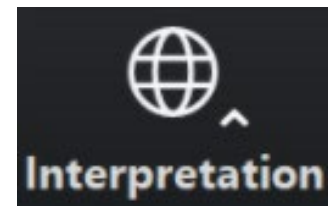
Developer Presentations

March 19, 2024

Interpretation and Translation

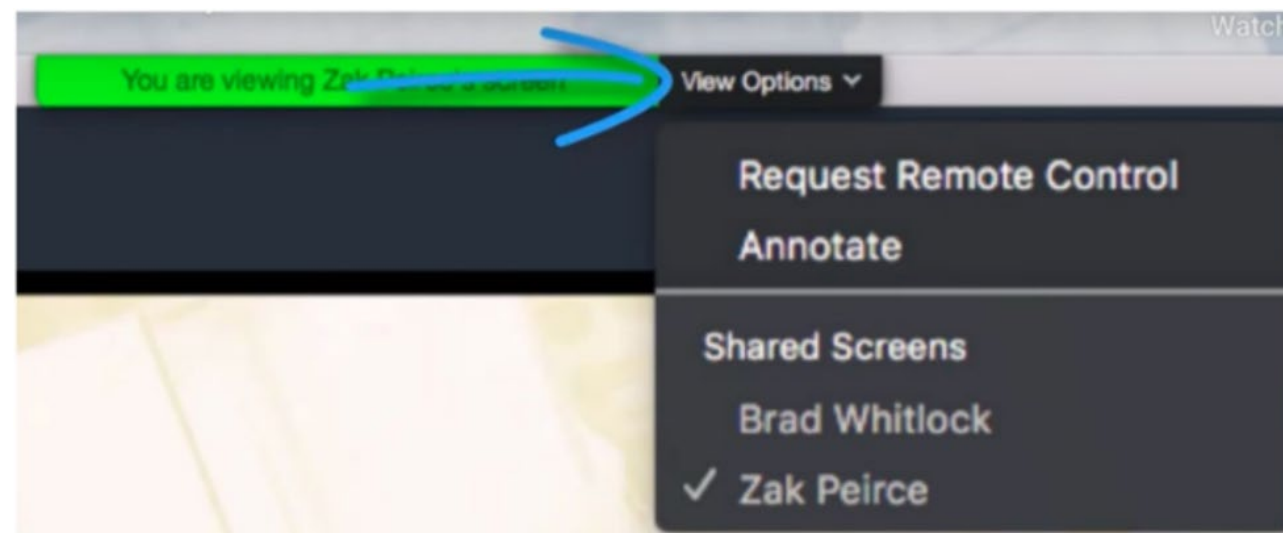
Interpretation: How to Listen in below languages

- Spanish
- Haitian Creole
- Cape Verdean Creole
- English



Translation: How to View the Slides in above language

Click "View Options" at the top of your screen and select your preferred language



Meeting Recording

At the request of community members, this event will be recorded and posted on the webpage at bit.ly/BWSCDevelopment for those who are unable to attend the zoom event live.

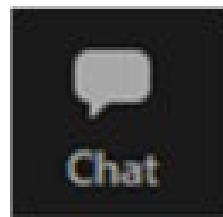
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If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

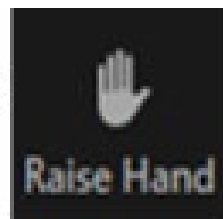
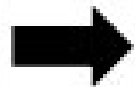
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Zoom Tips

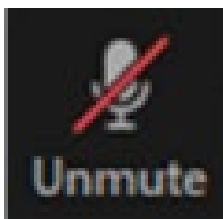
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



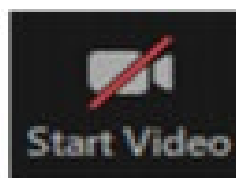
Use the chat to type a comment or ask a question at any time.



To raise your hand, click on "Participants" at the bottom of your screen, and then choose the "Raise Hand" option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

For all meeting content:
bit.ly/BWSCDevelopment

Objective & Agenda

Objective

The two proponents will present their proposals for the redevelopment of the Boston Water and Sewer Parking Lots and will answer questions from the community.

Agenda

1. BWSC Parking Lots Overview
2. Developer Presentations
3. Questions & Answers

If you have a follow-up item, please contact Natalie Deduck at natalie.deduck@boston.gov

BWSC Parking Lots Overview

Natalie Deduck, Senior Real Estate Development Officer

Site Area Context

- The purpose of the [RFP](#) was for the redevelopment and long-term ground lease of the parking lots owned by the Boston Water and Sewer Commission
- There are 16 disposition parcels (5 large parking lots) known collectively as the Boston Water and Sewer Commission Parking Lots.
- These parcels represent approximately 191,528 square feet
- The site is located on [Map 6A&6B - Urban Renewal Overlay District](#)



Request for Proposal Goal

“The BPDA seeks to convey the Property to allow **mixed-use development** that, in consistency with the Roxbury Strategic Master Plan and PLAN: Nubian Square, will bring a mix of **housing**, with an emphasis on **affordability**, to the Roxbury area along with community-driven **ground floor activation and open space.**”

Meeting Goal

The purpose of this meeting is to learn about these proposals from the teams that created them.

- Two proposals were submitted in response to the Request for Proposals (RFP)
 - Related Beal and DREAM Development
 - Beacon, Madison Park Development Corporation, and Jonathan Garland Enterprise
- Today, both teams are here to present their proposals and answer questions.

Related Beal & DREAM Development



Boston Water and Sewer Commission Parking Lots Disposition

March 19, 2024

**RELATED
BEAL**

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



D/R/E/A/M DEVELOPMENT
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Kimberly Sherman Stamler
Related Beal
President



Dr. Aisha Miller
Related Beal
VP Community &
Corporate Engagement



Alex Provost
Related Beal
VP Development



Greg Minott AIA, LEED AP
DREAM Development
Managing Principal



John Barros
DREAM Development
Partner & Investor



Conan Harris
DREAM Development
Partner & Investor

Key Differentiators



EXPERIENCED PARTNERSHIP

The expertise and financial feasibility to deliver a dynamic large-scale, multi-phase development. A successful track record in creating affordable housing in Roxbury and all throughout Boston.

AFFORDABLE HOMES & SUSTAINABLE DESIGN

Leaders in affordable housing and sustainable design that prioritizes community needs. More than 55,000 affordable units developed and managed by Related.

COMMITMENT TO ROXBURY

An on-going and unparalleled dedication to the Roxbury community and strong relationships with community leaders.

ROBUST DEI PROGRAM

A commitment to and focus on DEI participation and initiatives throughout the life cycle of the development. A team comprised of more than 50% M/WBE firms.

EXCEPTIONAL COMMUNITY BENEFITS

Programs and partnerships that support community needs, provide spaces for resident activities, and support job growth and economic development.

Unwavering Commitment to Roxbury



Project Highlights



Delivery of affordable and workforce **housing for families and seniors**, including homeownership and rentals



Robust and transparent **community engagement** process that will seek input **throughout the project life-cycle**



Minority-owned development team with **50% MBE ownership** and **50% M/WBE participation** across our consultant team



A focus on **wealth building for homeownership** and converting affordable and workforce renters to first-time home buyers

Experienced Team Committed to Diversity, Equity & Inclusion

50%

MBE Co-Development/Ownership

50%+

M/WBE firms across the development spectrum make up our team

- » Construction Management Joint Venture **with MBE General Contractor**
- » **Diversity Consultant** to ensure engagement with M/WBE firms and employment **opportunities for women and minorities**

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
HAVEN
CONSTRUCTION



SETTY

**BRYANT
ASSOCIATES**



Proverb

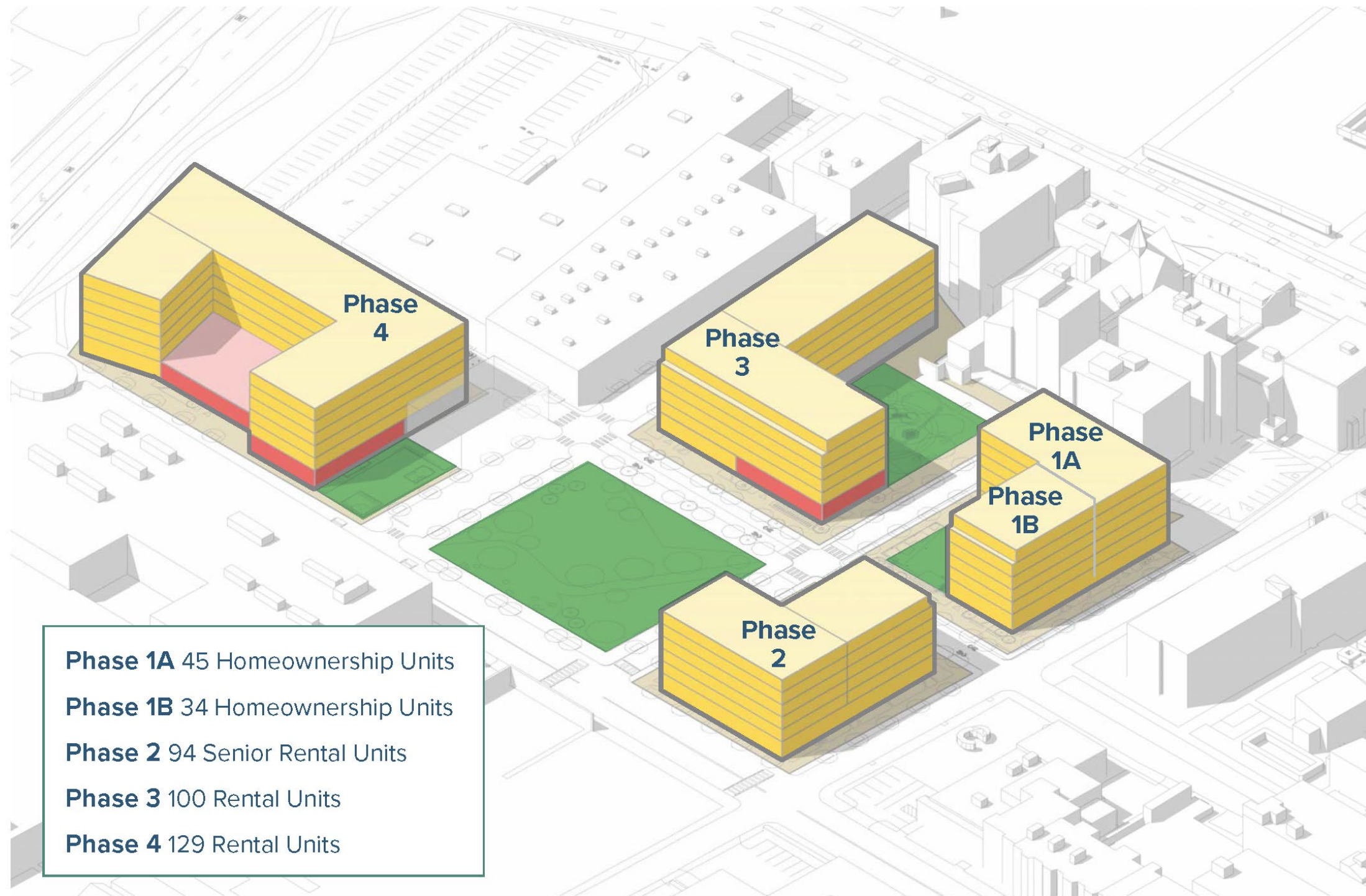
enviENERGY

Vibrant & Equitable Community

- » Maximize affordable and workforce housing units to address urgent housing needs
- » Provide immediate affordable homeownership opportunities and pilot rent-to-own methods on future phases
- » Prioritize families (~65%) and dedicate a building to Boston/Roxbury Seniors
- » Utilize dense, mid-rise (6-story) construction while preserving over an acre of green, open space
- » Implement a phased construction schedule to optimize utilization of low-income housing tax credits
- » Minimize City and State subsidy through thoughtful unit design and construction methods
- » Potential to redirect up to \$11.1 million of housing exaction payments from approved Related Beal commercial projects in South Boston



Thoughtfully Designed Ecosystem



79

Affordable Homeownership Units
Phase 1A & 1B

94

Senior Affordable Rental Units
Phase 2

229

Affordable Rental Units
Phase 3 & 4

20k

Retail & Community Space

1.17

**Acres Open Space &
Green Space**

Focus on Affordability & Wealth Creation

Unit Type

Unit Type	Homeownership	Rental	Senior Rental
STUDIO	22	18	34
1 BR	18	65	54
2 BR	29	123	6
3 BR	10	18	-
4 BR	-	5	-
TOTAL	79	229	94

Income Band

AMI %	Homeownership	Rental	Senior Rental
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 affordable & workforce housing units including rental & homeownership opportunities

94

Dedicated senior housing opportunities

33

Three- and four-bedroom homes designed for families

280

Rental units reserved for households earning 80% or less of AMI

Homeownership: Bridging The Racial Wealth Gap

» Family Self-Sufficiency Program

To help families get ahead through a powerful savings program incentive for families to support residents to reach their goals.

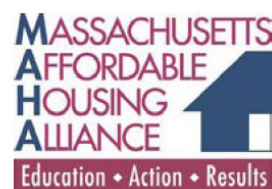
» First Generation Home Buyer Assistance

Robust and growing first generation homebuyer program featuring \$30K in matched savings grants, education, and ongoing support.

» **Down Payment Assistance** Up to \$125K in down payment assistance by stacking MAHA Stash on top of other DPA Programs

» **Education and Support** HUD certified education and counseling. Post-purchase education and support.

» **Civic Engagement & Leadership Development** Opportunities for all MAHA graduates.



Sales Prices & Net Rents

STUDIO

\$210,000 or **\$1,200** / month **BLENDED AVG SALES PRICE
OR MORTGAGE PAYMENT (80-100% AMI)**

3 BED

\$338,000 or **\$1,890** / month **BLENDED AVG SALES PRICE
OR MORTGAGE PAYMENT (80-100% AMI)**

STUDIO

\$1,690 / month **BLENDED AVG RENT (30-120% AMI)**

4 BED

\$2,670 / month **BLENDED AVG RENT (30-120% AMI)**

\$15 / SF **AFFORDABLE RETAIL RENT**

AMI: Average Median Income. AMI is based on where you live and your household size.

**All prices are subject to BPDA maximum sales, prevailing interest rates and down payments amounts or BPDA unit and income limit rents*

Engaging Community & Retail Space



Incubator Space



Community Kitchen



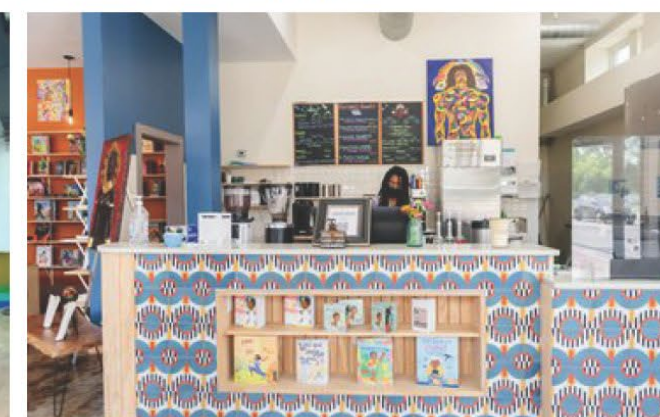
Workforce Training



Senior Community Space



Daycare Center



Local Businesses & Convenience

Bringing the Roxbury community together with over one acre of open green space



Accessible Open Space & Public Realm for All



Shaded Sidewalks & New Trees



Bike & Pedestrian Zones



Retail Plaza



Public Green Space



Children's Play Area



Resident Courtyard



Senior Community Garden



Rain Garden

At the Forefront of Sustainability & Resiliency



100%
ELECTRIFICATION



PASSIVE HOUSE
CERTIFICATION



Maximized On-Site
Clean Energy with PV
Solar Arrays



Elevated
Critical Building
Infrastructure



Access to Public Transit,
Bike Lanes & Bike
Storage, and BlueBikes



High Performance
Building Envelopes



Central Energy
Recovery System



Reduction of Heat
Island Effect through
Landscaping



Sustainable & Low-
Emitting Materials



25% EV Charging
Stations, 100%
Future Capacity



Tree Shade & Structure
Shade Coverage



Indoor Water Use
Reduction with Low-
Flow Fixtures



1.17 Acres of Public
Green Space for
Rainwater Infiltration



Biophilic Design &
Connection to Nature



Exceptional Community Benefits

Affordable & Workforce Housing for Different Life Stages

Focus on accessible **affordable, workforce, and senior opportunities**

85% of units catering to those at or below 80% AMI

20% of total units will be homeownership, facilitating wealth creation and stability

Partnership with Our Village Initiative to bring **ownership opportunities** to low and moderate income households



Retail & Community Incubator Spaces

Purpose-built community space in 3 buildings to foster entrepreneurship

Strategically located retail spaces in areas with high foot traffic

Versatile community room, serving as an emergency shelter and communal space

NECAT will bring **new culinary training and jobs** to Roxbury residents



Open Space & Public Realm

1.17 acres of public open space, including a central green, senior's community garden, and children's play spaces

Extended site connections, **dedicated walking and cycling paths, benches and new trees**

Public art and local collaborations embracing the neighborhood



Embracing The History of North Roxbury

Dedicated space to **recognize families and businesses displaced during Urban Renewal** in Roxbury

Acknowledgment of the historical impact of the 1975 General Plan for Boston and the Regional Core

Economic development through new public-facing real estate opportunities



Economic Development & Jobs Creation

Local partnerships such as Nubian Square Main Streets, BECMA, & TACC to enrich Nubian Square

Youth and workforce development through partnerships with local organizations & institutions

Engagement with **M/WBE firms and employment opportunities** for women and minorities

1,200 construction jobs, 32 full time jobs and 30 part time jobs





Boston Water and Sewer Commission Parking Lots Disposition

March 19, 2024

**RELATED
BEAL**

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

Beacon, Madison Park Development Corporation, Jonathan Garland Enterprise

Reed Square

Our inspiration for the vision of Reed Square honors the rich physical, social and cultural history of this vibrant community!



REED SQUARE • BRIDGING THE GAP
A VISION FOR OUR COMMUNITY





Experienced affordable housing partners with deep roots and decades of significant investment in the Roxbury community!



Drexel Village

Madison Park Village

Lenox Apartments

Camden Street Apartments

Mandela Homes

Strategic Community Partner
Congregation
Lion of Judah

Parcel 10

SITE

Strong neighborhood relationships!

Decades of investment in the Roxbury community!

Orchard Gardens

Hibernian Hall

REED SQUARE • BRIDGING THE GAP
CO-DEVELOPERS

BEACON
communities

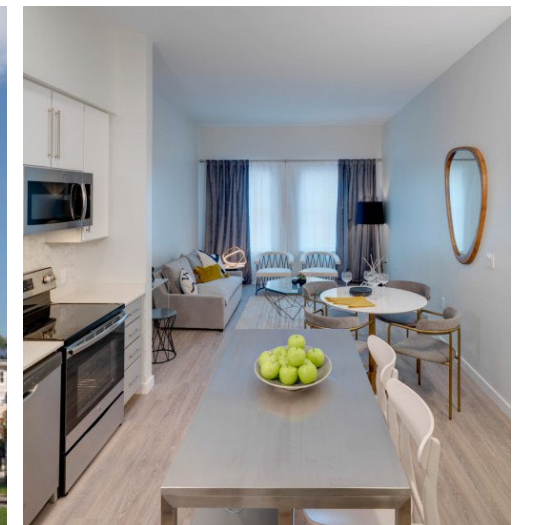
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Beacon Communities is a Boston-based mission-driven affordable housing developer, owner, and property manager with communities across the Northeast and Mid-Atlantic.

Beacon's Community Engagement Department provides best in class resident services in five key areas:

- Housing stabilization
- Health and wellness
- Economic mobility and education
- Youth enrichment
- Community building & civic engagement





Community-Based Programs & Services

- Youth Development
- Affordable Housing
- Health Equity & Community Wellness
- Arts & Culture @ Hibernian Hall
- Opportunity Employment Program
- Community Engagement
- Community Support
- The Dewitt Center
- Workforce Diversity & Development

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 and MPDC affordable rental housing opportunities. In addition to facilitating pathways, 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, **are available for purchases in the City of Boston or \$50,000 for purchase elsewhere.** Recipients are encouraged to combine MPDC awards with other programs, such as the Massachusetts Affordable Housing Alliance program, which is administered by Compass Working Capital in an additional key strategy for preparing more residents for homeownership.

Family Self-Sufficiency
MPDC also offers the Family Self-Sufficiency (FSS) Program to its residents to 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



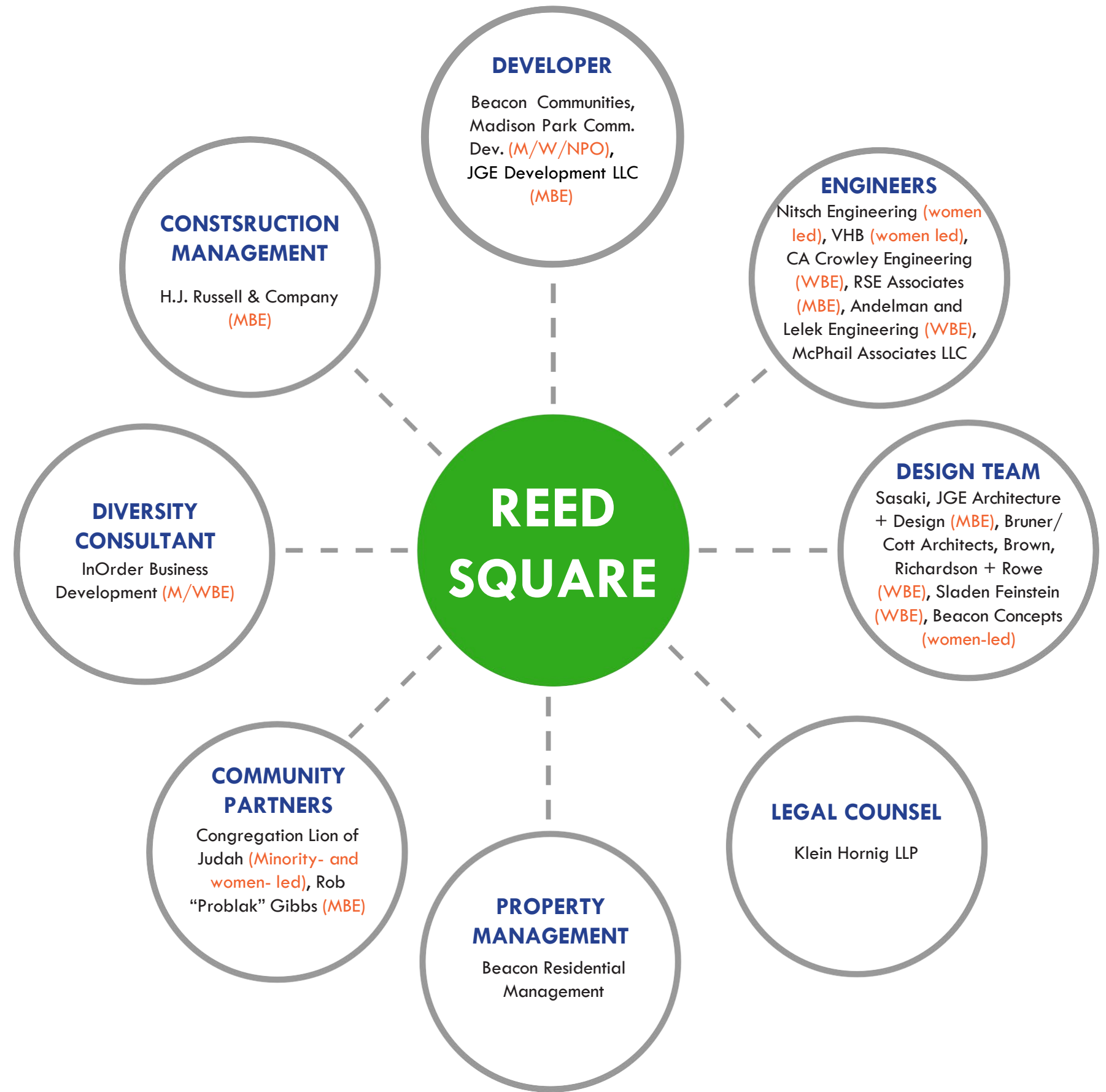
Developers and Placemakers with a social responsibility to build, equitably, sustainably and contextually.

- **Boston-based**
- **100%** Minority-Owned
- **257** Affordable housing units currently under site control with City of Boston tentative designation through similar co-development partnerships.



The Vision for Reed Square is Built Around An Experienced Team of Diverse Professionals, M/WBE Businesses and Local “Deeply-Rooted” Community Organizations

OVER 70% OF THE TEAM IS COMPRISED OF MINORITY OR WOMEN-LED FIRMS



2/3 of the ownership team are certified MBE's !

Development Team

15 Minority or Women-led firms representing over **70%** of the team, **10** of which are certified by the Massachusetts Supplier Diversity Office.

Opportunities During Development (D/E/I Goals)

City of Boston (BRJP)	51% Boston Residents	40% People of Color	12% Female
Reed Square Goals	51% Boston Residents	51% People of Color	12% Female

- Businesses: **35%** MBE and **10%** WBE
- Community job fairs and free OSHA training
- Partnership and outreach to YouthBuild, Madison Park Technical Vocational High School, Benjamin Franklin Institute

Opportunities Over Long Term Property Operations

- Community job fairs for property management and maintenance jobs
- Outreach to local small businesses, M/WBEs for contracting opportunities such as snow removal and landscaping



**Approx. 383 newly constructed affordable housing units:
homeownership/rental/senior/families**

196 off-street parking spaces

Nearly 1-acre of public and resident open space

Over 10,000 SF of neighborhood service space

More than 8,500 SF of commercial/retail space

A wealth of community benefits and partnerships

ROXBURY CROSSING

ISLAMIC SOCIETY OF BOSTON

JOHN ELIOT SQUARE

FIRST CHURCH IN ROXBURY

FREDERICK DOUGLASS SQUARE

CHESTER SQUARE

TITUS SPARRAW 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

SQUARES + LANDMARKS

in Lower Roxbury

in South End

at Reed Square (BWSC)

BRIDGING THE GAP

REED SQUARE • BRIDGING THE GAP
OUR VISION

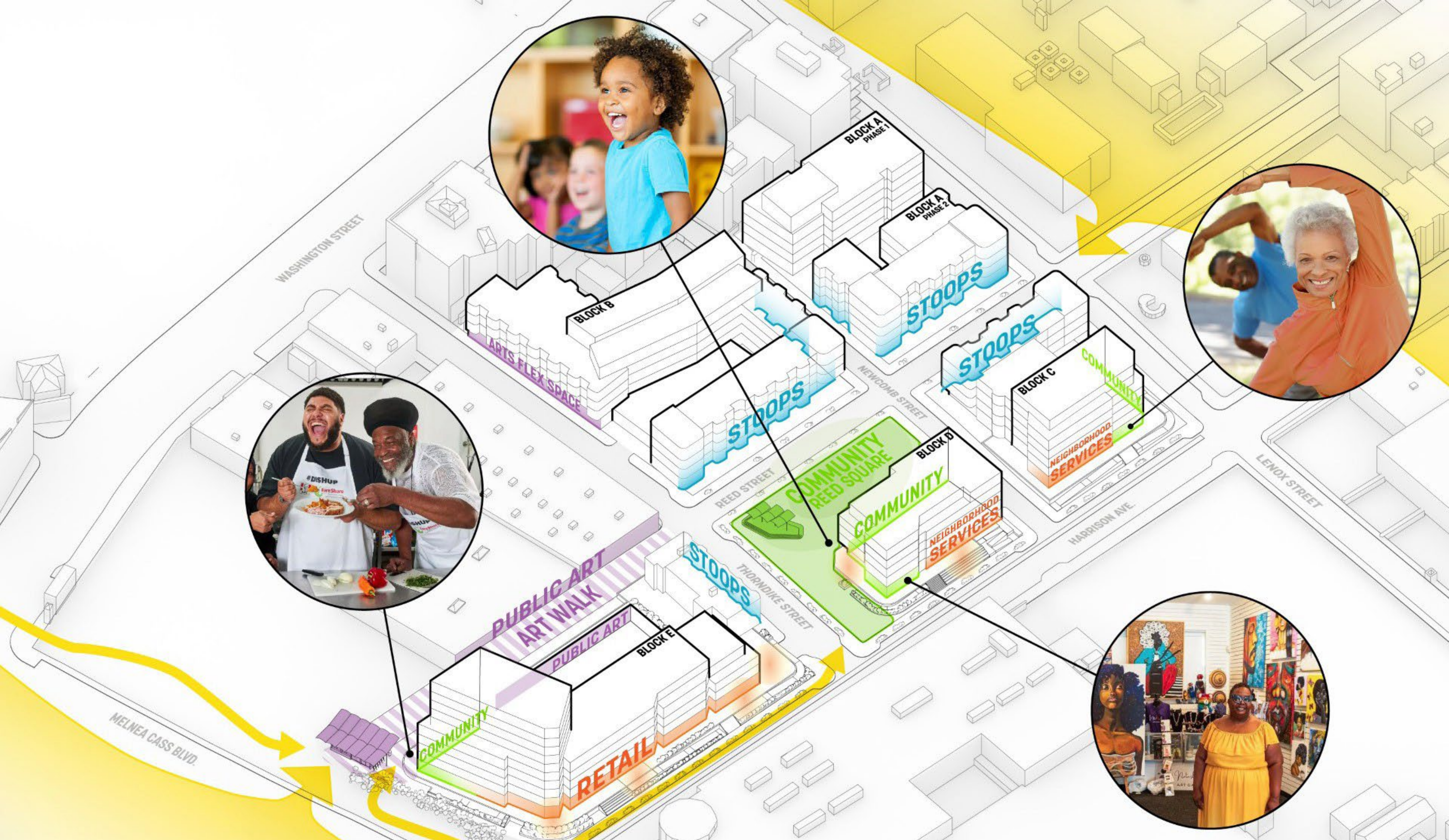
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BRIDGING THE GAP:

ECONOMICALLY • **PHYSICALLY**
SOCIALLY • **ENVIRONMENTALLY**
CULTURALLY • **EQUITABLY**



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OUR VISION





Washington St.

Meine Cass Blvd.

Thorndike St.

Newcomb St.

Lenox St.

PHASE 1
40-Unit Affordable Homeownership Building

A1

A2

B

C

D

E

REED GREEN

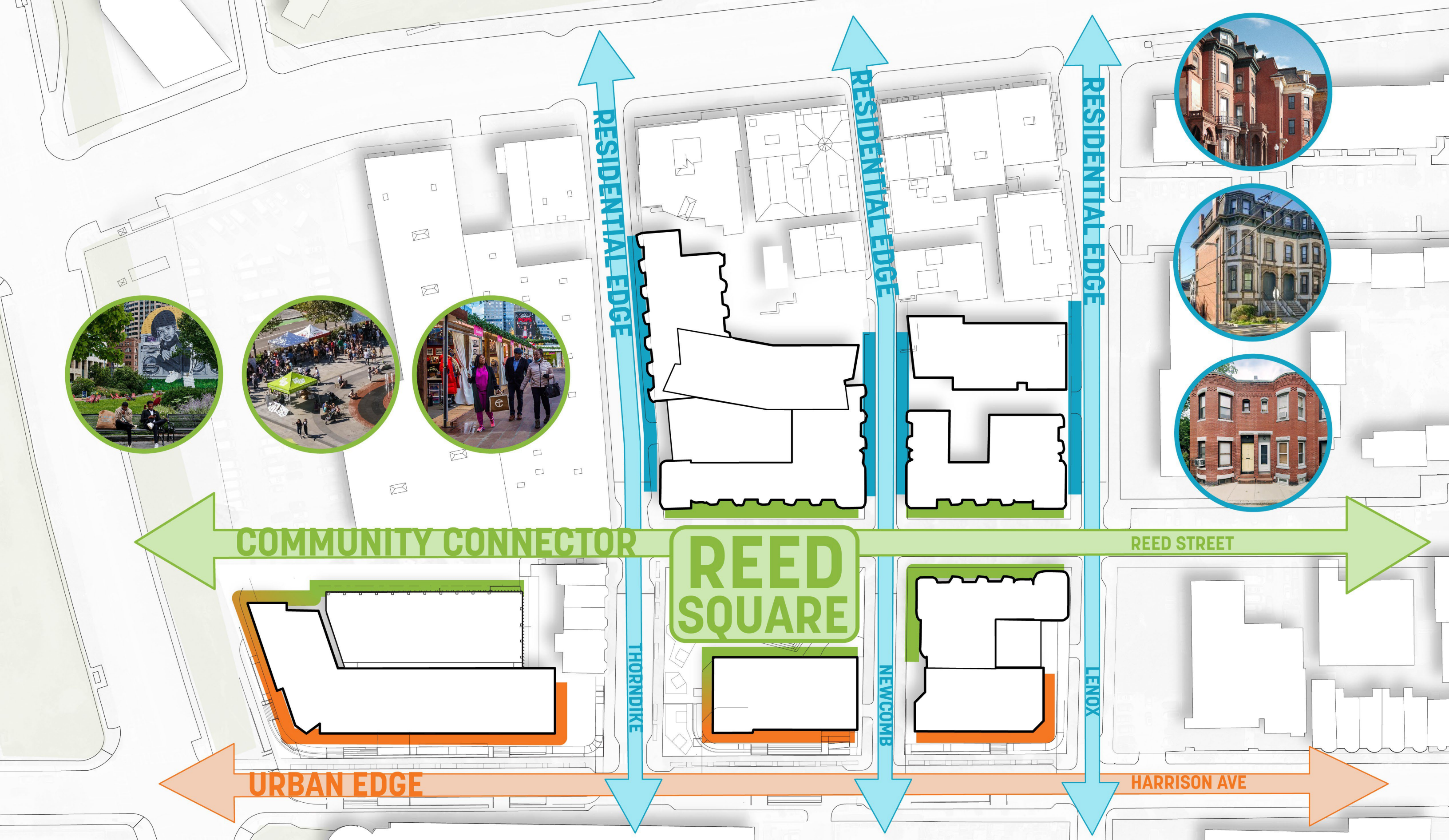
Art Walk

Reed Street

Harrison Ave.

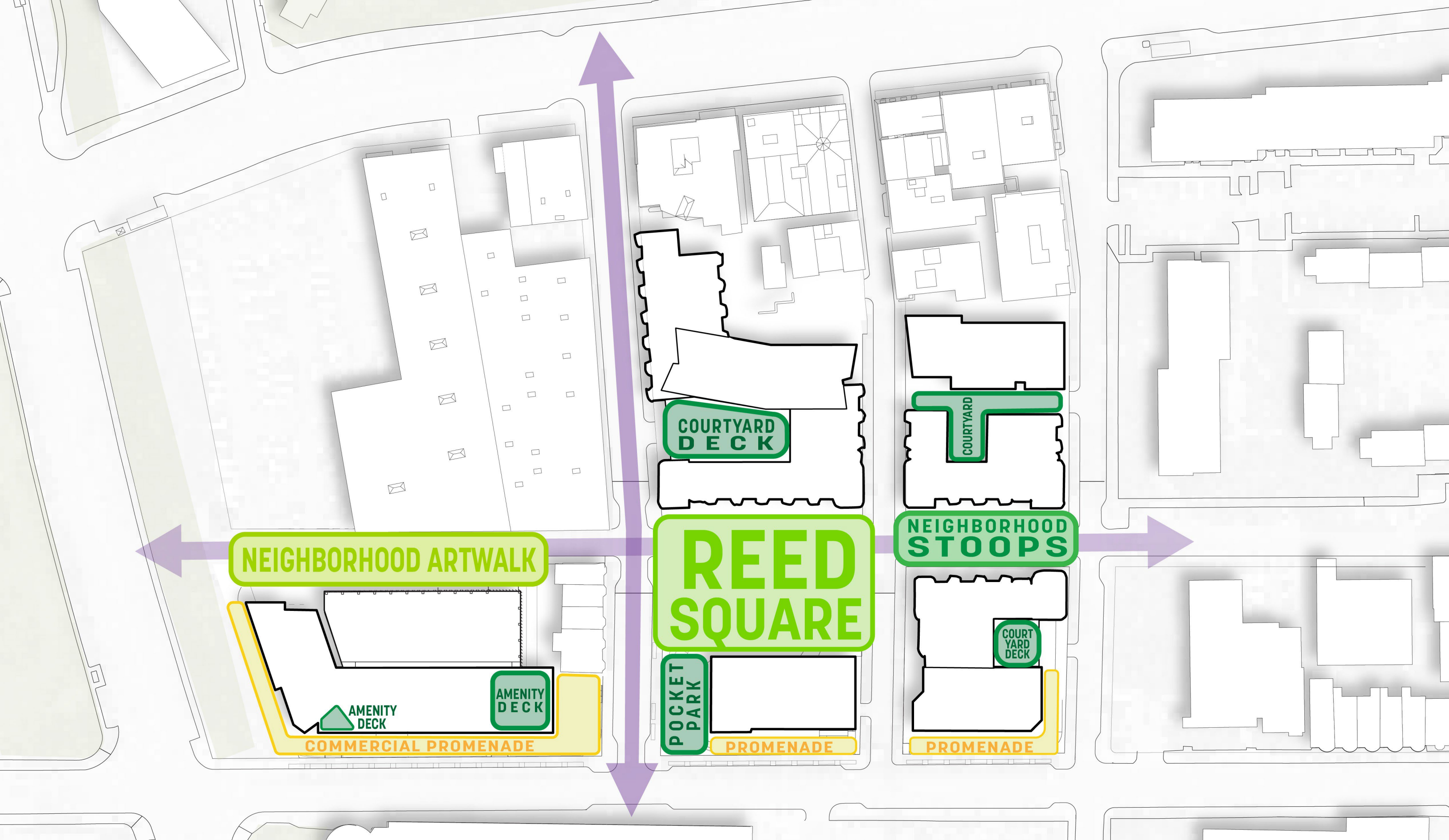
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**REED SQUARE • BRIDGING THE GAP
BLURRING THE EDGE**





REED SQUARE • BRIDGING THE GAP
DIVERSITY OF OPEN SPACES



REED SQUARE • BRIDGING THE GAP
MEANINGFUL & MEMORABLE PLACES



A PLACE TO COMMUNE

REED SQUARE AT THE INTERSECTION OF NEWCOMB & REED ST.



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URBAN EDGE: A PLACE TO MEET

HARRISON AVE. PROMENADE



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RESIDENTIAL EDGE: A PLACE TO SEE FRIENDS

REED ST.

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A PLACE TO PLAY

REED GREEN AT THE INTERSECTION OF THORNDIKE & REED ST.



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A PLACE TO LIVE AND GATHER

COMMUNITY KITCHEN & RESTAURANTS - CORNER OF MELNEA CASS & HARRISON AVE.



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A PLACE TO CELEBRATE AND SHARE

ART WALK AND COMMUNITY CORNER KITCHEN AT MELNEA CASS & REED ST.

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A PLACE TO SHOP AND DINE

CORNER OF HARRISON AVE. & THORNDIKE ST.

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A PLACE TO CELEBRATE

COMMUNITY CENTER & CHILDCARE - CORNER OF HARRISON AVE. & THORNDIKE ST.

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A PLACE TO LIVE WELL

SENIOR LIVING - WEST CORNER OF HARRISON AVE. & LENOX ST.



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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



Passive Cooling

Occupiable Open Roof Terrace

Optimal Solar Orientation

PV Array Ready

Optimal Solar Orientation

Path of Sun

Raised Podium to Address Sea Level Rise

Flood Line 20.5' Above Sea Level

REED SQUARE • BRIDGING THE GAP ENVIRONMENTAL JUSTICE



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

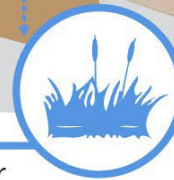
PERMEABLE PAVERS

- 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

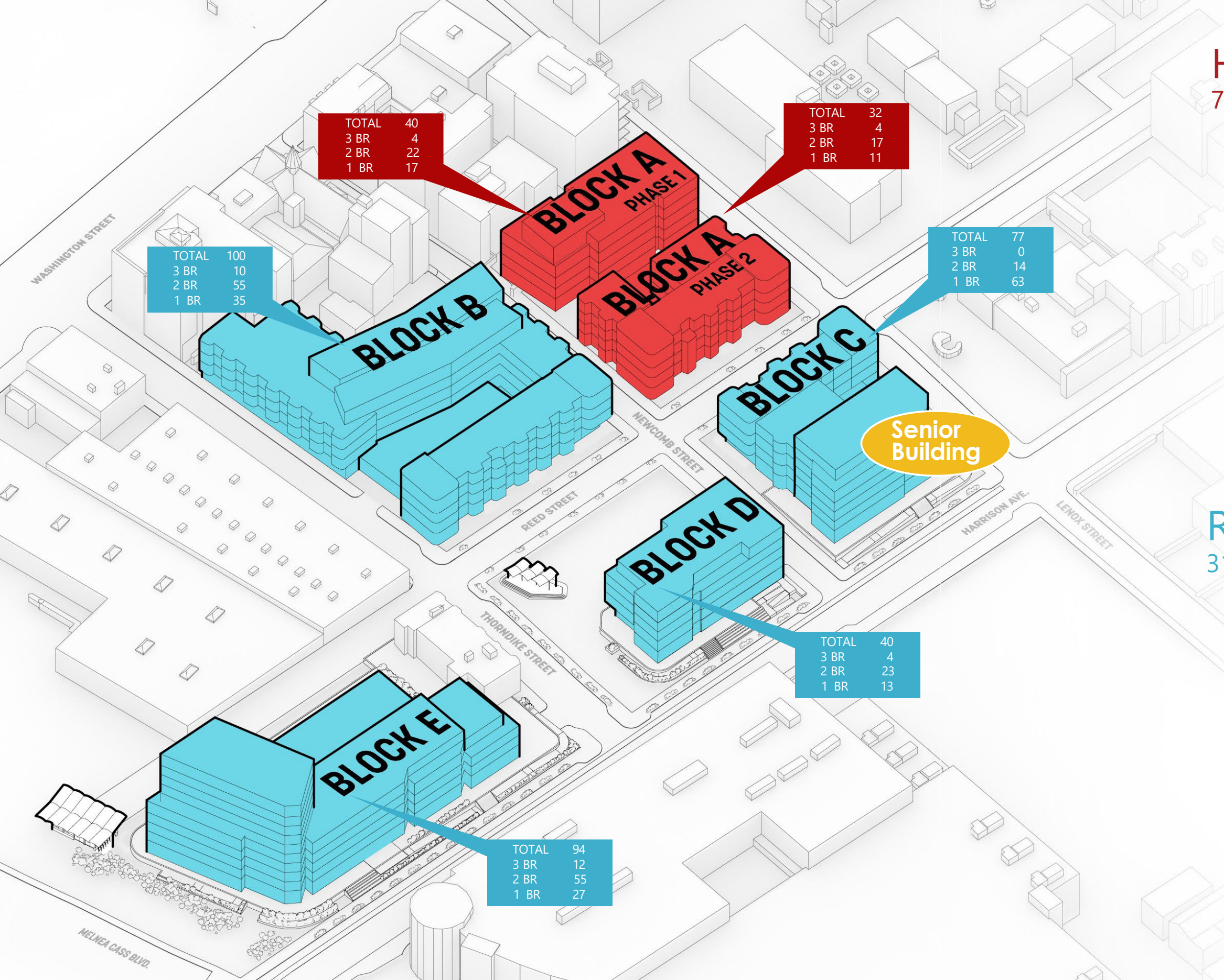
- Increase Groundwater Retention
- Reduce Runoff Volume
- Green Buffer



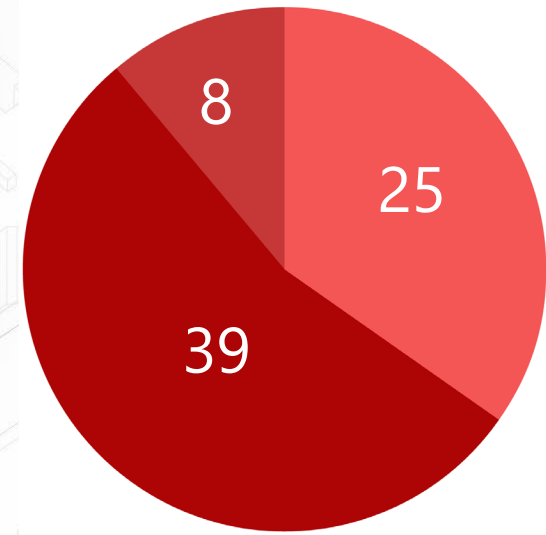
Stormwater Runoff From the Road



Flood Line
20.5' Above Sea Level

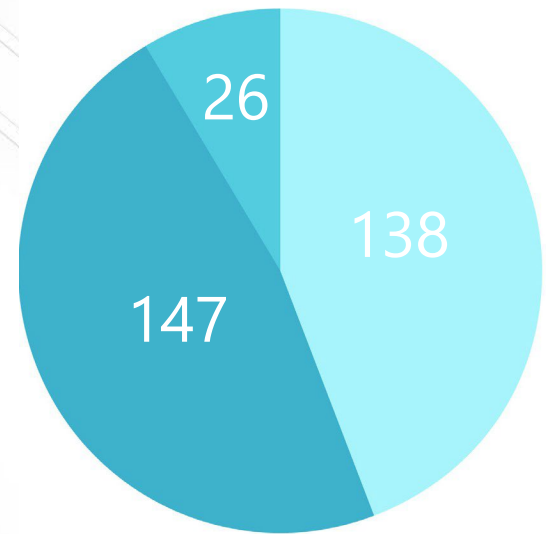


Homeownership 72 Units



- 3 BR
- 2 BR
- 1 BR

Rental 311 Units



- 3 BR
- 2 BR
- 1 BR

REED SQUARE • BRIDGING THE GAP HOUSING TYPES



BUILDING A1

FIRST BUILDING
40-Unit Affordable Homeownership

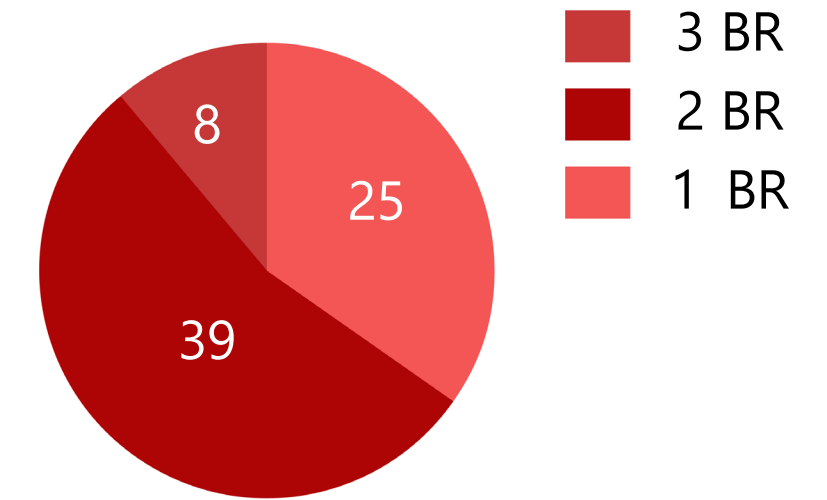
	# Units	Avg. 2024 Mkt. Price	Sales Price***	Monthly Mortgage**	Income Limit*
1 BR					
80% AMI	7		\$219,500	\$1,644	\$89,080
100% AMI	7		\$287,400	\$2,083	\$111,350
2 BR					
80% AMI	11	\$537,762	\$258,500	\$1,960	\$106,880
100% AMI	11		\$334,700	\$2,452	\$133,600
3 BR					
80% AMI	2		\$297,200	\$2,270	\$123,480
100% AMI	2		\$378,000	\$2,791	\$154,350

BUILDING A2

SECOND BUILDING
32-Unit Affordable Homeownership

	# Units	Avg. 2024 Mkt. Price	Sales Price***	Monthly Mortgage**	Income Limit*
1 BR					
80% AMI	5		\$219,500	\$1,644	\$89,080
100% AMI	6		\$287,400	\$2,083	\$111,350
2 BR					
80% AMI	8	\$537,762	\$258,500	\$1,960	\$106,880
100% AMI	9		\$334,700	\$2,452	\$133,600
3 BR					
80% AMI	2		\$297,200	\$2,270	\$123,480
100% AMI	2		\$378,000	\$2,791	\$154,350

Homeownership 72 Units



ALL:

Affordable homeownership units for sale are half of market price or less than market !

* Assumes income limits are for two (2) person households

** For exemplary purposes only - monthly mortgage payments may vary by borrower, are determined by mortgage lenders and based on an individual's creditworthiness

** Includes principal, interest, condo fees and utility costs based on current rates. Does not include property taxes and insurance.

** Assumes 6% interest rate (subject to fluctuate based on market conditions), 5% down payment and a 30 year mortgage

*** Sales prices shown are based on current BPDA sales price limits which are subject to change annually

REED SQUARE • BRIDGING THE GAP
UNIT MIX - AFFORDABLE HOMEOWNERSHIP

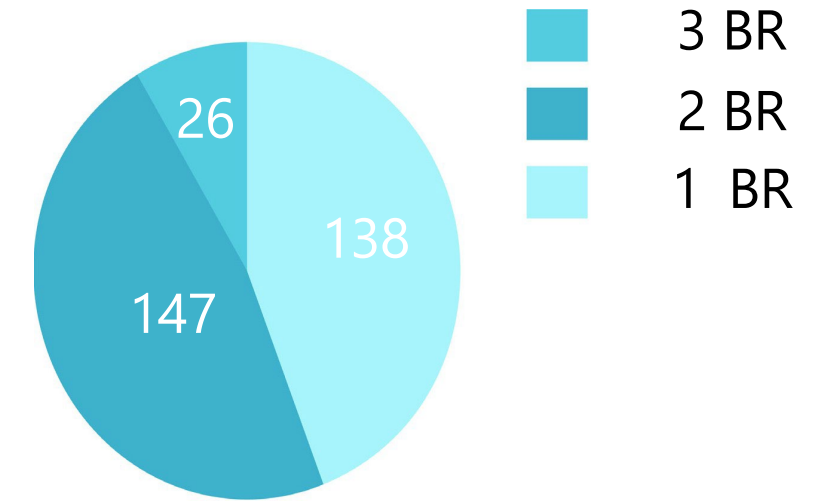
BEACON
communities

MPDC
Madison Park Development Corporation

JGE
DEVELOPMENT



Rental
311 Units



	# Units	Income	Rent* 1 BR	Rent* 2 BR	Rent* 3 BR
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

* Assumes income limits are for two (2) person households.
 ** Based on 2023 BPDA and HUD rent and income limits. Subject to change annually.

REED SQUARE • BRIDGING THE GAP
UNIT MIX - AFFORDABLE RENTAL



CONGREGACIÓN LEÓN DE JUDÁ

Strategic Community Partner



Strategic Community Partner
**Congregation
Lion of Judah**

REED SQUARE • BRIDGING THE GAP
CONGREGATION LION OF JUDAH

2023
BOSTON HERC
ANNUAL REPORT
Agents of Change
Boston Higher Education Resource Center
62 Northampton St. Boston MA 02118
617.221.6495 | 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

“I’M THE FIRST IN MY FAMILY TO GO TO COLLEGE AND THE OLDEST OF FOUR SIBLINGS. I’M PROBABLY THE WAY FOR THEM TO GO TO COLLEGE TOO. AND I’M NOT GOING TO STOP HERE.”
YASMIN JAIMA
PASSPORT TO COLLEGE ‘20
LESLEY UNIVERSITY ‘24

...ningful year with you and impact that YOU make Boston HERC.

...ther includes the report, but it also dual. Our students are they are innovating and they are and families’ re changing our city ospitals, local careers, schools, or

...ou—the agents ERC and support h your asure. Thank saying yes, Gracias.

...ff Team

Boston Higher Education Resource Center



Wealth Building Opportunities

- On-site homeownership units
- Beacon & Madison Park are collectively contributing \$500,000 in from their fee to fund a downpayment assistance program
- First-time homebuyer counseling
- Financial coaching and savings matching programs that provide renting residents with pathways to homeownership
- Affordable retail spaces to support local entrepreneurs and bring local jobs in with a local hiring preference
- Mentorship and job training opportunities for community members interested in careers in real estate development

Outdoor Community Gathering Spaces

- Pavilion for food trucks & neighborhood events
- Art Walk
- Reed Common playground

New Restaurants & Neighborhood Services

- Community kitchen and outdoor dining areas
- Potential daycare & playground
- Financial coaching services
- Educational programming

Jobs

- Construction
- Preference for hiring Roxbury residents in ground floor retail/restaurant spaces
- Property management and maintenance jobs for long-term property operations

Upgrades to Street and Public Transit Connections

- New bike lane on Harrison Ave
- Safer Reed Street – proposed widening and raised street design for slower traffic and accommodation of safe and enjoyable vehicle, bike and pedestrian transit

Mitigating Effects of Climate Change - Restoring Environmental Justice

- Minimizing flooding risks through elevated buildings, permeable surfaces, strategic landscaping and drainage across the site
- Reduce urban heat island effect through strategic landscaping & shading from new trees

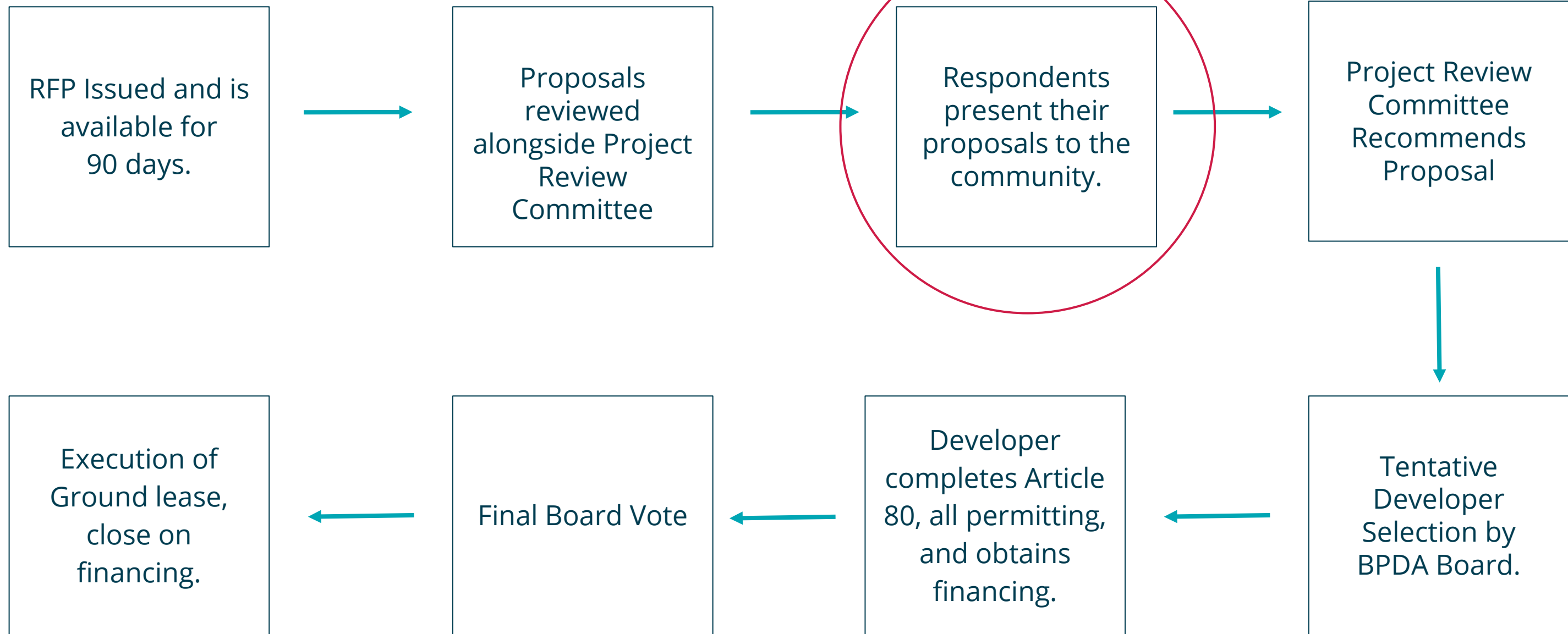


Q&A

Next Steps

Overview of the RFP Process

WE ARE HERE



Thank you!

All meeting content and opportunities for public comment will be located on the bit.ly/BWSCDevelopment

If you have any questions, please reach out to Natalie Deduck (Natalie.Deduck@boston.gov) and I will be in touch as soon as possible.