

WELCOME HOME, BOSTON

FASE 3

Presentaciones del desarrollador
Roxbury
10 de diciembre de 2025



Oficina de Vivienda de la Alcaldía (Mayor's Office of Housing, MOH)



Departamento de Planificación



INTERPRETACIÓN Y TRADUCCIÓN

IDIOMAS DISPONIBLES

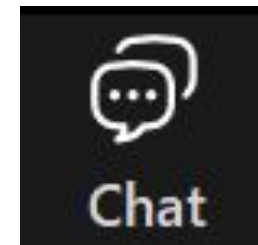
- Inglés
- Español



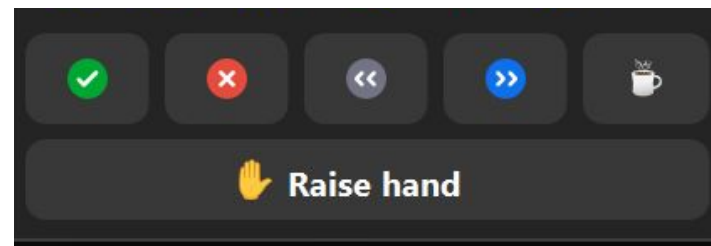
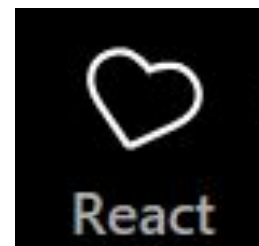
DIAPOSITIVAS TRADUCIDAS

<http://bosplans.org/WHB3Slides1210>

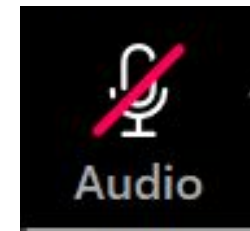
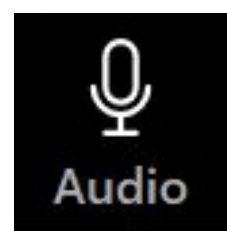
CONSEJOS PARA USAR ZOOM



Use el chat para escribir un comentario o hacer una pregunta en cualquier momento.
El personal de la Ciudad moderará el chat.



Para levantar la mano, haga clic en “Participants” (Participantes) en la parte inferior de la pantalla y luego seleccione la opción “Raise Hand” (Levantar la mano) en la casilla del participante.



Silenciar/activar micrófono: los participantes estarán silenciados durante la presentación.
El presentador activará su micrófono durante el debate si usted levanta la mano y es su turno para hablar.



Encender/apagar la cámara.

NORMAS DE COMPORTAMIENTO EN LAS REUNIONES



AYÚDENOS A GARANTIZAR QUE ESTA CONVERSACIÓN SEA UNA EXPERIENCIA AGRADABLE Y PRODUCTIVA PARA TODOS LOS ASISTENTES.

- Respete el tiempo de todos.
- Use un lenguaje amable.
- Mantenga el debate centrado en el tema.
- Permanezca silenciado hasta que sea su turno (use la función “Raise Hand” [Levantar la mano] en Zoom para hacer preguntas o comentarios).
- Por favor, limite sus respuestas a dos minutos o menos.
- Espere para plantear preguntas adicionales hasta que todos los demás hayan tenido su oportunidad.
- Si no podemos responder su pregunta esta noche, escriba sus comentarios en el sitio web del proyecto: (enlace) o envíelos por correo electrónico a yoona.cha@boston.gov.

ÍNDICE

EL OBJETIVO DE LA REUNIÓN DE HOY

Analizar cómo responde cada propuesta a las prioridades de la comunidad expresadas en la solicitud de propuestas (RFP). Solicitamos que los comentarios se refieran a la eficacia con que cada equipo abordó esas prioridades y al objetivo general de crear nuevas oportunidades de propiedad de vivienda en terrenos de la ciudad.

1 DESCRIPCIÓN GENERAL DE LA FASE 3 DE WELCOME HOME, BOSTON

2 RESUMEN DE PROPUESTAS

3 EQUIPOS DESARROLLADORES

4 PREGUNTAS Y RESPUESTAS

5 PRÓXIMOS PASOS Y ENLACES IMPORTANTES

DESCRIPCIÓN GENERAL DE LA FASE 3 DE WELCOME HOME, BOSTON

1

CONSTRUCCIÓN EN TERRENOS MUNICIPALES



La disposición es la forma en que Boston desarrolla los terrenos municipales vacíos o infrautilizados para crear usos más asequibles, equitativos y resilientes



WELCOME HOME, BOSTON



Iniciativa para ayudar a los ciudadanos de Boston con ingresos bajos o moderados a convertirse en propietarios

- Nuevas unidades de condominio de tamaño familiar construidas en terrenos de la ciudad
- De baja densidad; se adaptan al contexto del vecindario

FASE 1 (2022) Y FASE 2 (2023):

- Grupos familiares con el 80 % al 100 % del ingreso promedio del área (*Area Median Income, AMI*)
- 144 unidades en Dorchester y Roxbury

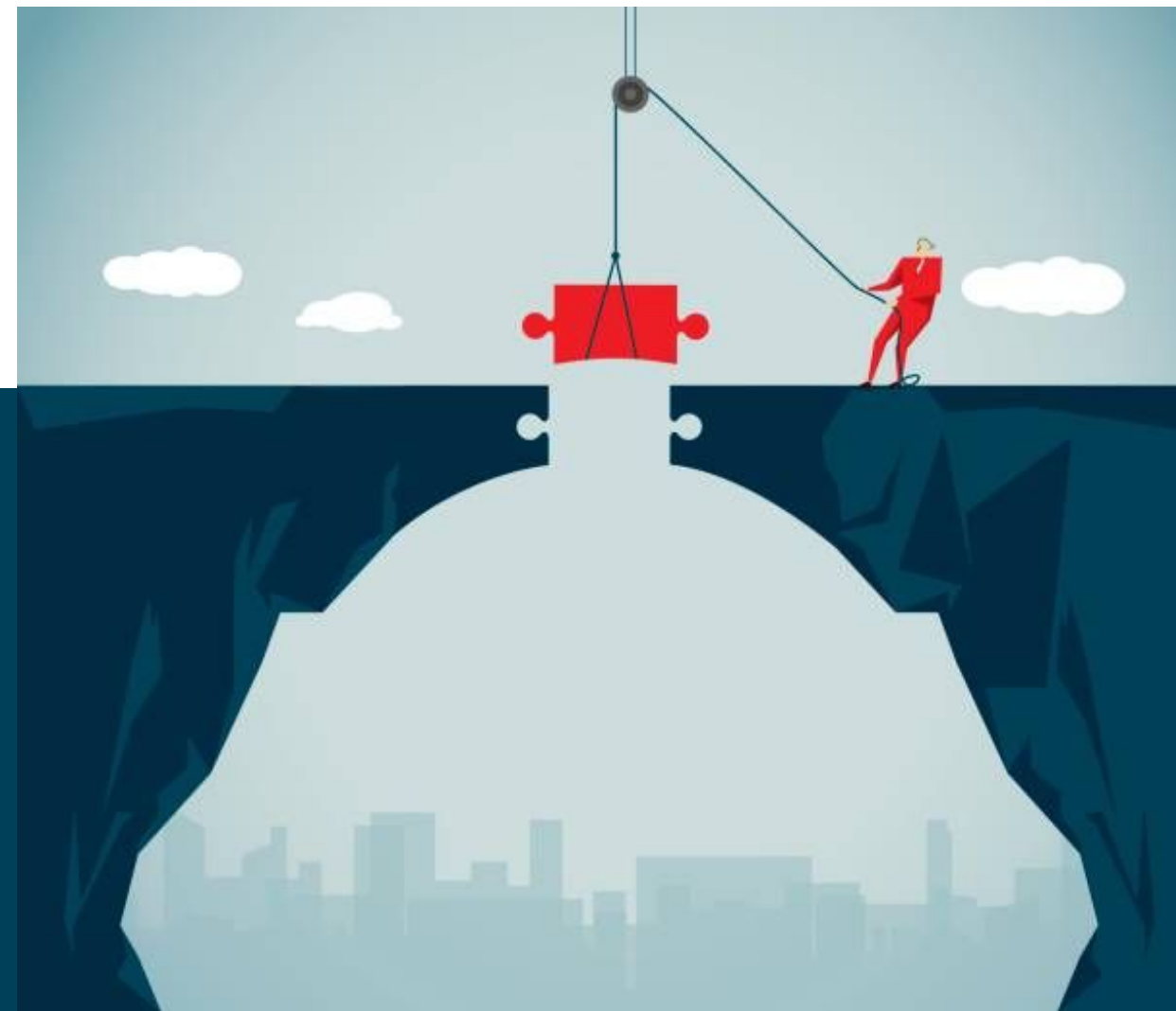


EL “ESLABÓN PERDIDO” DE LA VIVIENDA

Hay un creciente sector faltante de posibles compradores que no califican para una vivienda para personas con ingresos limitados, pero que no pueden acceder a una vivienda al precio del mercado

Precio máximo de venta
de un condominio de 2 dormitorios
de 100 % AMI en Boston (2024)

\$348,088



Precio medio de venta de un
condominio de 2 dormitorios al
precio de mercado en Boston (2024)

\$790,000

ENFOQUE DE LA FASE 3 DE WHB

1.

Ampliación de las oportunidades para los compradores del sector faltante

(grupos familiares con ingresos entre el 120 % y el 135 % del AMI)

2.

Participación comunitaria liderada por la ciudad y diligencia debida preliminar

Aprovechamiento de las tierras públicas

Fomento de la innovación en los métodos de entrega de viviendas

SOLICITUD DE PROPUESTAS DE LA FASE 3 DE WHB: PARTICIPACIÓN COMUNITARIA

COMENTARIOS DE LA COMUNIDAD

Prioridades del vecindario

- Ofrecer espacios de estacionamiento fuera de la vía pública
- Preservar los árboles maduros y los espacios verdes

Preferencias de nuevos compradores de vivienda

- Disposición a sacrificar características deseables a cambio de un precio unitario más bajo
- Espacio al aire libre de uso exclusivo, unidades más amplias y estacionamiento fuera de la vía pública
- Necesidad de unidades accesibles

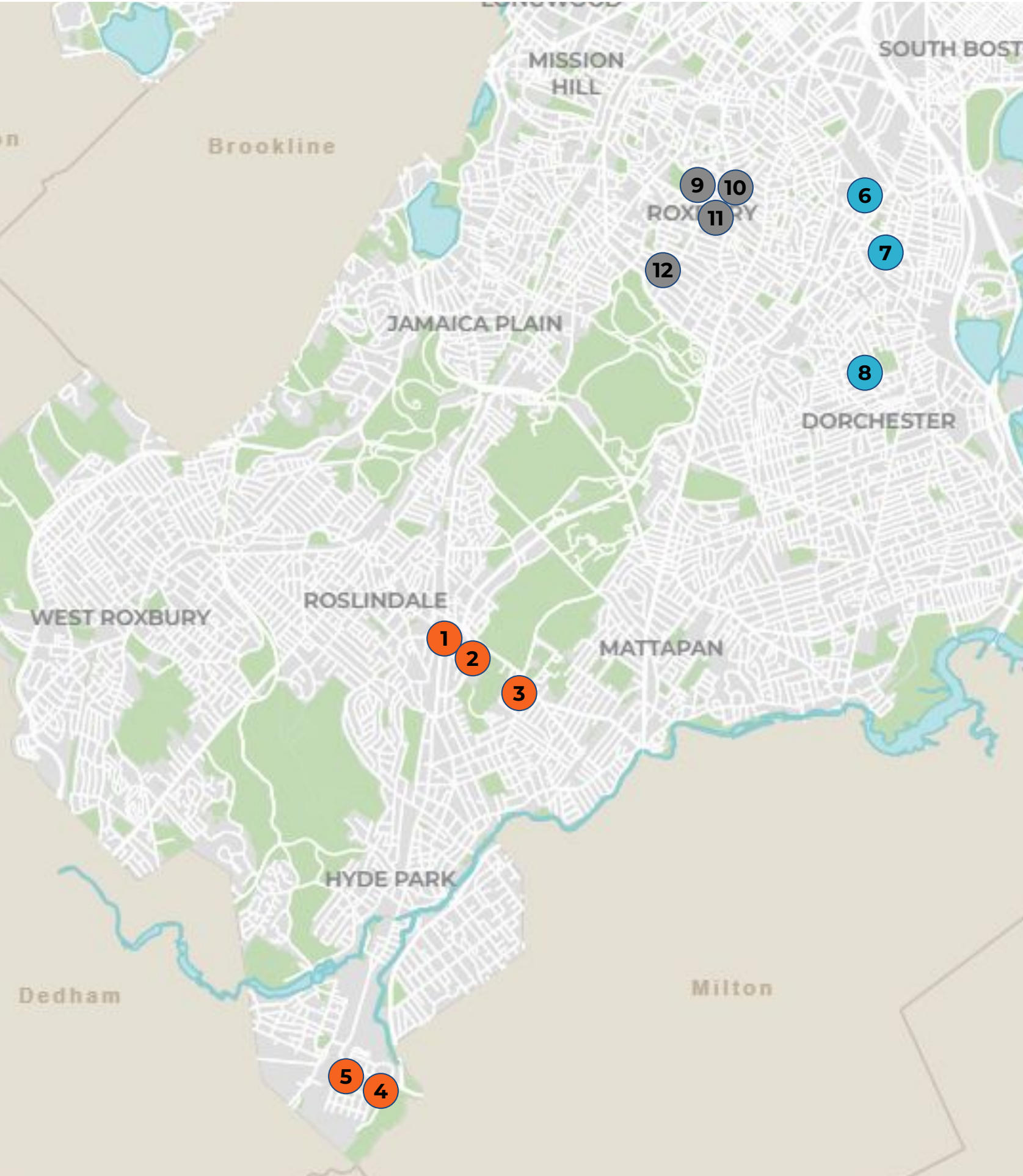
Difusión

- Cuatro (4) reuniones comunitarias virtuales
- Encuesta sobre la primera vivienda
- Contacto con concejales, representantes estatales, asociaciones vecinales y residentes
- Periódico local, correo electrónico masivo al vecindario, redes sociales, envío de postales, visitas en domicilios

SITIOS DE LA SOLICITUD DE PROPUESTAS DE LA FASE 3 DE WHB

Sitio	Dirección (calle)	Id. de la evaluación	Área (ft²)	Valor tasado	Vecindario
1	8 Eastman St	0703788000	4,599	\$300,000	Dorchester
2	63 Stoughton St	1301368000	1,949	\$300,000	
	1 Everett Ave	1301369000	3,537		
3	64 Tampa St	1803419000	3,178	\$325,000	Hyde Park
	66 Tampa St	1803418000	3,385		
4	Colchester St (A)	1809674000	5,976	\$335,000	
5	Colchester St (B)	1809676000	6,000	\$335,000	
6	19 Laurel St	1201590000	3,300	\$300,000	Roxbury
7	11-13 Catawba St	1201146000	5,570	\$300,000	
8	14 Catawba St	1201610000	4,950	\$300,000	
9	100 Ruthven St	1203160000	5,394	\$300,000	

- 9 sitios en Dorchester, Roslindale, Hyde Park y Roxbury
- Lotes baldíos de 3,000 a 7,000 pies cuadrados en vecindarios residenciales
- Los interesados podrán postularse para uno o varios sitios en simultáneo



SOLICITUD DE PROPUESTAS DE LA FASE 3 DE WHB: OBJETIVOS DE DESARROLLO



Viviendas de calidad para compradores de primera vivienda con ingresos del 120 % al 135 % del AMI

- Precios de venta de las unidades dentro del rango estimado de poder adquisitivo máximo (aprox. \$500,000-\$600,000).
- Preferencia por menores precios de venta.
- Se permiten unidades de 0 a 3 dormitorios, con preferencia por las unidades de dos dormitorios.



Fomentar el desarrollo contextual

- El diseño responde a la escala y el carácter arquitectónico existentes del contexto del vecindario.
- Seguir las pautas de diseño de la solicitud de propuesta.



Incorporar comentarios de la comunidad

- Reflejar las prioridades de la comunidad identificadas a través de asambleas públicas y resumidas en la sección Comentarios de la comunidad.
- Preferencia por abordar con éxito las prioridades y preferencias identificadas.



Promover la innovación en la entrega de viviendas

- Utilizar métodos de construcción o modelos de entrega innovadores para reducir costos, plazos e impacto de la construcción.
- Preferencia por integrar la innovación para un ecosistema de entrega de viviendas más inclusivo, eficiente y resiliente.

CRITERIOS DE EVALUACIÓN COMPARATIVA



1. Capacidad de Ejecución

El grado en que las cualificaciones, la experiencia relevante y la capacidad del equipo de desarrollo demuestran que pueden ejecutar el proyecto propuesto tal como se presenta y dentro del cronograma establecido.

2. Concepto de Desarrollo

El grado de alineación del programa del proyecto propuesto con los Objetivos de Desarrollo.

3. Diseño Urbano y Sostenibilidad Excepcionales

El grado de alineación de la visión, el diseño y el programa del proyecto con las Guías de Diseño Urbano, las Guías de Diseño Resiliente y Sostenible, y los requisitos de zonificación y normativa aplicable.

4. Fortaleza del Plan Financiero

La solidez y viabilidad del plan de financiamiento, y la experiencia del equipo de desarrollo financiando proyectos de complejidad similar.

5. Diversity, Equity and Inclusion (“DEI”) Plan (25%)

La claridad y solidez del Plan DEI del proponente para crear oportunidades significativas y alcanzables para personas de color, mujeres y empresas M/WBE en todas las fases del proyecto.

RENOVACIÓN URBANA

- **Contexto**

- 11-13 Catawba Street: **área del plan de renovación urbana Washington Park**
- El plan describe los usos permitidos, la altura, la densidad y otros elementos

- **Modificación menor**

- Enmienda *menor* al plan
 - **Asegurarse de que los límites** de la parcela de renovación urbana estén bien definidos
 - Confirmar que la mayoría de los **usos residenciales propuestos** estén permitidos en el lugar
- Se notificó a funcionarios municipales y estatales de la acción propuesta el 11/10
- La modificación se presentará ante el Consejo de la Agencia de Planificación y Desarrollo de Boston (BPDA) para sus comentarios y autorización en la reunión de diciembre



RESUMEN DE PROPUESTAS

2

DESGLOSE DE PROPUESTAS



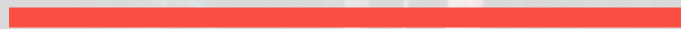
N.º	Proponente	Sitios en Dorchester y Hyde Park					Sitios en Roxbury			
		8 Eastman	63 Stoughton y 1 Everett	64-66 Tampa	Colchester (A)	Colchester (B)	19 Laurel	11-13 Catawba St	14 Catawba	100 Ruthven
1	ACEDONE							X	X	
2	Ambry Development Group	X						X	X	X
3	Bold Vision Real Estate Solutions			X						
4	CWC Dev	X	X		X	X				
5	Ezy Street	X								
6	Haycon Building	X	X				X	X	X	X
7	HB.SA.MCM						X			X
8	KNG Realty Corp						X	X	X	
9	McPherson Development	X	X					X	X	X
10	Norfolk Design & Construction		X							
11	Stack Architecture & TAJ Development			X	X	X				

PRESENTACIÓN DEL EQUIPO DESARROLLADOR

3



ACEDONE



11-13, 14 Catawba Street

**African Community Economic Development
of New England (ACEDONE)**

WELCOME HOME BOSTON PHASE III

COMMUNITY PRESENTATION

December 11, 2025



*In
partner
with*

429
DEVELOPMENT

HUE
architecture

AGENDA

Development Team & Partners

About ACEDONE

Development Objectives

Development Plan

Affordability

Design Concepts

Future Development

Diversity and Inclusion

Project Schedule, Q&A

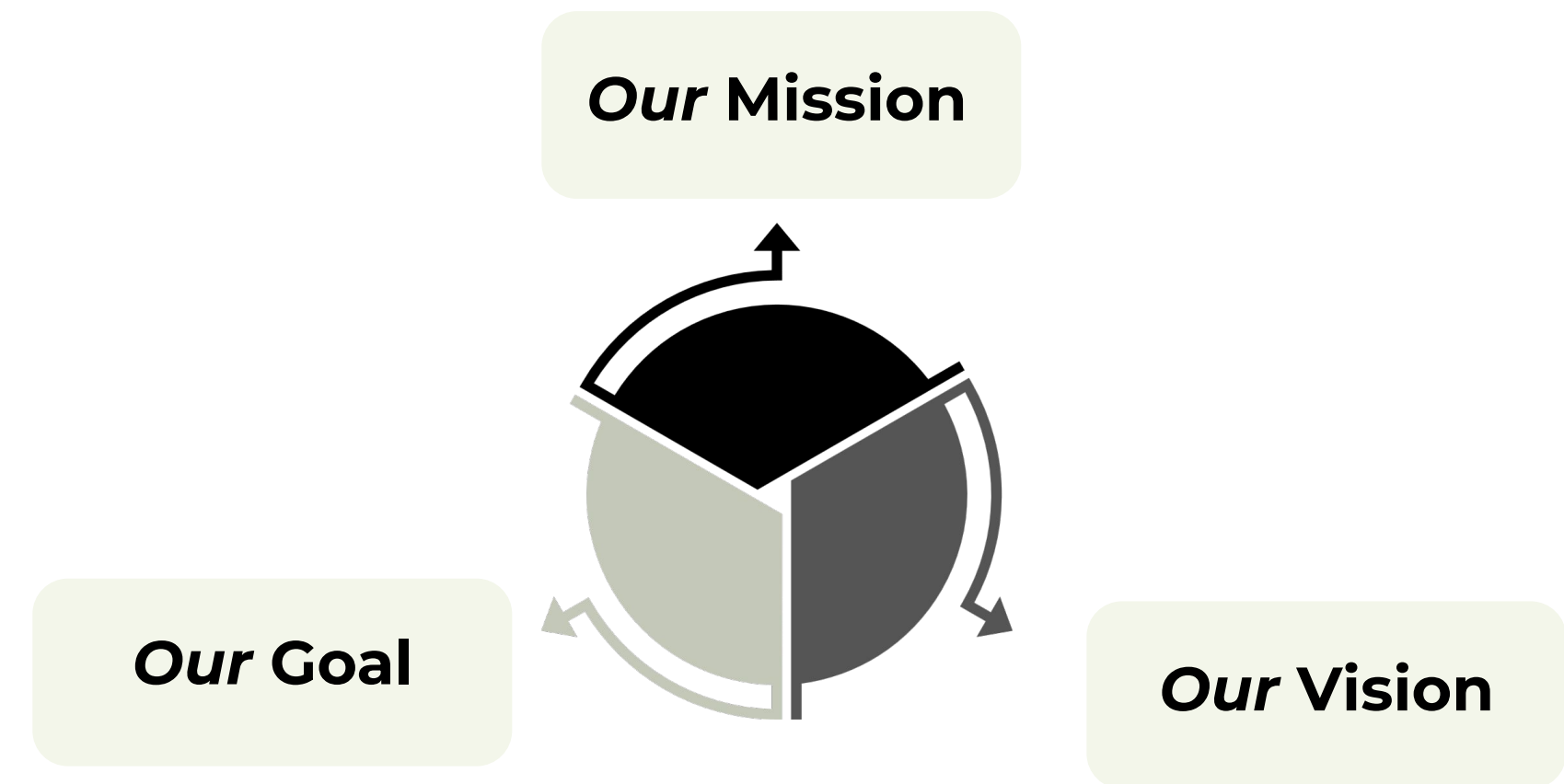
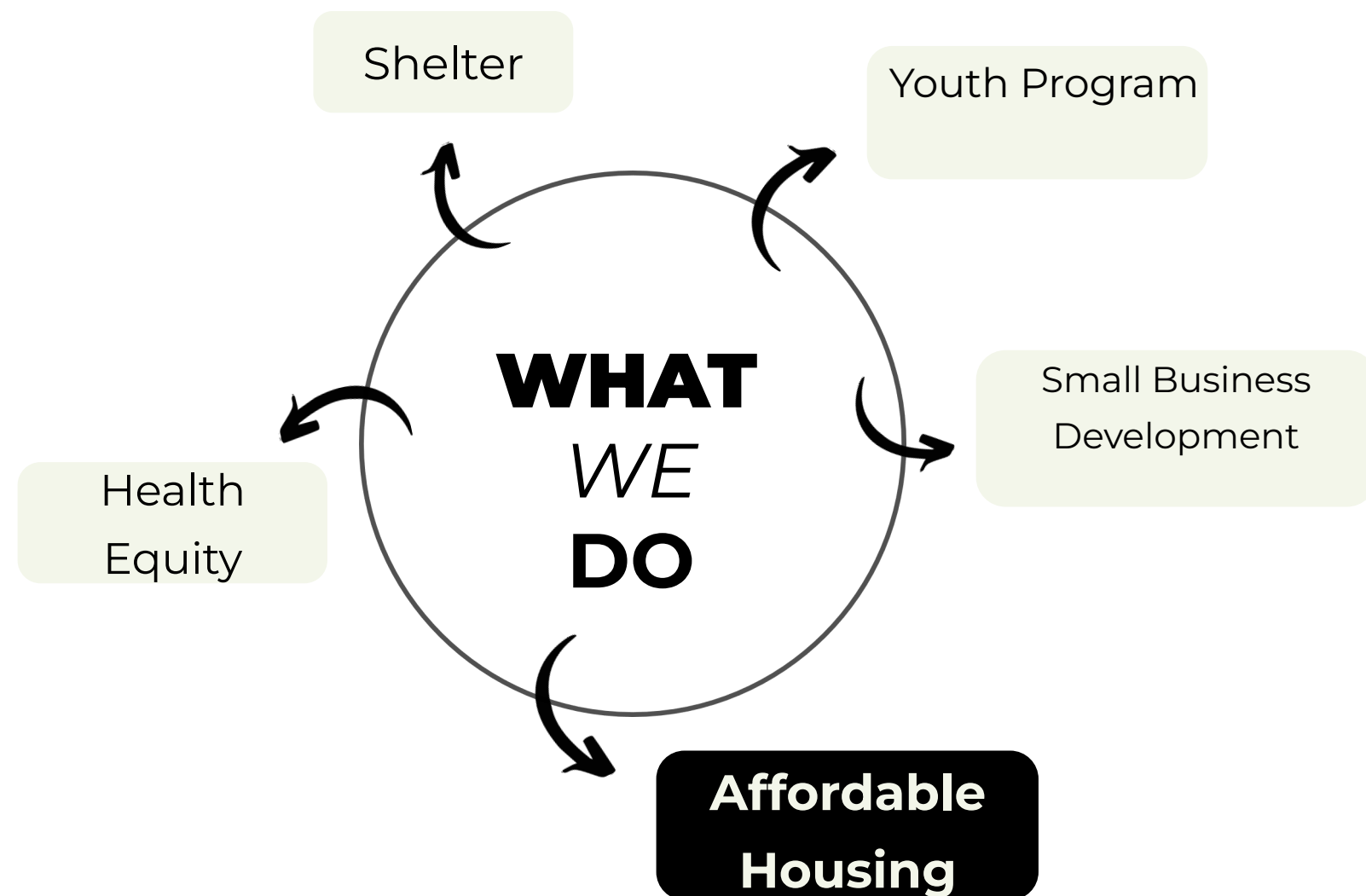


HUE
architecture



ABOUT ACEDONE

We value integrity, respect, relationship, trust, consensus-building, open communication, a community-centered approach, accountability, and innovation.



DEVELOPMENT TEAM & PARTNERS

ACEDONE



Developer

VIBE | 429 Development



*In
partner
with*

429
DEVELOPMENT

Development Consultants

Hue Architecture

HUE
architecture

Architect

Klein Hornig

Klein Hornig LLP

Counsel

Our Village Initiative



Buyer outreach and
homeownership education

LaMacchia Realty
(Coreen Morisset)



Sales and Marketing



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architecture

DEVELOPMENT OBJECTIVES

1. Deliver Quality Homeownership Units

- Mix of unit sizes with 1-bed, 2-bed, and 3-bed units
- Quality homeownership units suitable for variety of household sizes

2. Encourage Contextual Development

- Design responds to neighborhood scale and design
- Buildings reflect and complement architectural characteristics of surrounding buildings

3. Incorporate Community Feedback

- Provides off-street parking for three cars and multiple bicycles
- Preserves mature trees and provides green space
- Units have private outdoor space with balconies

4. Promote Innovation in Housing Delivery

- Design efficient and cost-effective in its ability to adapt to each site
- Efficiencies in construction





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PROPOSED DEVELOPMENT PLAN

Meticulously designed 12
Units featuring:

- 4 x 3 Bedroom homes
- 4 x 2 Bedroom homes
- 4 x 1 Bedroom homes

Street Address	Total # of Units	Parcel ID	Parcel Area (sq/ft)
11-13 Catawba St	6	1201146000	5925
14 Catawba St	6	1201610000	5000
		Total Area:	10925

AFFORDABILITY

Project Catawba Street will consist of 12 Units ranging from 80 – 135% AMI affordability.

Mix is as follows:

- 6 Affordable Units at 11-13 Catawba Street**

- 6 Affordable Units at 14 Catawba Street**

Building 1

Purchase Price, by Income Limit as of 2025		
Unit Type	#Units	Approx. Unit Price
One Bedroom	1	\$241,977
One Bedroom	1	\$439,626
Two Bedrooms	2	\$504,613
Three Bedrooms	2	\$569,103

Building 2

Purchase Price, by Income Limit as of 2025		
Unit Type	#Units	Approx. Unit Price
One Bedroom	1	\$316,830
One Bedroom	1	\$439,626
Two Bedrooms	2	\$504,613
Three Bedrooms	1	\$416,707
Three Bedrooms	1	\$569,103



DESIGN CONCEPT

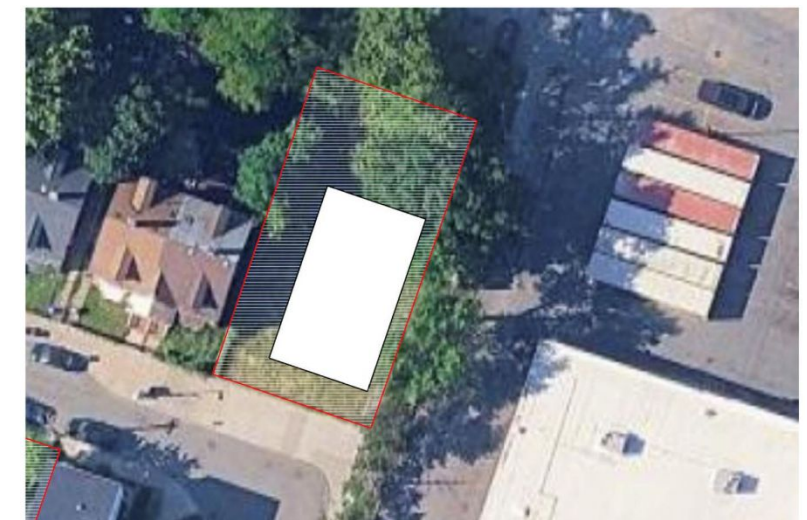
11-13 Catawba Street



2 #11-13 BIRD'S EYE VIEW
N.T.S.



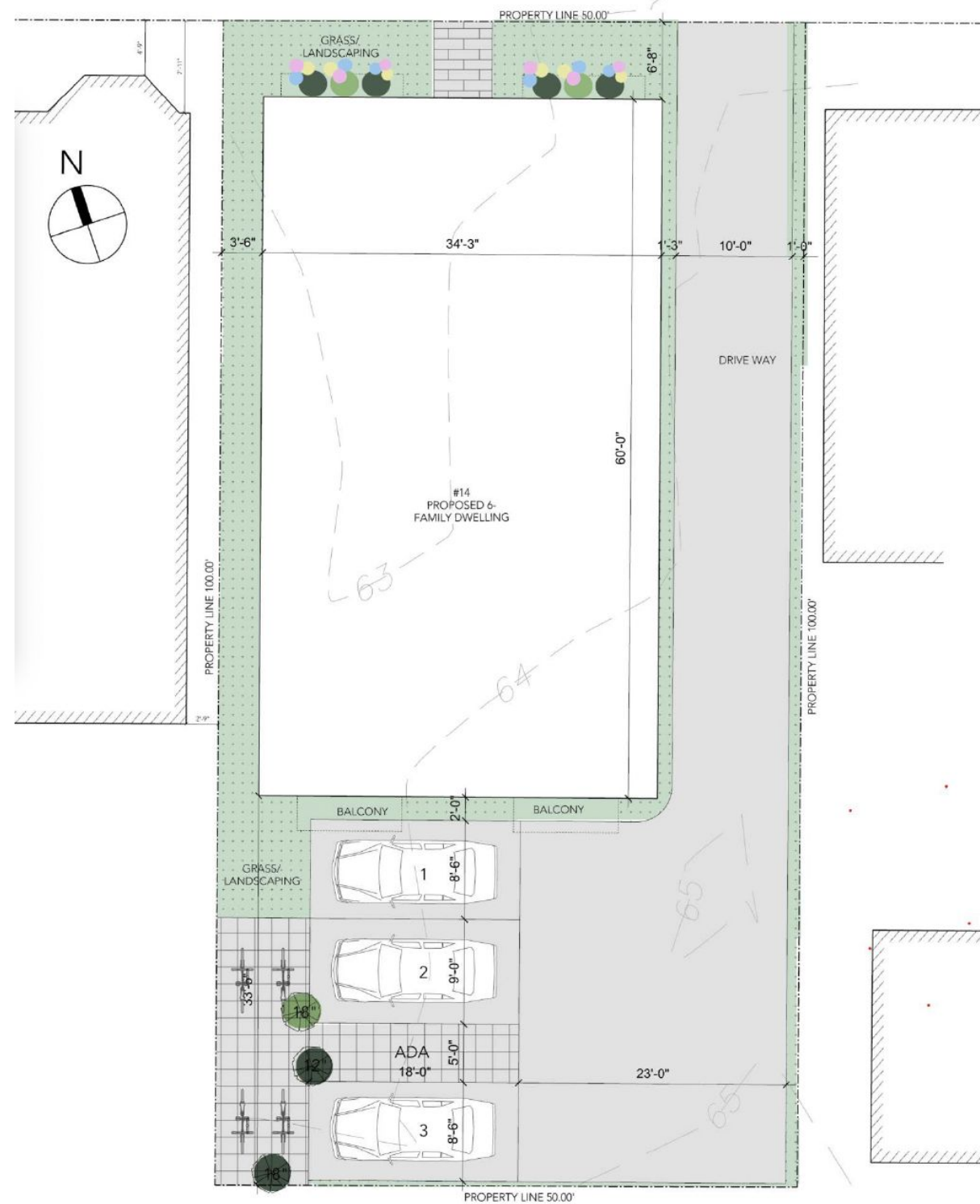
3 #11-13 STREET VIEW
N.T.S.



4 #11-13 LOCUS MAP
N.T.S.

DESIGN CONCEPT

14 Catawba Street



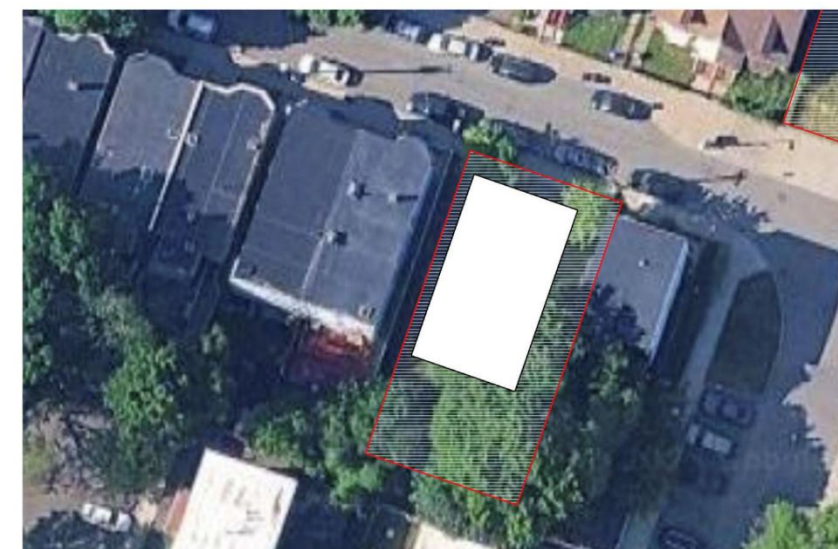
1
#14 CATAWBA ST
PROPOSED SITE PLAN
1/8" = 1'-0"



2
#14 BIRD'S EYE VIEW
N.T.S.

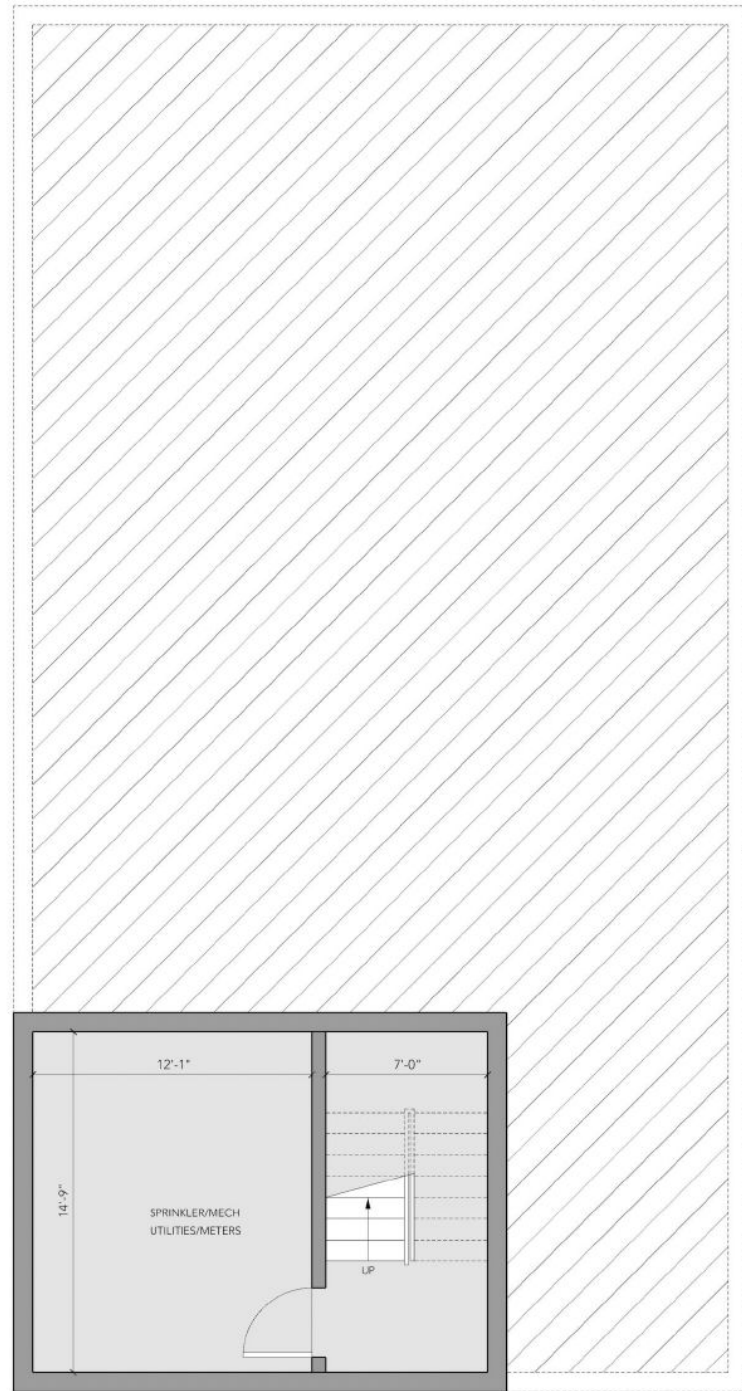


3
#14 STREET VIEW
N.T.S.

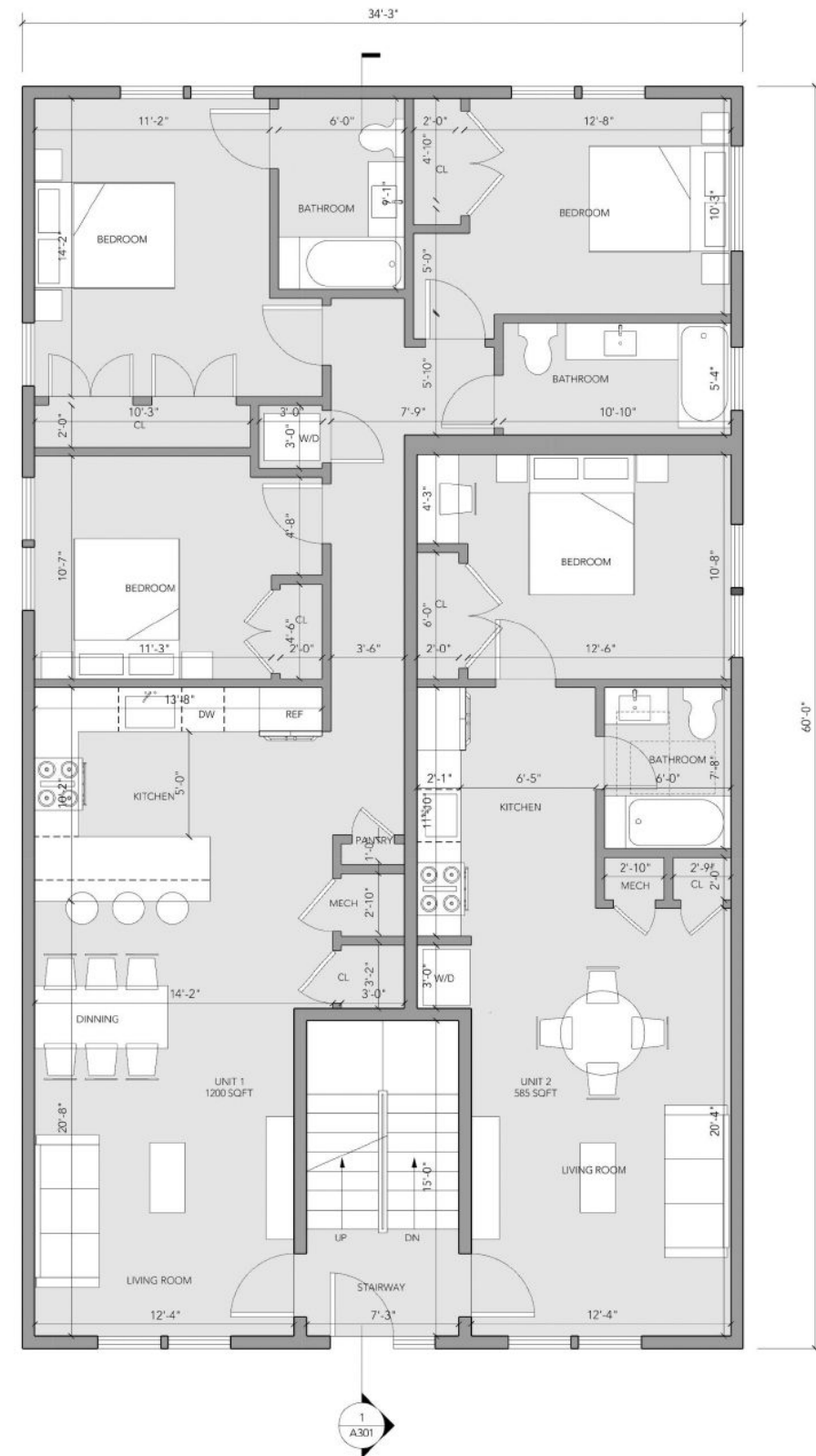


4
#14 LOCUS MAP
N.T.S.

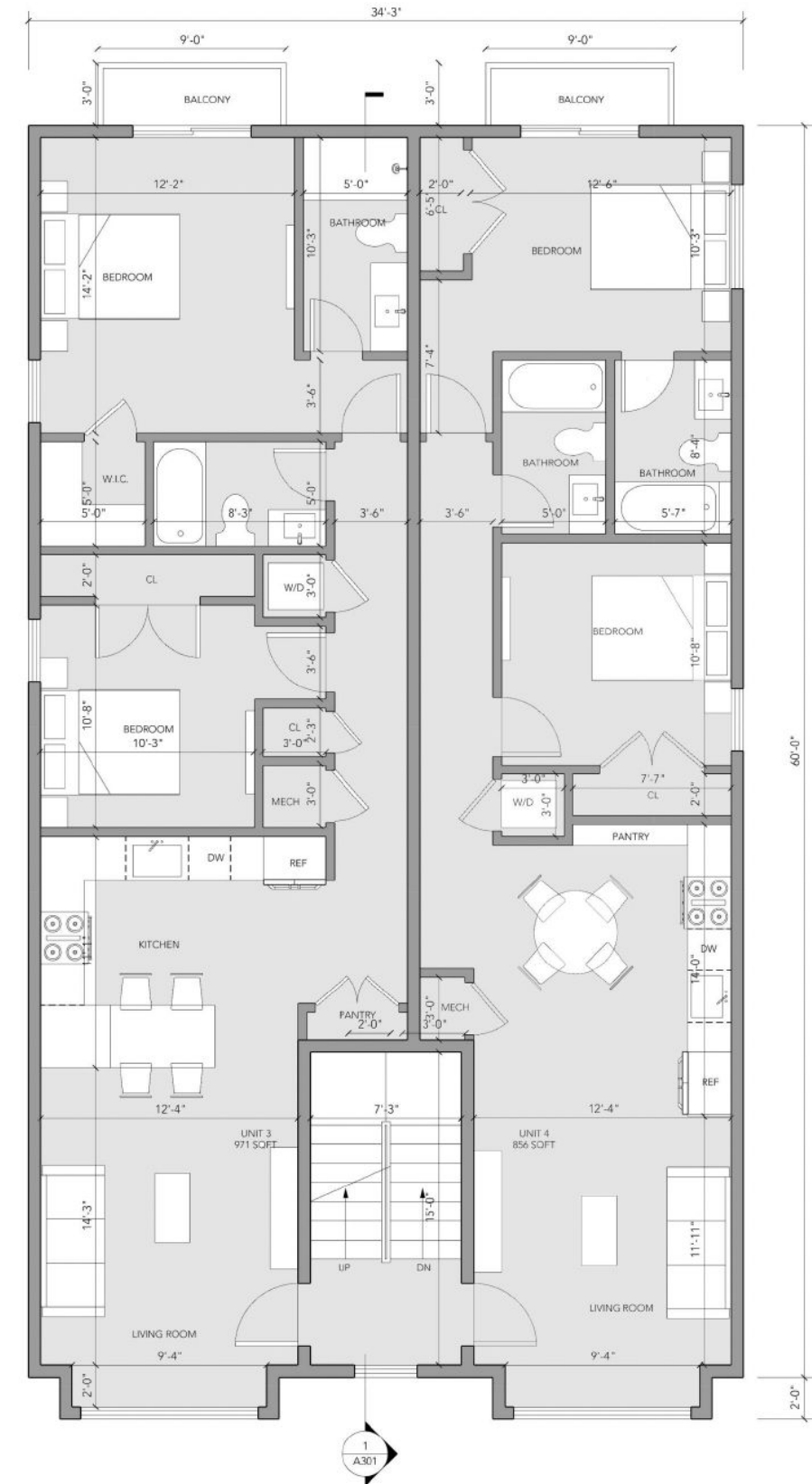
11-13, 14 CATAWBA ST FLOOR PLAN



#11-13,14 CATAWBA ST
PROPOSED BASEMENT PLAN
1/4" = 1'-0"



#11-13,14 CATAWBA ST
PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



#11-13,14 CATAWBA ST
PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

ZONING RESIDENTIAL SQUARE FOOTAGE SUMMARY	
	PROPOSED GROSS AREA
BASEMENT	
FIRST FLOOR	2055 GSF
SECOND FLOOR	2097 GSF
THIRD FLOOR	2097 GSF
TOTAL	6249 GSF

BUILDING UNIT SCHEDULE		
NO.	TYPE	NET AREA
UNIT 1	3 BEDR + 2 BATHR	1200 SQFT
UNIT 2	1 BEDR + 1 BATHR	585 SQFT
UNIT 3	2 BEDR + 2 BATHR	971 SQFT
UNIT 4	2 BEDR + 2 BATHR	856 SQFT
UNIT 5	3 BEDR + 2 BATHR	1219 SQFT
UNIT 6	1 BEDR + 1 BATHR	603 SQFT
BUILDING NET AREA		5434 SQFT

PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



#11-13

1 #11-13 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



#14

2 #14 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



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THE VISION FOR ACEDONE'S FUTURE

DEVELOPMENT

Our community development corporation is driven by a mission to not only address the housing crisis but to empower and uplift underrepresented communities in Boston. Through affordable housing, we're building pathways to homeownership, wealth creation, and leadership development, while also advocating for systemic change.

HOUSING DEVELOPMENT



OUR PURPOSE



OUR VISION



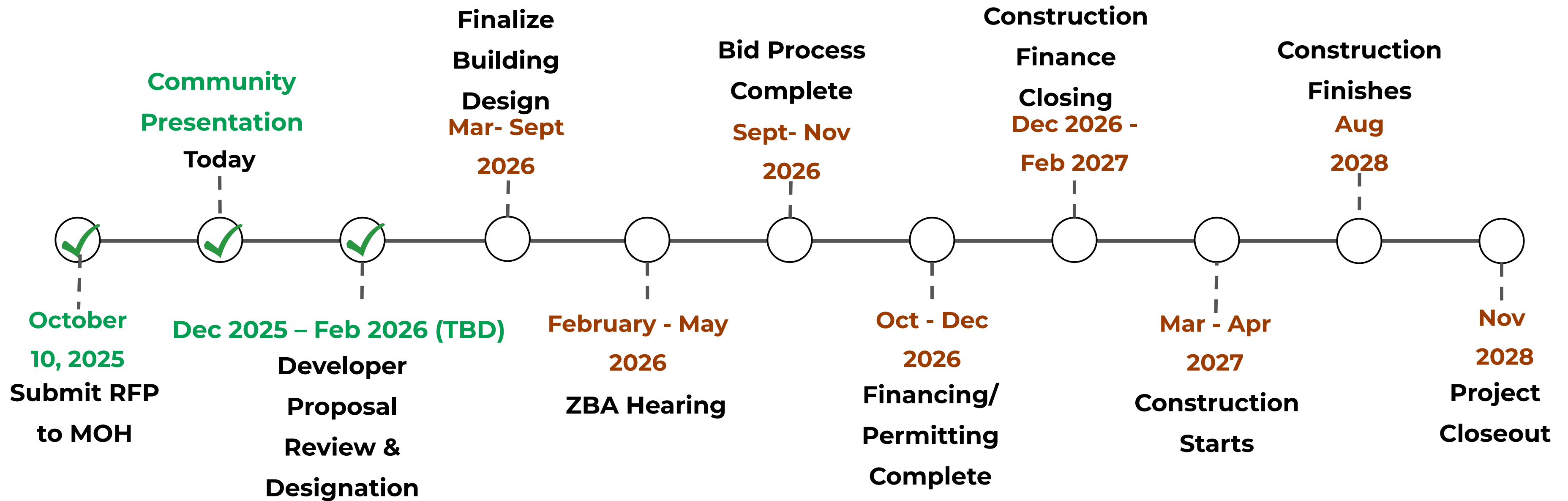
- 1. Promoting Homeownership
- 2. Inclusive Living
- 3. Quality *and* Sustainability
- 4. Local Economic Boost
- 5. Cultural Enrichment

- 1. Community Empowerment
- 2. Addressing Disparities
- 3. Leadership Development
- 4. Wealth Creation
- 5. Catalyzing Change

- 1. Expanding Impact
- 2. Advocacy and Policy Influence
- 3. Fostering Education
- 4. Innovative Affordable Housing Solutions
- 5. Generational Stability Through Homeownership



Proposed PROJECT SCHEDULE



DIVERSITY AND INCLUSION

- MBE Developer: ACEDONE is a minority run organization with 20+ years experience working with immigrant communities
- Promoting cultural diversity *and* involving M/WBE in every step of our development plan
- Outreach plan: targeted outreach to low-income communities
- Workforce: subject to Boston Resident Jobs Policy
- Leverage relationships with local community groups to reach diverse populations

THANK YOU
ANY QUESTIONS?

We look forward to hearing your feedback!



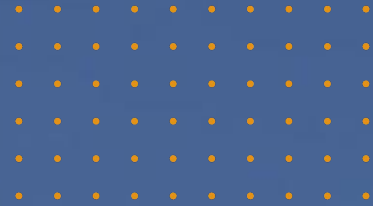
acedone.org



muna@acedone.org



Ambry Development



AMBRY

DEVELOPMENT

WELCOME HOME BOSTON

PHASE 3

COMMUNITY PRESENTATION | ROXBURY

DECEMBER 10, 2025



MEET OUR TEAM



Willie Bodrick, II, J.D., M.Div.
Principal & Co-Founder
Ambry Development Group



Winston Bodrick, J.D.
Principal & Co-Founder
Ambry Development Group



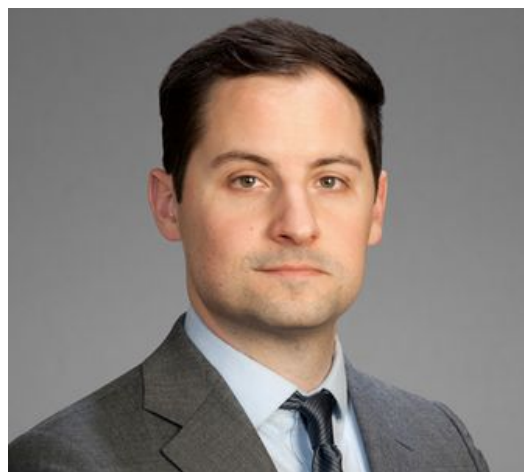
Hansy Better Barraza
Principal & Co-Founder
Studio Luz Architects
AIA, NCARB, LEED AP



Brenda Laurenza
President
Bald Hill Builders



Michael Valdez
Graphic Designer



Jonathan Nye
Partner
Brown Rudnick LLP



Alvin B. Carter III
Outside General Counsel
Brown Rudnick LLP



Dr. Agnes Vorbrott, AIA
Principal
VVS | Sustainability Consultant



Matt Grosshandler
VP of Operations
Bald Hill Builders



Kevin Quetti, PE
Principal & Founder
Boston Civil



ABOUT US

AMBRY DEVELOPMENT GROUP

Ambry is a minority-owned impact real estate development firm committed to creating sustainable and inclusive communities through innovative real estate projects. Our vision is to revitalize underserved neighborhoods, enhance economic opportunities, foster social equity, and increase generational wealth creation. During this housing crisis, Ambry's platform is focused on developing a diverse portfolio of affordable housing and homeownership, commercial uses, workforce, and transit-oriented housing in Boston and gateway cities across the Commonwealth. We are passionate about leveraging our expertise to create positive change and generate meaningful returns for our community.

Currently, Ambry is the tentatively designated developer of 34 Wales Street through the Mayor's Office of Housing Welcome Home Boston, Phase 2 properties located in the Mattapan and Dorchester neighborhoods of the City of Boston. The proposed development consists of twelve (12) homeownership units on a vacant parcel in Dorchester, with six (6) of such units reserved for households earning at or below 80% AMI and six (6) of such units reserved for households earning at or below 100% AMI.

The Social Impact Collective ("SIC") is the architect and lead designer of this project.

SITE CONTEXT



11-13 CATAWBA STREET



14 CATAWBA STREET



100 RUTHVEN STREET

Our proposed homeownership developments at **11-13 Catawba Street**, **14 Catawba Street**, and **100 Ruthven Street** collectively advance Boston's vision of creating attainable pathways to homeownership for households earning up to 120% AMI. Each site is designed with contextual sensitivity, architectural integrity, and strong community alignment. At 11-13 Catawba and 100 Ruthven Streets, three off-street parking spaces are provided at the rear to balance resident needs with neighborhood expectations, while preserving green space and pedestrian access. In contrast, 14 Catawba Street adopts a reduced-parking approach—based on community feedback and the growing preference for affordability and open space over parking—allowing for more units and shared outdoor amenities that foster connection and sustainability. Across all sites, designs integrate contextual forms, private balconies, and accessible units, ensuring harmony with existing streetscapes while enhancing livability, energy efficiency, and inclusivity within the surrounding community.

LOT SIZE

11-13 Catawba St: 5,570 SF within 1 parcel
14 Catawba St: 4,950 SF within 1 parcel

ZONING DISTRICT

Roxbury Neighborhood

ZONING SUBDISTRICT

3F-4000 Medium Residential

ZONING OVERLAY

N/A

Lot Size (sf): 5,570 SF Height
(Max): 35', 3 Stories

SETBACKS

Front yard min. depth - 20 ft
Side yard min. width - 10 ft
Rear yard min. depth - 30 ft

Open Space

650 SF / Unit

CONSTRUCTION TYPE

Construction Type VA
Any Materials
All Wood Framing

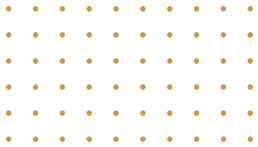
BUILDING FOOTPRINT

3,712 SF

SITE CONDITIONS

The 11-13 and 14 Catawba Street parcels both front directly onto Catawba Street, offering strong visibility and clear access. Together, they are framed by a consistent pattern of 2.5- to 3-story residential buildings that establish the neighborhood's scale and rhythm. Existing mature trees across the sites add natural character and create meaningful opportunities for landscape integration within future design.

Source: Welcome Home, Boston – Phase 3 RFP (pp. 15-16)



CATAWBA STREET

11-13 CATAWBA STREET



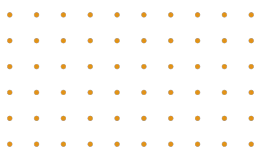
UNIT TYPE	UNIT SF	UNIT COUNT
STUDIO	467	1
1 BEDROOM	618	5
2 BEDROOM	859	2
TOTAL	-	8

14 CATAWBA STREET



UNIT TYPE	UNIT SF	UNIT COUNT
STUDIO	-	-
1 BEDROOM	576	3
2 BEDROOM	895	6
TOTAL	-	9

FLOOR PLANS | CATAWBA STREET



11-13 CATAWBA STREET | LOT SIZE: 5,570 SF | BUILDING FOOTPRINT: 3,712 SF| GROSS FLOOR AREA: 5,989 SF | 8 UNITS | PARKING: 3 SPACES



Ground Floor



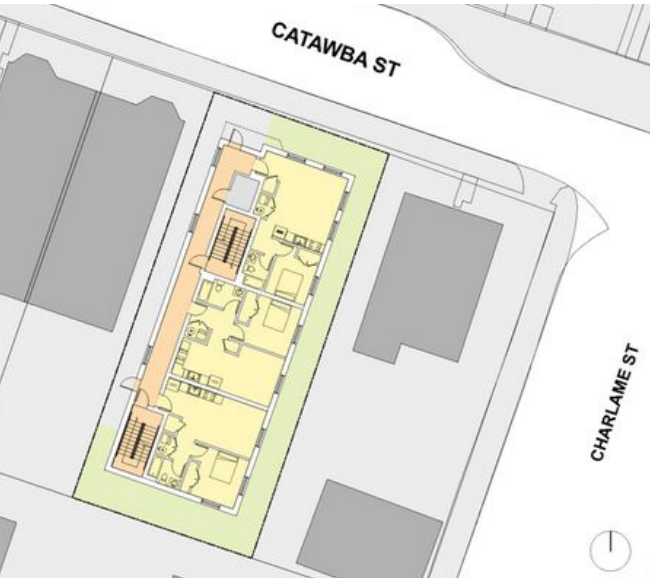
Second & Third Floor



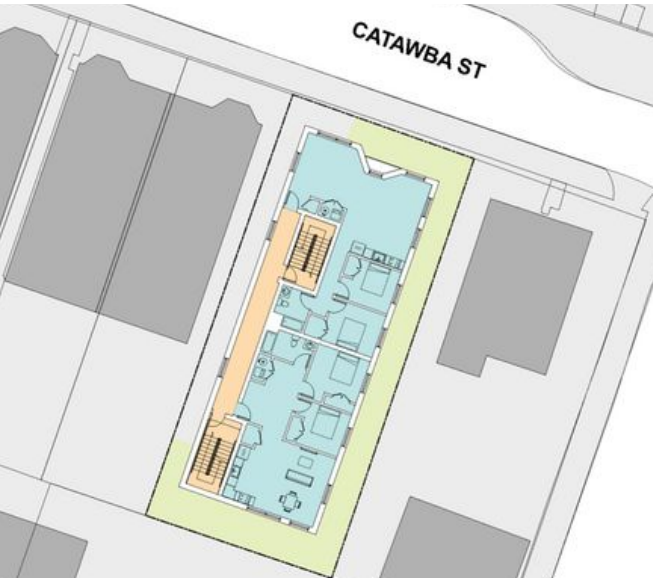
Roof Plan

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	618	5
2 BEDROOM	859	2
STUDIO	467	1
EGRESS	~	~

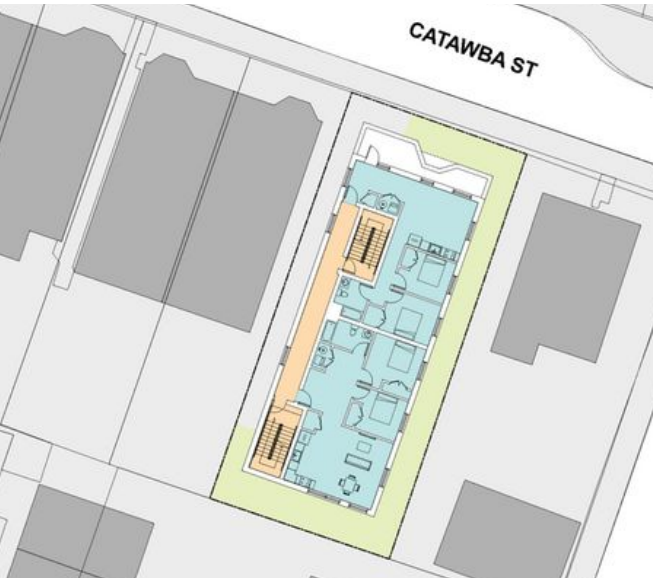
14 CATAWBA STREET | LOT SIZE: 4,950 SF | BUILDING FOOTPRINT: 2,835 SF | GROSS FLOOR AREA: 9,082 SF | 9 UNITS



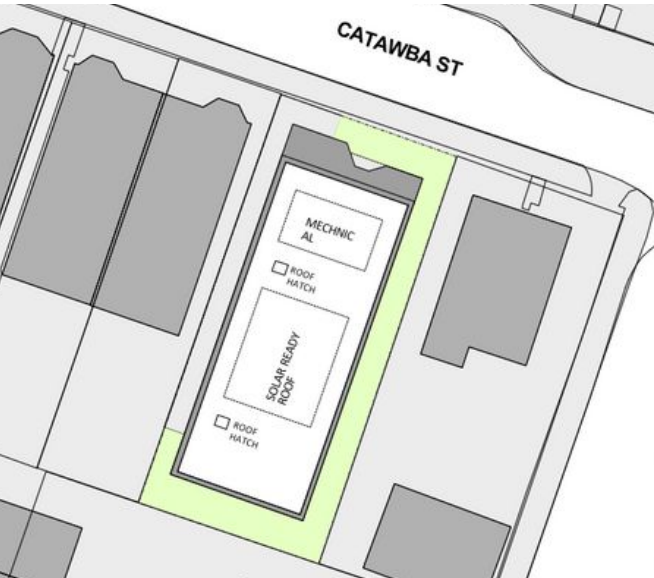
Ground Floor



Second & Third Floor



Fourth Floor



Roof Plan

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	576	3
2 BEDROOM	895	6
EGRESS	~	~

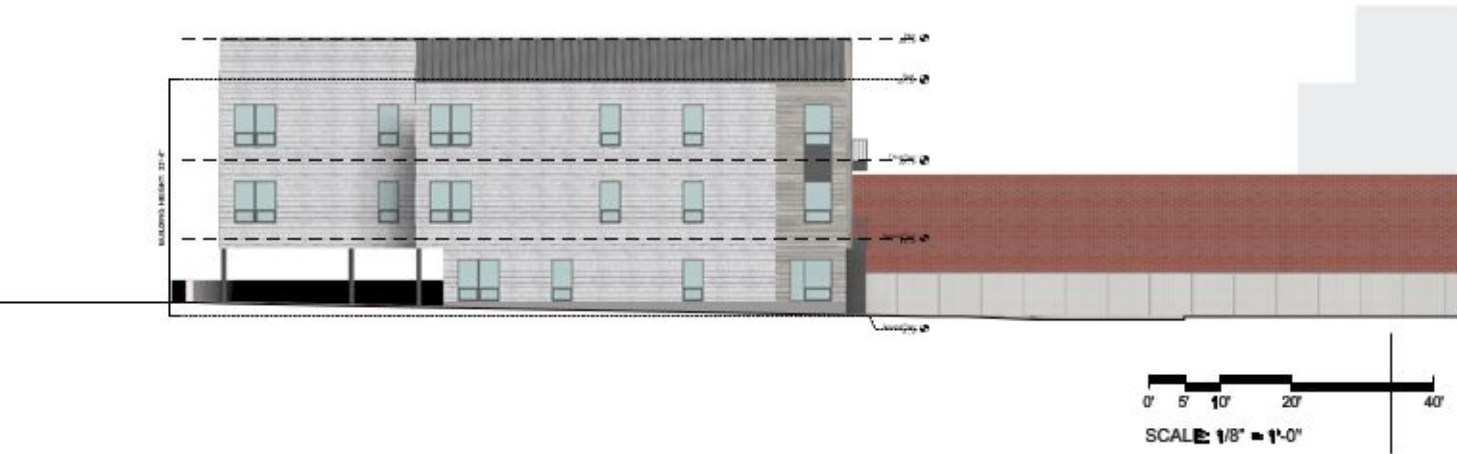
ELEVATIONS

11-13 CATAWBA STREET | LOT SIZE 5,570 SF | 1 PARCEL

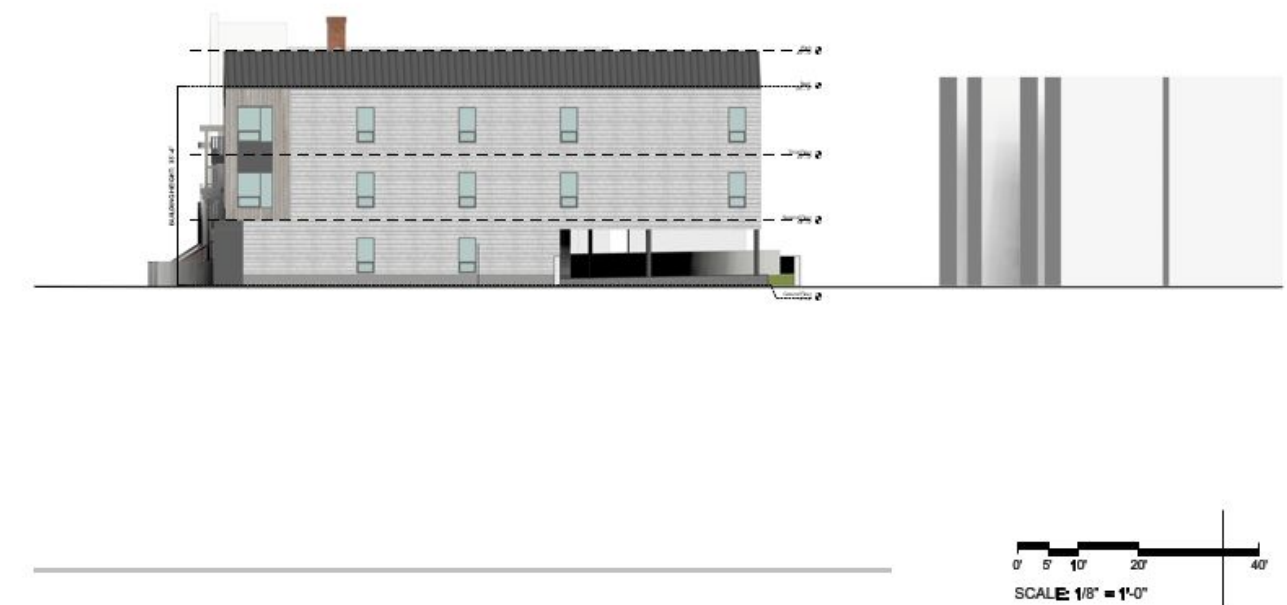
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



UNIT MIX | AFFORDABILITY

UNIT MIX	120% AMI	SALE PRICE	TOTAL UNITS
STUDIO	1	\$327,744	1
1 BEDROOM	5	\$387,935	5
2 BEDROOM	2	\$445,590	2
TOTAL	8	\$3,158,599	8

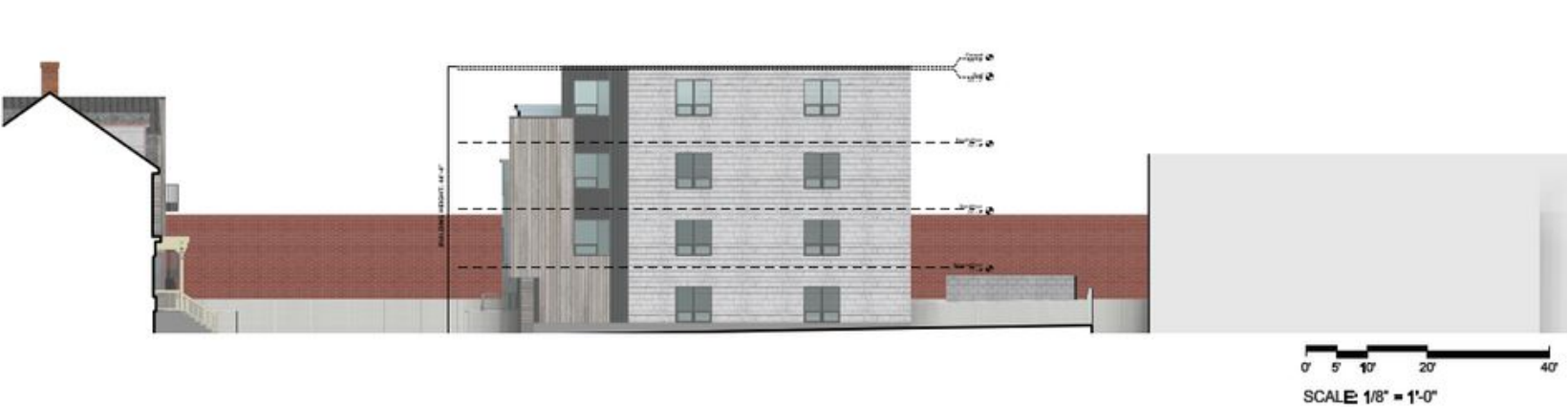
ELEVATIONS

14 CATAWBA STREET | LOT SIZE 4,950 SF | 1 PARCEL

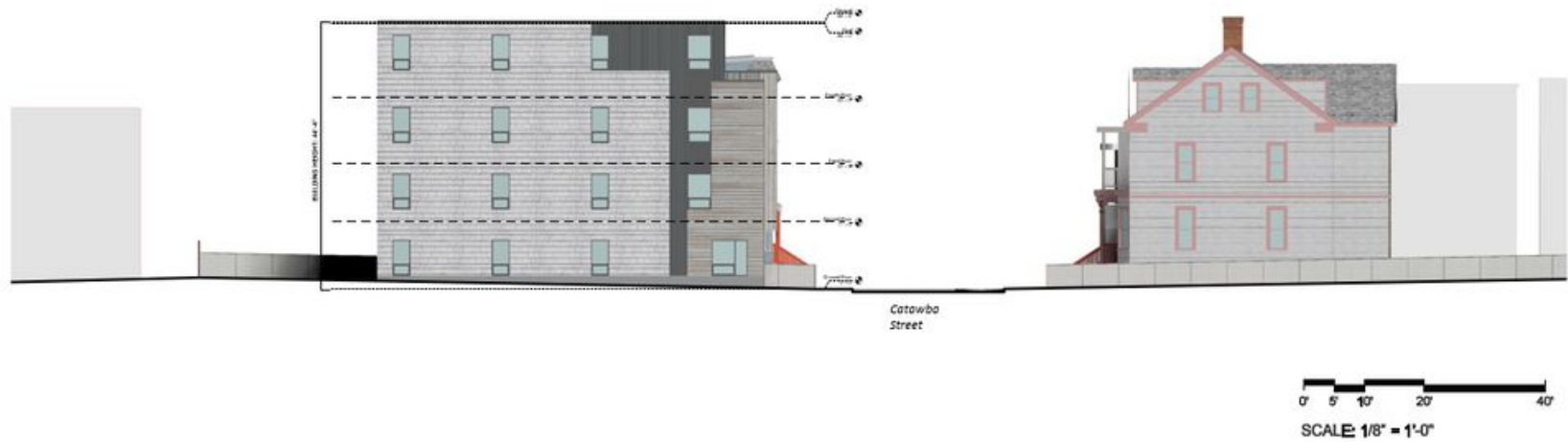
VIEW FROM CATAWBA STREET



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



UNIT MIX | AFFORDABILITY

UNIT MIX	120% AMI	SALE PRICE	TOTAL UNITS
STUDIO	–	\$327,744	–
1 BEDROOM	3	\$387,935	3
2 BEDROOM	6	\$445,590	6
TOTAL	9	\$3,837,345	9

LOT SIZE

5,394 SF within 1 parcel

ZONING DISTRICT

Roxbury Neighborhood

ZONING SUBDISTRICT

3F-4000 Medium Residential

ZONING OVERLAY

N/A

Lot Size (sf): 5,394 SF Height
(Max): 35', 3 Stories

SETBACKS

Front yard min. depth - 20 ft
Side yard min. width - 10 ft
Rear yard min. depth - 30 ft

Open Space

650 SF / Unit

CONSTRUCTION TYPE

Construction Type VA
Any Materials
All Wood Framing

BUILDING FOOTPRINT

3,712 SF

SITE CONDITIONS

The 100 Ruthven Street site is a mid-block parcel with frontage along Ruthven Street, offering direct access and visibility. Its context is defined by predominantly 2.5- to 3-story residential buildings, with adjacent commercial and light industrial uses. Existing trees on the parcel provide natural features that can be incorporated into future site development.

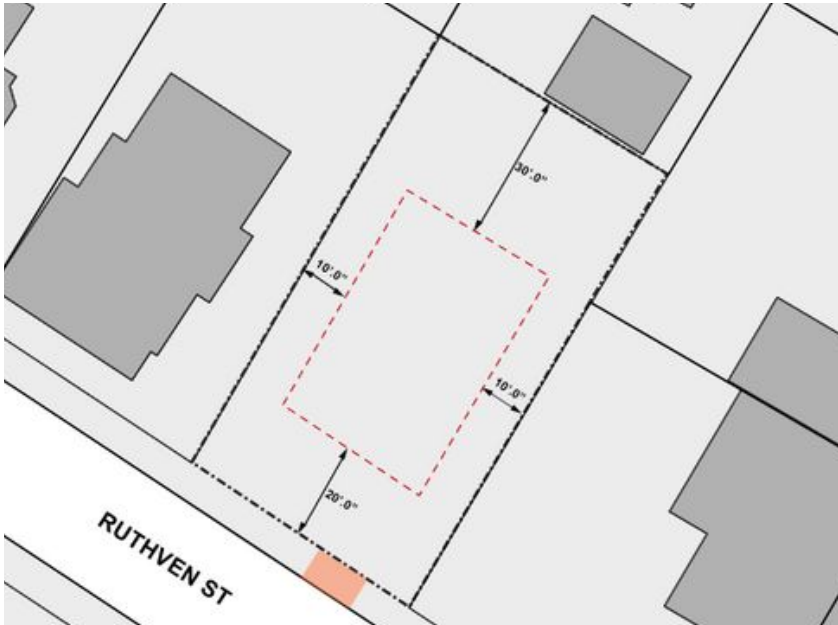
Source: Welcome Home, Boston - Phase 3 RFP_pg.17



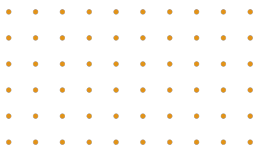
100 RUTHVEN STREET



UNIT TYPE	UNIT SF	UNIT COUNT
STUDIO	467	1
1 BEDROOM	618	5
2 BEDROOM	859	2
TOTAL	—	8



Existing Curb Cuts

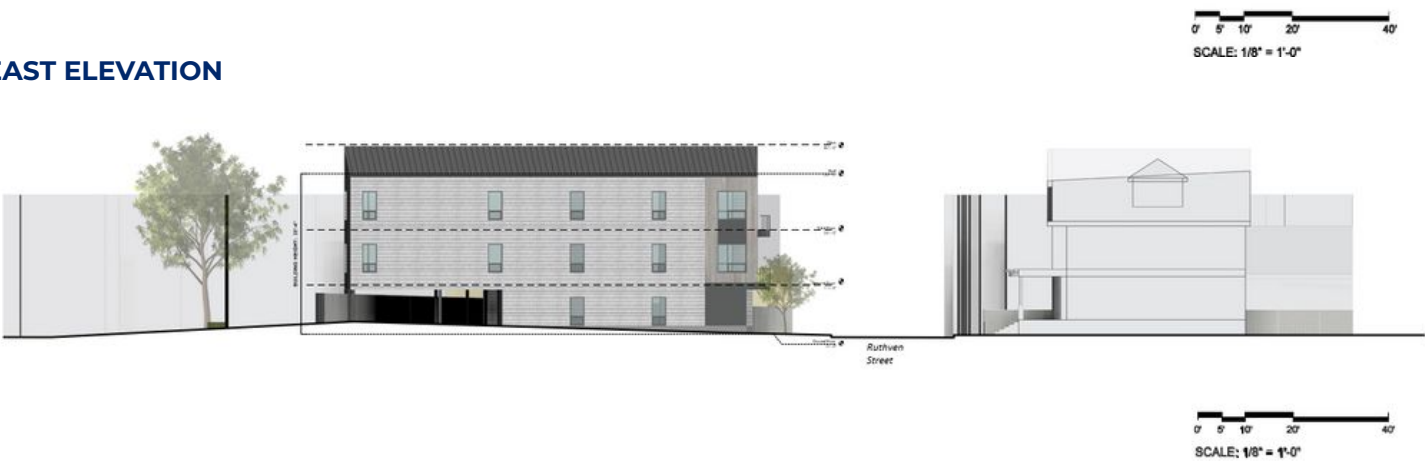


FLOOR PLANS + ELEVATIONS

VIEW FROM RUTHVEN STREET | SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



Lot Size: 5,394 SF
Building Footprint: 3,712 SF
Gross Floor Area: 5,989 SF
Total Unit Count: 8 Units
Parking: 3 Spaces (0.4 Ratio)



GROUND FLOOR



ROOF PLAN

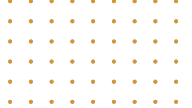


SECOND AND THIRD FLOOR

UNIT MIX | AFFORDABILITY

UNIT MIX	120% AMI	SALE PRICE	TOTAL UNITS
STUDIO	1	\$327,744	1
1 BEDROOM	5	\$387,935	5
2 BEDROOM	2	\$445,590	2
	8	\$3,158,599	8

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	618	5
2 BEDROOM	859	2
STUDIO	467	1
EGRESS	~	~



PERSPECTIVES

11-13 CATAWBA STREET



14 CATAWBA STREET



100 RUTHVEN STREET



SUSTAINABILITY + LANDSCAPE STRATEGY

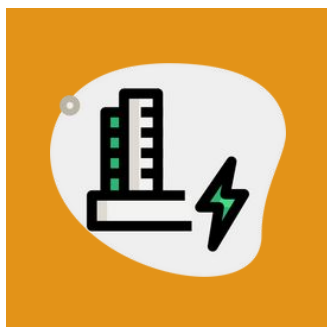
Each project is located in a vibrant urban setting with easy access to public transportation and essential services—enhancing walkability and reducing reliance on single-occupant vehicles. Designed for both livability and sustainability, the developments integrate high-performance systems, natural elements, and responsible material use to promote long-term environmental stewardship and occupant well-being.

SUSTAINABLE URBAN LIVING



Each project is thoughtfully situated in an urban setting with access to public transportation and essential services, enhancing walkability and reducing dependence on single-occupant vehicles. The developments are designed to balance density with livability—integrating natural elements, efficient systems, and sustainable materials to promote health, comfort, and long-term environmental responsibility.

BUILDING PERFORMANCE + SYSTEMS



The compact buildings will feature high-performance envelopes with superior insulation, low-e glazing, and airtight construction achieving a HERS Index of 45—supporting the City’s Carbon Neutral Boston 2050 goals. All systems will be fully electric, including air-to-air heat pumps and heat pump water heaters. LED lighting with smart controls and ultra-low-flow plumbing fixtures will reduce energy and water use. Each unit will include energy recovery ventilation with superior filtration to ensure healthy indoor air, and no combustion appliances or fireplaces will be used.

SITE DESIGN + LANDSCAPE

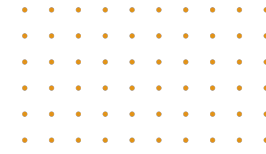


Limited green spaces will be designed to connect residents with nature while minimizing maintenance and environmental impact. Each site will feature native and drought-tolerant plantings, pollinator gardens for bees and butterflies, and on-site rainwater management systems. Light-colored paving, shade trees, and solar-ready high-albedo roofs will mitigate the urban heat island effect, while efficient full-cutoff exterior lighting will minimize light pollution. Two of the four buildings will include limited under-building parking to further reduce impervious surfaces and preserve open space.

MATERIALS + HEALTHY INTERIORS



Material selections will prioritize regional sourcing, recycled content, and sustainable forestry. Interior finishes such as flooring, paint, and sealants will meet low-emission standards (Greenguard Gold, FloorScore, or CRI Green Label Plus). The building and site will be entirely non-smoking, supporting occupant health and indoor air quality.



DEVELOPMENT PLAN

Following ISD submission, the project will move to a Zoning Board of Appeals (ZBA) hearing, with Ambry continuing active community engagement to keep residents informed and involved. In parallel, Ambry will finalize budgets, secure financing, and coordinate with the BPDA to ensure compliance and readiness for construction led by Bald Hill Builders (WBE). The team will maintain transparency through regular updates, including permitting progress, funding alignment, and schedule milestones.

The development complies with Roxbury and Dorchester Neighborhood Design Guidelines and advances Boston's goals for workforce and affordable homeownership. Ambry will partner with the Boston Home Center to implement the City's Affirmative Fair Housing Marketing Plan, ensuring equitable outreach and fair buyer selection. Guided by community input, financial discipline, and regulatory integrity, Ambry is committed to delivering a high-quality, sustainable, and inclusive neighborhood development.



DIVERSITY & INCLUSION



DEVELOPER

Ambry Development Group
Minority-owned Company



ARCHITECTURE
URBAN DESIGN

ARCHITECT

Studio Luz Architecture
MWBE



GENERAL CONTRACTOR

Ball Hill Builders
WBE

DR. AGNES VORBRODT

SUSTAINABILITY CONSULTANT

VvS
WBE

MICHAEL VALDEZ

GRAPHIC DESIGNER

RFP Graphic Designer
Minority-owned Company

Ambry recognizes that promoting diversity, equity, and inclusion ("D&I") is a moral imperative and a strategic advantage for our business. We are committed to fostering a work environment that embraces diversity, ensures equal opportunities, and values inclusivity. **Our M/WBE-owned firms participating in the proposed development are as follows:**

DEVELOPMENT SCHEDULE





Haycon Building



Welcome Home Boston Phase III

Haycon Building LLC

Proposal Overview



Roxbury Sites:

19 Laurel

11-13 Catawba

14 Catawba

100 Ruthven



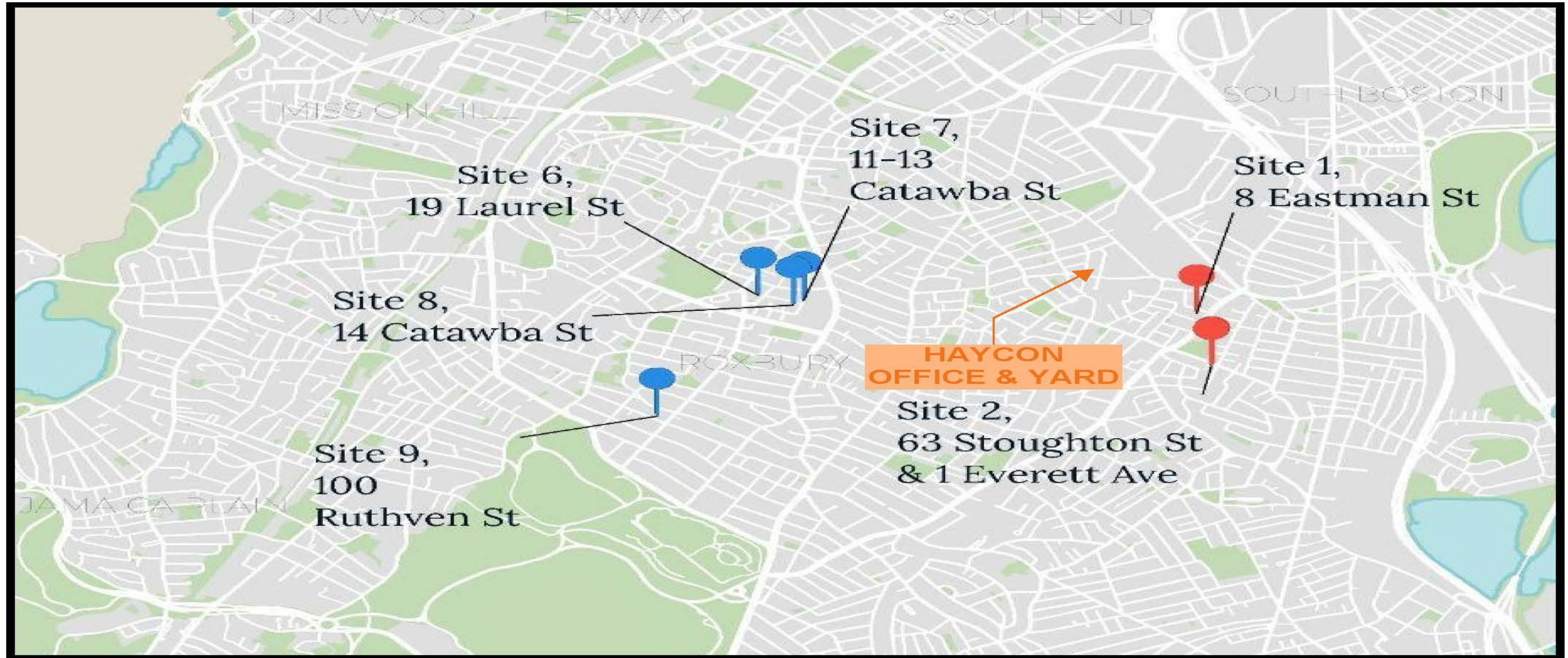
HAYCON

About Haycon

- Have been working with the neighborhood since 2008
- Innovators in sustainable building
- Focus on reducing embodied carbon
- Expertise in Passive House and Mass Timber
- Committed to efficient and Affordable Housing solutions



Close Proximity Illustration



**Nearby Laydown Area
Team Resources & Equipment
Overcome Jobsite Challenges**



Our Approach

- Partnered with Thoughtcraft to explore new construction approaches
- Initial focus on prefabricated mass timber framing + SIP wall panels
- Goal: Faster construction and potential cost efficiencies



Findings:

Prefabrication vs Conventional

- Prefabrication increases overall project cost
- Prefabricated units exceed sale price thresholds in RFP
- Conventional construction is more cost-competitive



Proposed Solution

- Use simplified development pipeline
- Employ traditional onsite construction techniques
- Aim to maintain sustainability and affordability goals



Current Case Study Work

- Projects in Dorchester acting as owner, builder, and developer
- Two triple-deckers: 13 Bird Street & 53 Burrell Street
- Six-unit double triple-decker: 841 Columbia Road
- Integrated design-build model streamlines development and reduces soft costs



Community Benefits

- Strong history of local workforce and W/MBE engagement
- Onsite construction increases opportunities for local trades
- Plan to deliver Passive House buildings to lower resident utility costs



Closing...

- ***Thank you*** for the opportunity to submit the proposal
- Happy to provide additional submissions
- Everyone at Haycon looks forward to collaboration on Phase III





HB.SA.MCM. LLC



WELCOME HOME BOSTON, PHASE 3

DEVELOPER PRESENTATION

December 10, 2025

GROUP C PARCEL

19 LAUREL STREET, SITE 6

100 RUTHVEN STREET, SITE 9

SUBMITTED BY

HB.SA.MCM



PRESENTED BY

Ravi Parmar, Catriel Tulian, Maxime
Charles

STACK
architecture



Mass
Construction
& Management, Inc

19 Laurel Street



STACK
architecture



Mass
Construction
& Management, Inc

100 Ruthven Street



DEVELOPMENT TEAM

- HB.SA.MCM is a joint venture between Historic Built, Stack Architecture, and Mass. Construction & Management, all State-certified Minority Business Enterprises with over forty years of combined housing development experience
- Historic Built specializes in adaptive reuse and affordable housing, led by Ravi Parmar, who also supports community-owned urban farms in Roxbury, Mattapan, Hyde Park, and Dorchester (historicbuilt.com)
- Stack Architecture led by Catriel Tulian brings 20+ years of multifamily design experience, with a focus on high-quality residential buildings (stack-arc.com)
- Mass. Construction & Management was founded by Maxime Charles and has delivered multiple Welcome Home Boston projects in nearby neighborhoods (massconstruct.com)



DEVELOPMENT PROPOSALS

- We are proposing new, high-quality, for-sale homes at 19 Laurel Street and 100 Ruthven Street designed for local first-time buyers
- At Laurel, we propose three 2-bedroom condo units available to first-time buyers at 135% of Area Median Income, each with an off-street deeded parking space
- At Ruthven, we propose six 2-bedroom condo units available to first-time buyers at 135% of Area Median Income, four of which will have deeded off-street parking

DIVERSITY

- Team is a locally rooted partnership with deep experience in affordable housing, design, and construction in Boston
- Team members are 2025 participants in the Affordable Housing Developer Fellowship at The Builders Coalition (buildercoalition.com)

GOALS & EXPECTATIONS

- Proposals turn long-vacant lots into new homes that strengthen the neighborhood and local economy
- Adds new ownership housing while creating local construction jobs
- Exceeds current Stretch Energy Code standards with efficient, forward-looking design
- Maintains a walkable, pedestrian-friendly streetscape with landscaping that fits the look and feel of both streets
- Supports Boston's goals for more safe, affordable housing and neighborhood reinvestment without using City, State, or Federal subsidies
- Aligns with RFP goals from both the City of Boston and the Roxbury community
- Timely construction completion in accordance with RFP guidelines

AFFORDABILITY

- New homes priced below recent market sales
- Two-bedroom condo sales in Roxbury averaged \$607,625 over the last six months, as of 10/2025
- Two-bedroom condos are each priced at \$498,114
- Homes are targeted to first-time buyers, within reach of middle-income households at 120-130% AMI estimated to have a maximum purchasing power of \$500,000 to \$600,000

SALE PRICE & MARKET STUDY

- Market analysis confirms strong demand for two-bedroom ownership units at this price point
- Proposal helps bridge the gap between subsidized housing and high-priced market-rate homes

COMMUNITY BENEFITS

- Converts long-vacant lots into new, well-designed homes that improve the streetscape
- Generates new annual property tax revenue for the City
- Creates construction jobs, supporting local workers and small businesses

TREE PROTECTION

- Proposal is committed to protecting on-site tree canopy, directly contributing to cooler streets, improved air quality, and a greener Roxbury
- Proposal will comply with City's public tree protection ordinance
- Healthy, mature on-site trees will be preserved wherever possible, with guidance from a certified arborist

PARKING TRAFFIC, & MOBILITY

- Off-street parking spaces are located at the rear of the properties and Development team has engaged an urban planning consultant to ensure final design contributes to the urban space (rhyne.llc)
- Secure indoor bike storage will be provided for residents and visitor bike parking will be added using post-and-ring racks, in line with City's bicycle parking guidelines

TIMELINE

- Design development, zoning, and construction documents completed through 2026
- Financing, closing, and start of construction targeted for fall 2027
- Construction runs through 2028, with marketing, sales, and full occupancy by spring 2029



DESIGN NARRATIVE

- Primary entries face the street, with façades aligned to the typical front setback on the block
- Architecture echoes the height, proportions, and bay rhythms of neighboring homes
- Porches, stoops, and balconies create an inviting transition between sidewalk and front door
- Sidewalks, street trees, and any disturbed public realm elements will be restored at project completion

URBAN DESIGN GUIDELINES

- Three-story height matches abutting buildings and reinforces existing street wall
- Ground-floor layout and entries support eyes-on-the-street and neighborhood safety
- Plantings include yard trees and native understory for long-term resilience, award-winning landscape architect committed to project (m-d-l-a.com)

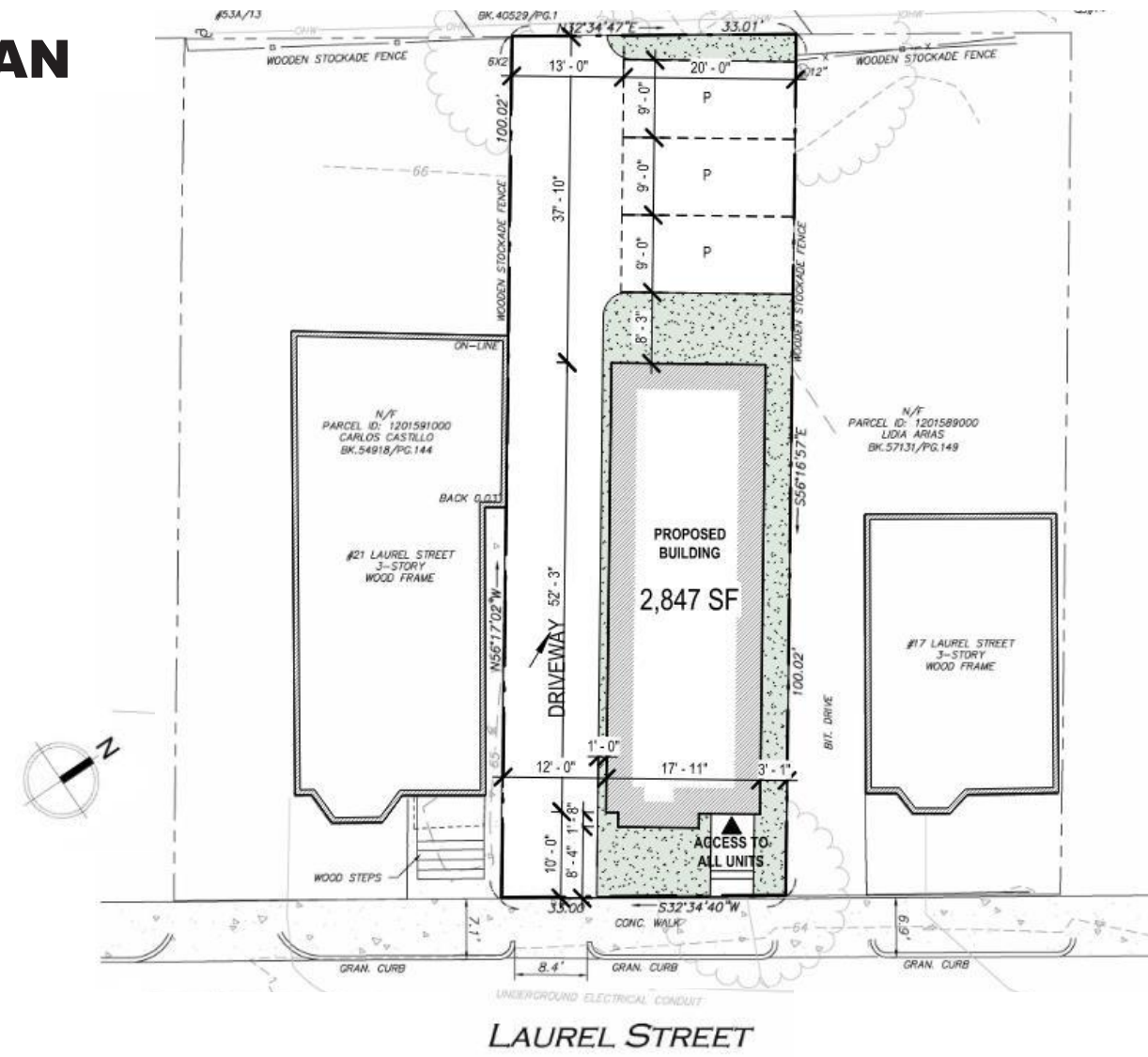
RESILIENT & SUSTAINABLE DESIGN

- Team includes expertise from the co-author of the 2020 MOH Zero-Emission Guidelines, applying lessons from Passive House and Net-Zero projects in Boston
- In-house energy modeling (WUFI) will guide envelope design to reach a target blower-door result of ≤ 2.5 ACH50
- All-electric systems: cold-climate heat pumps, heat-pump water heaters, Energy Star appliances, and efficient LED lighting with controls
- Ventilation uses dedicated outdoor air with energy recovery for healthier indoor air
- Roofs are designed to be solar-ready, with pathways in place so the future condo association can easily add a photovoltaic system

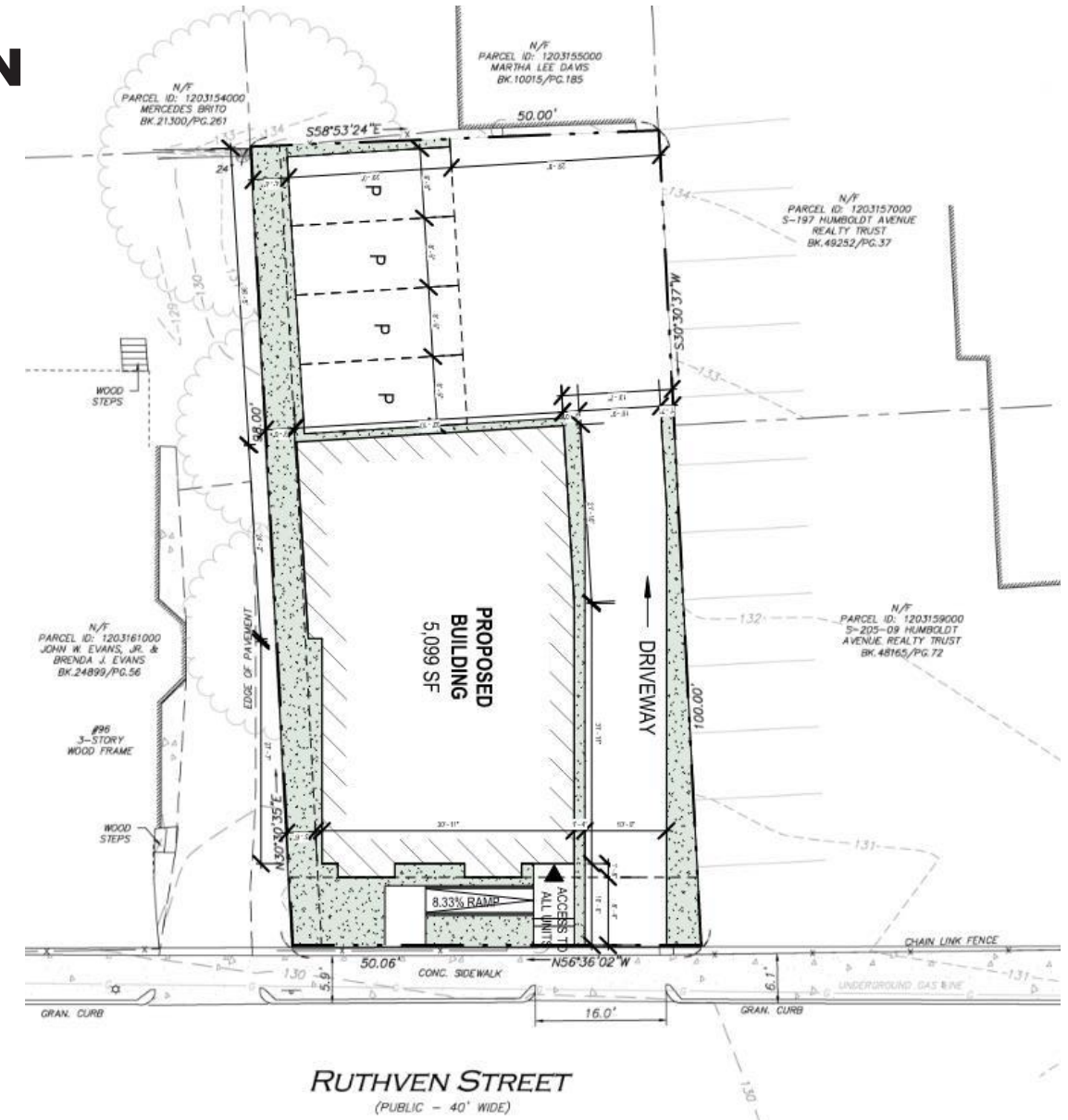
NEIGHBORHOOD IMPACT

- Building height, massing, and rhythm are aligned with neighboring triple-deckers and homes
- Entrances, porches, and lighting are oriented to the street to support a safe, active public realm

19 LAUREL
ST
SITE PLAN

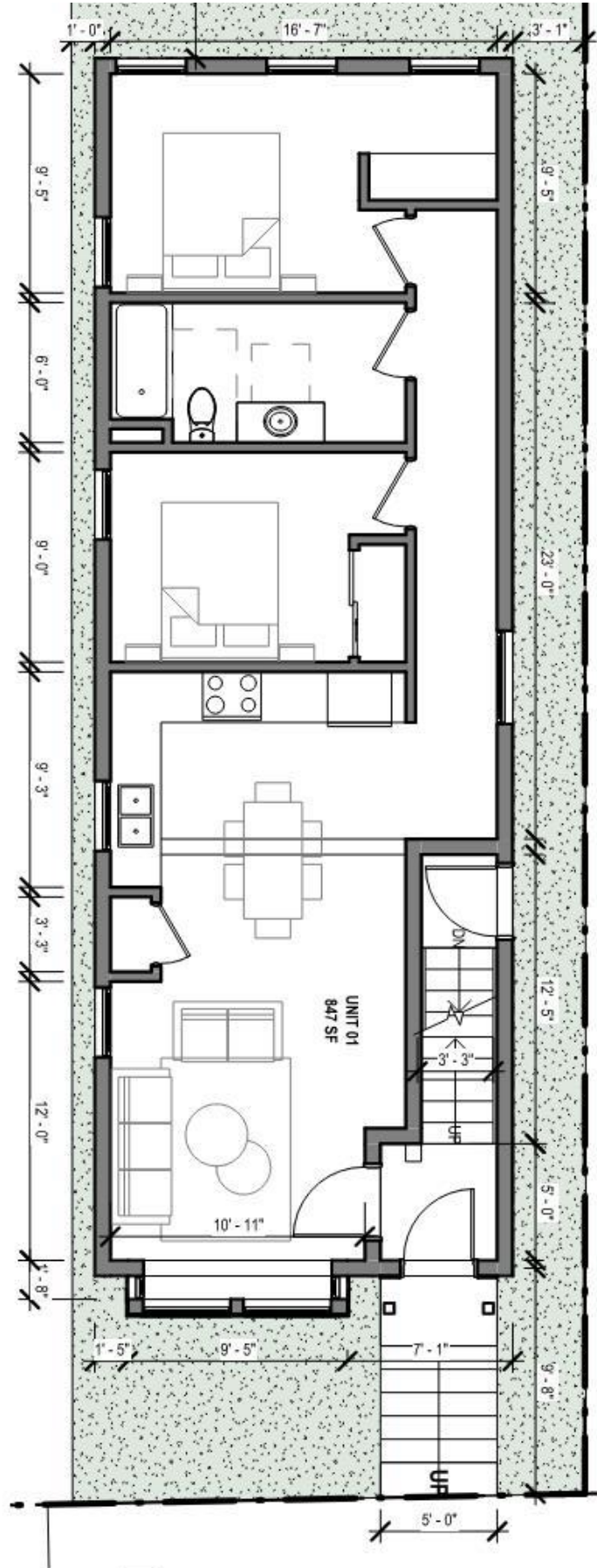


100 RUTHVEN
ST
SITE PLAN

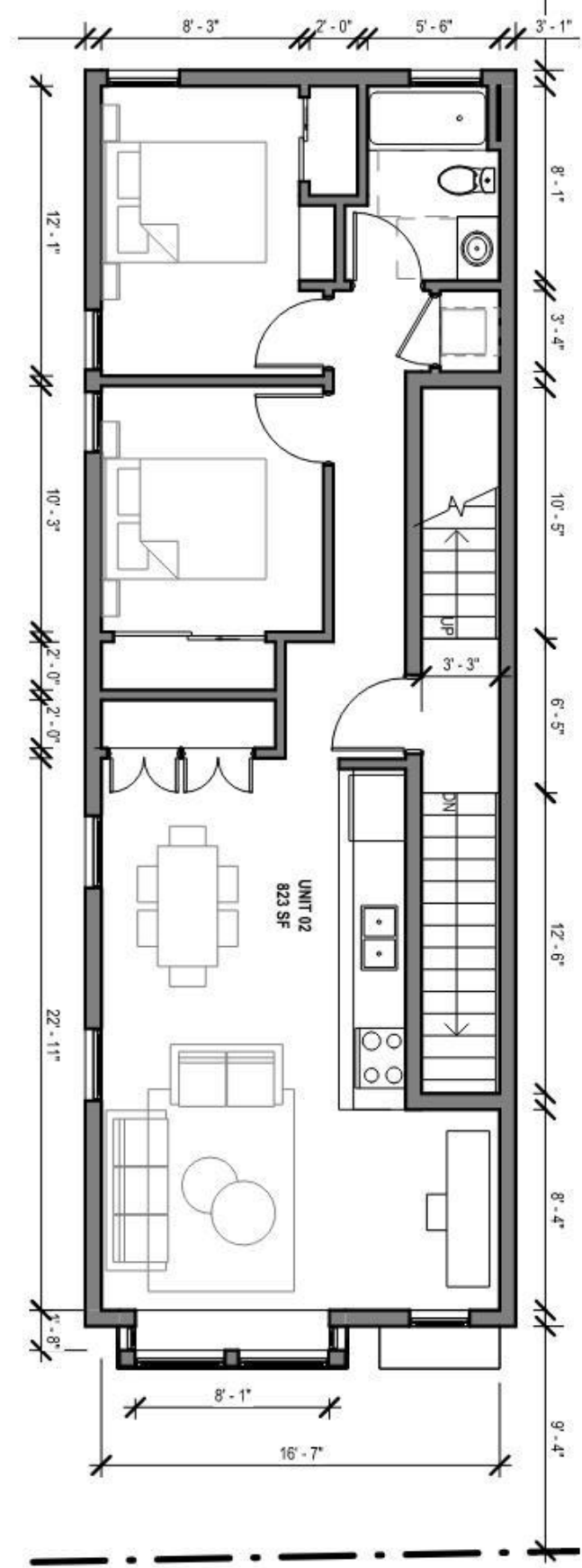


19 LAUREL ST
FLOOR PLANS

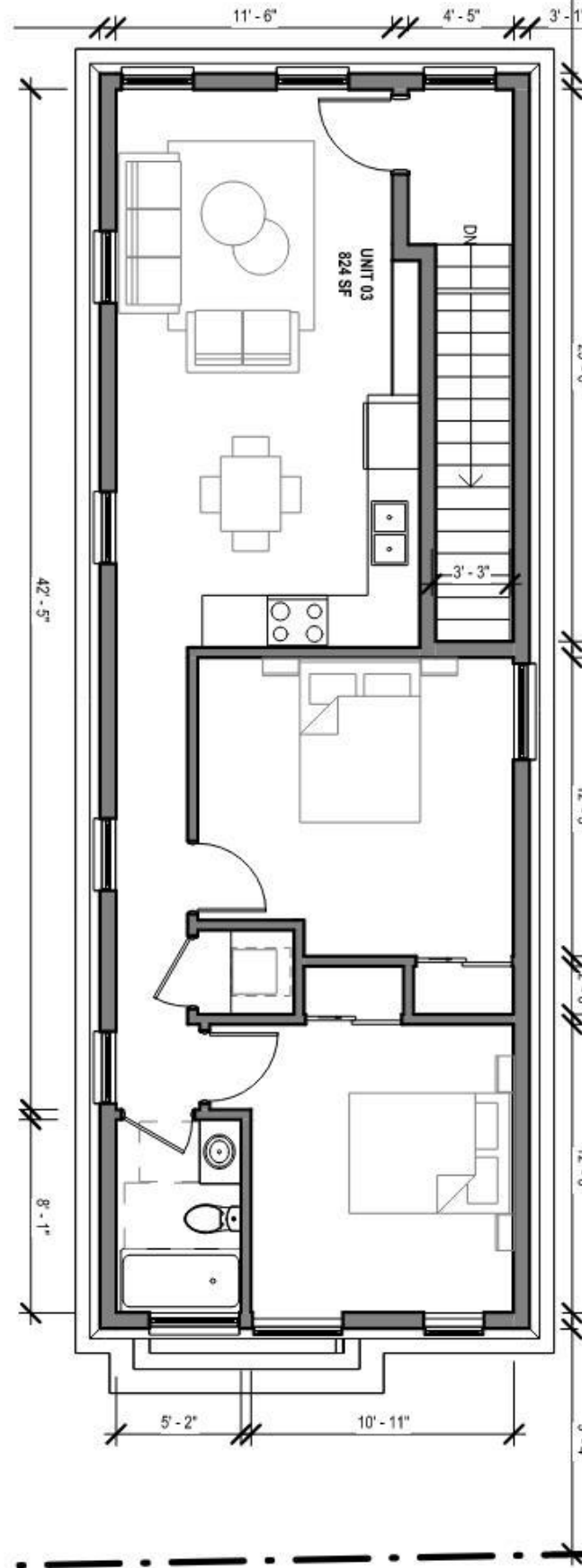
LEVEL 1 PLAN



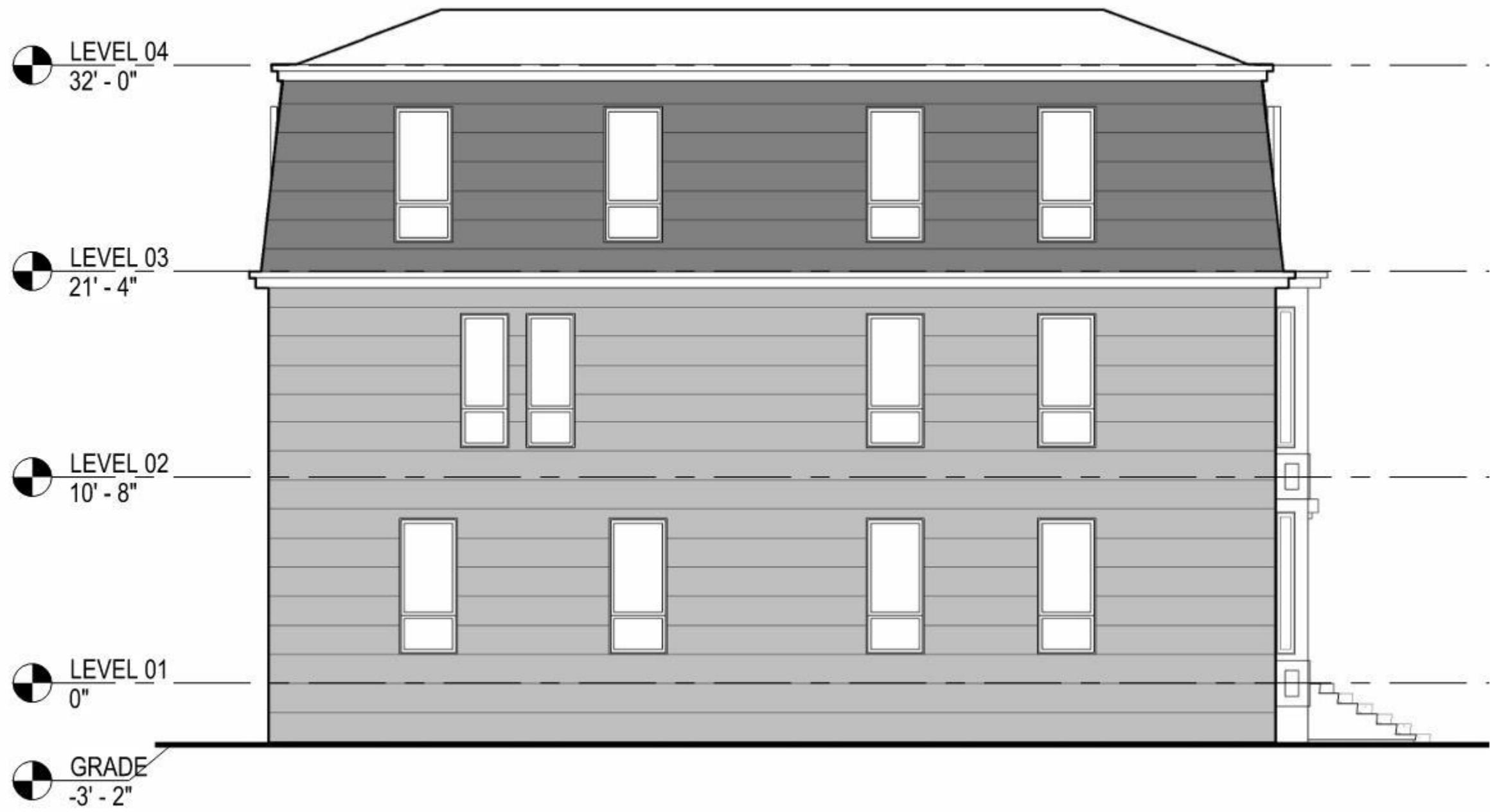
LEVEL 2 PLAN



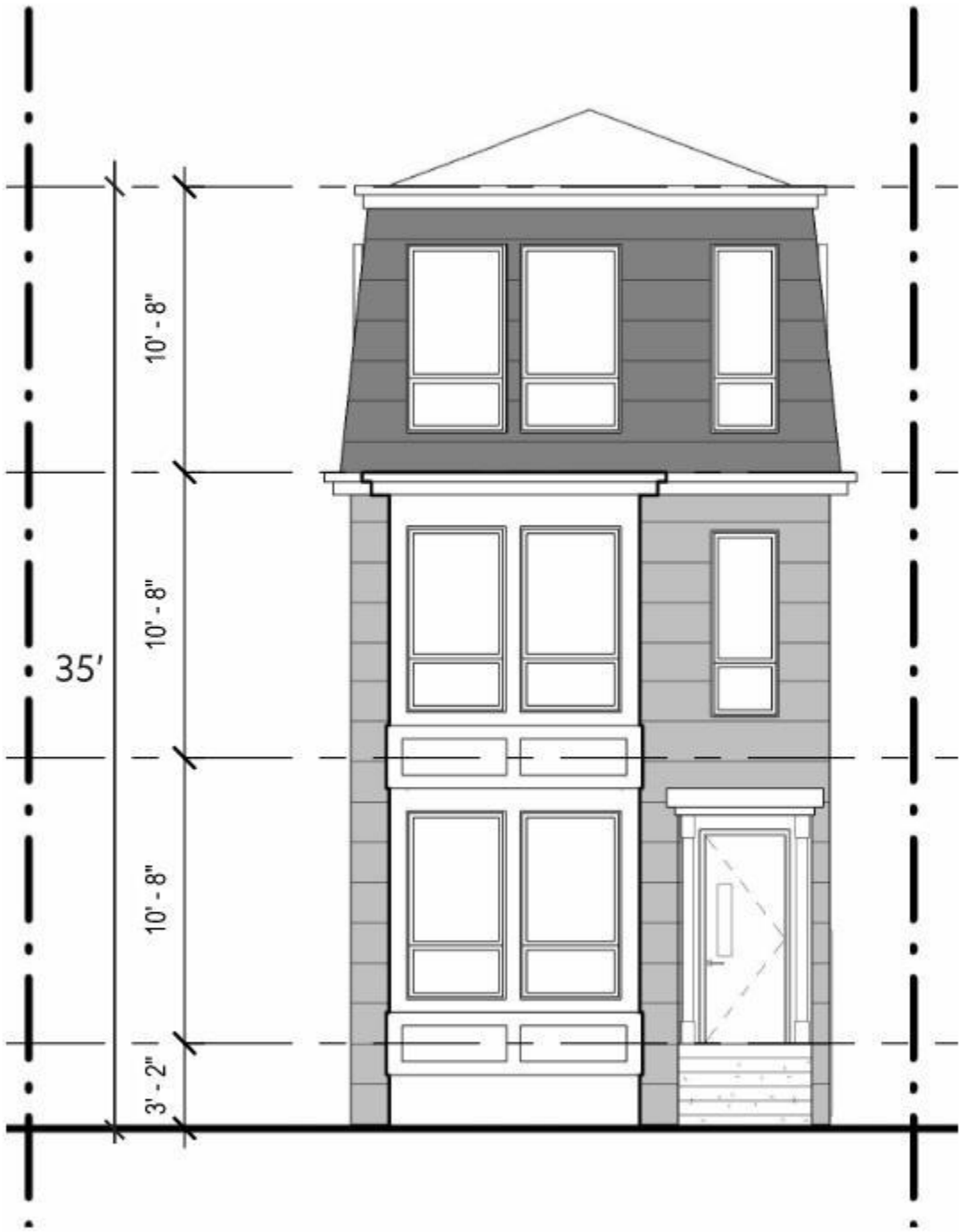
LEVEL 3 PLAN



19 LAUREL ST
ELEVATIONS



SOUTH ELEVATION

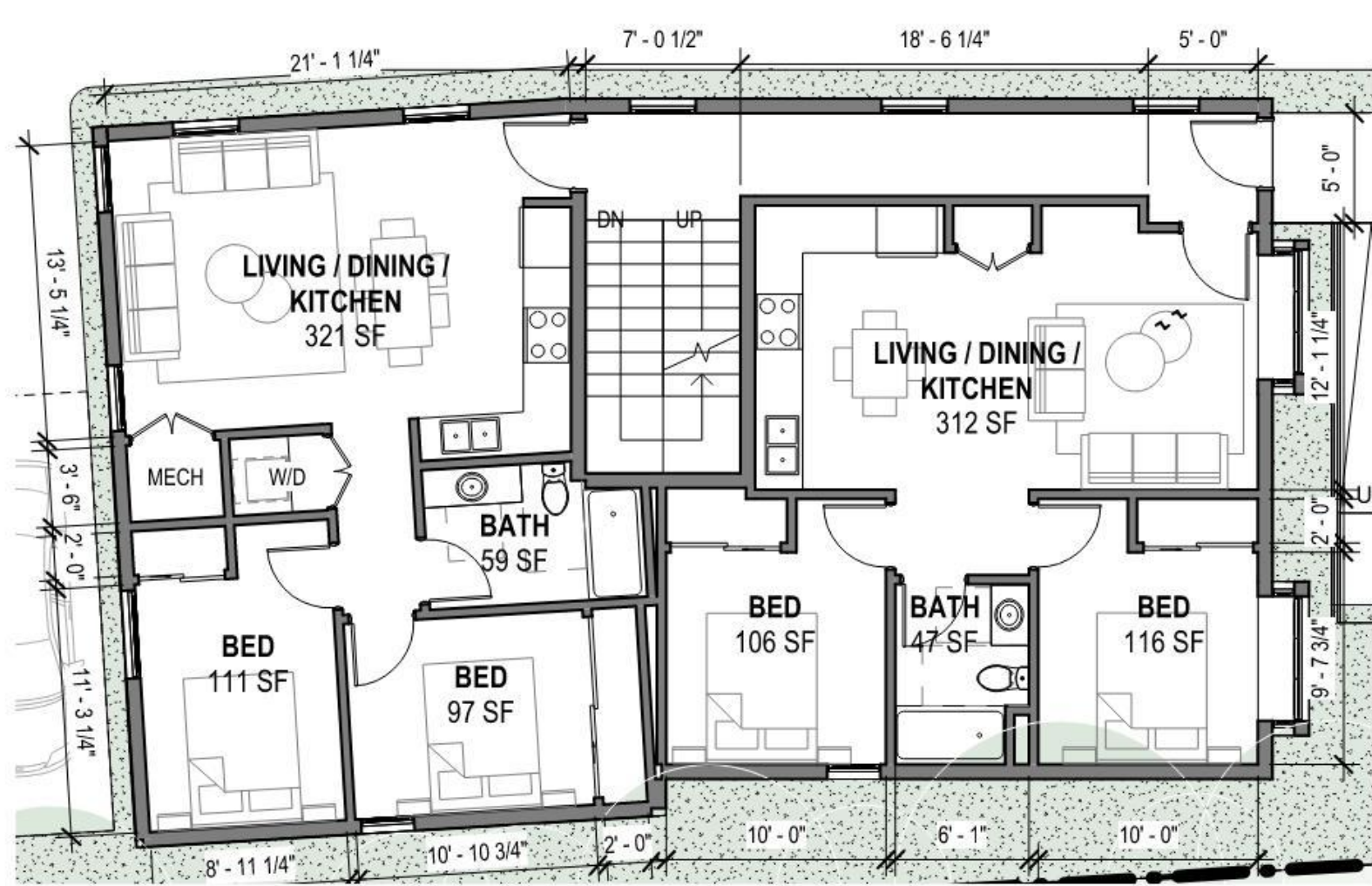


EAST ELEVATION

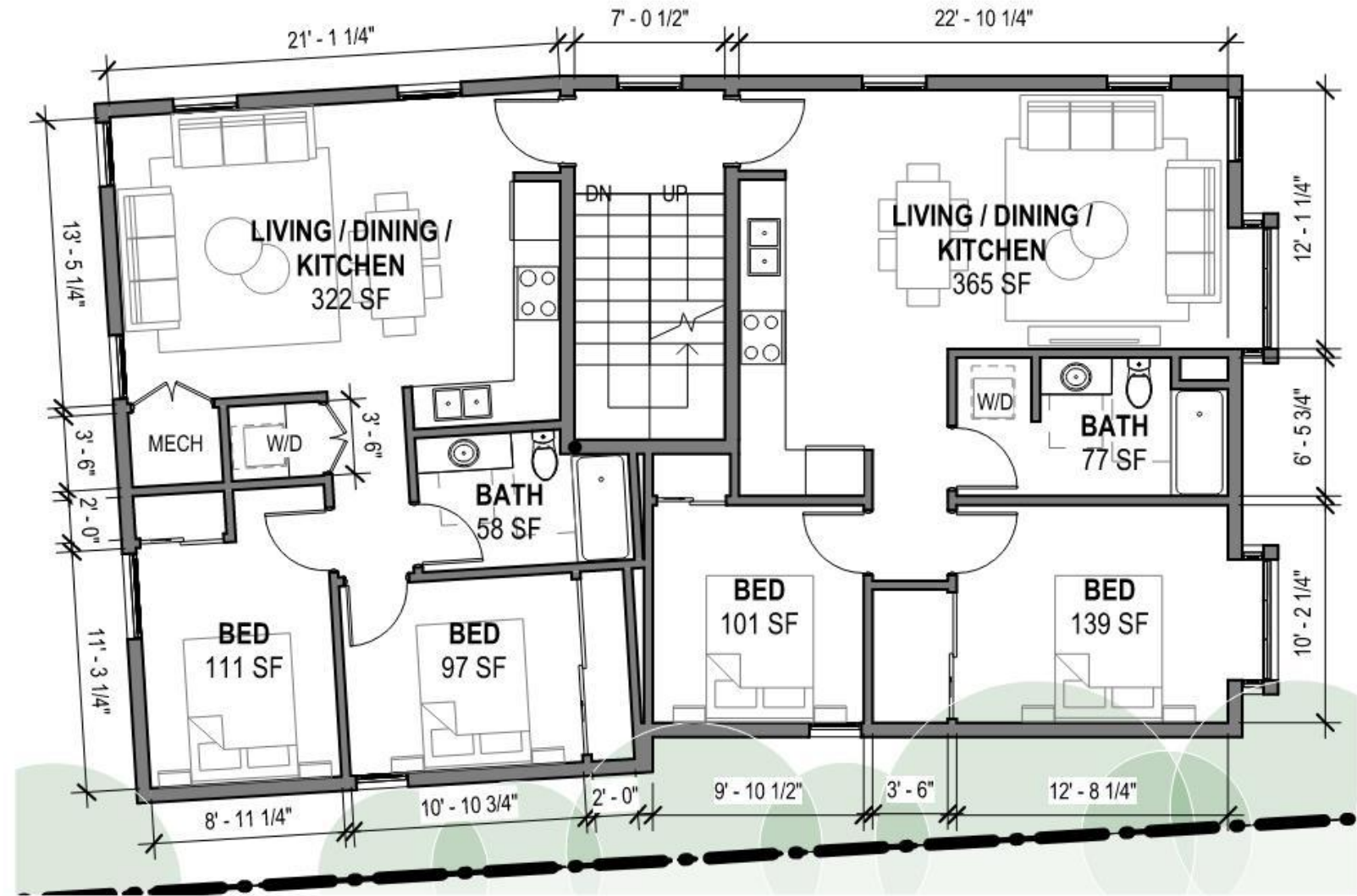
19 LAUREL ST
BUILDING SECTIONS



100 RUTHVEN ST FLOOR PLANS

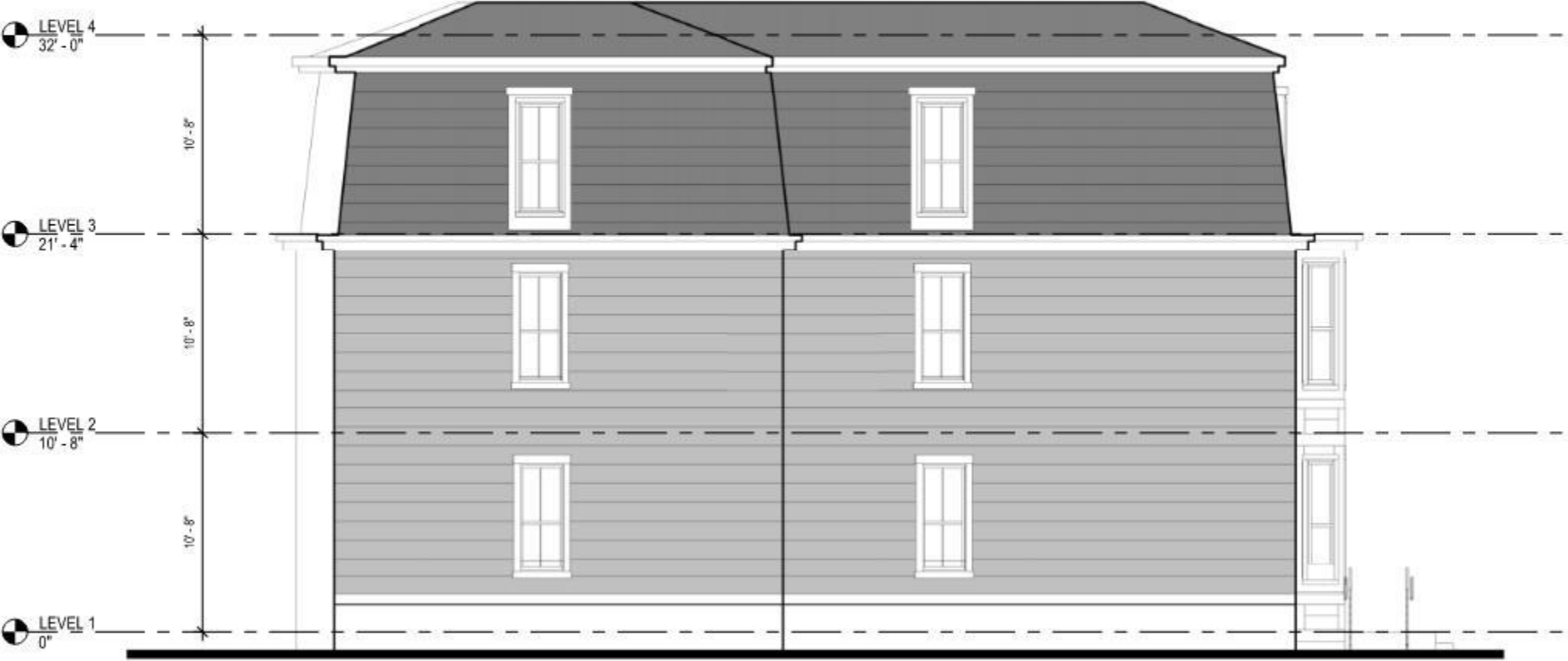


LEVEL 1 PLAN



LEVEL 2 & 3 PLAN

100 RUTHVEN ST
ELEVATIONS

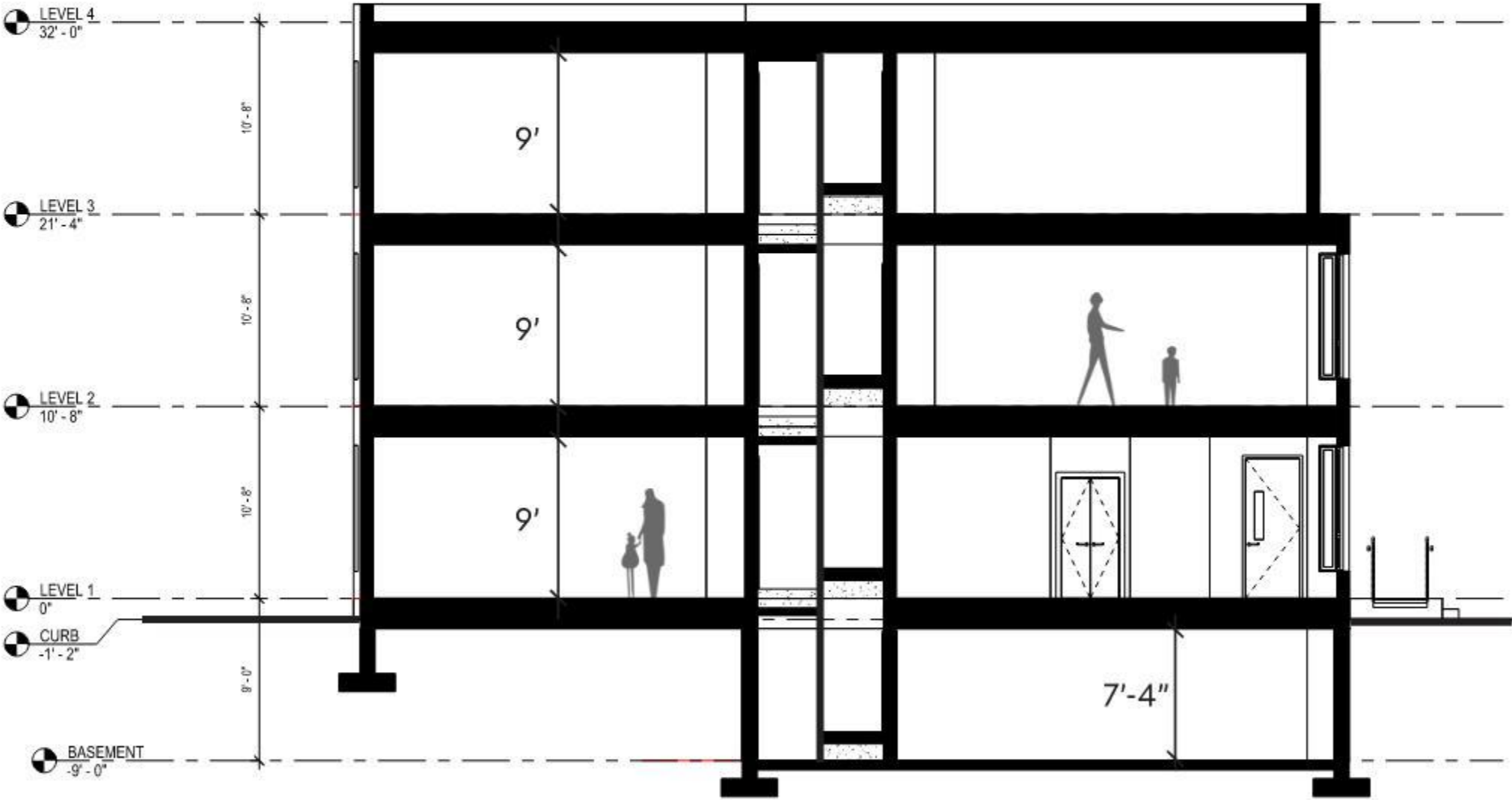


WEST ELEVATION

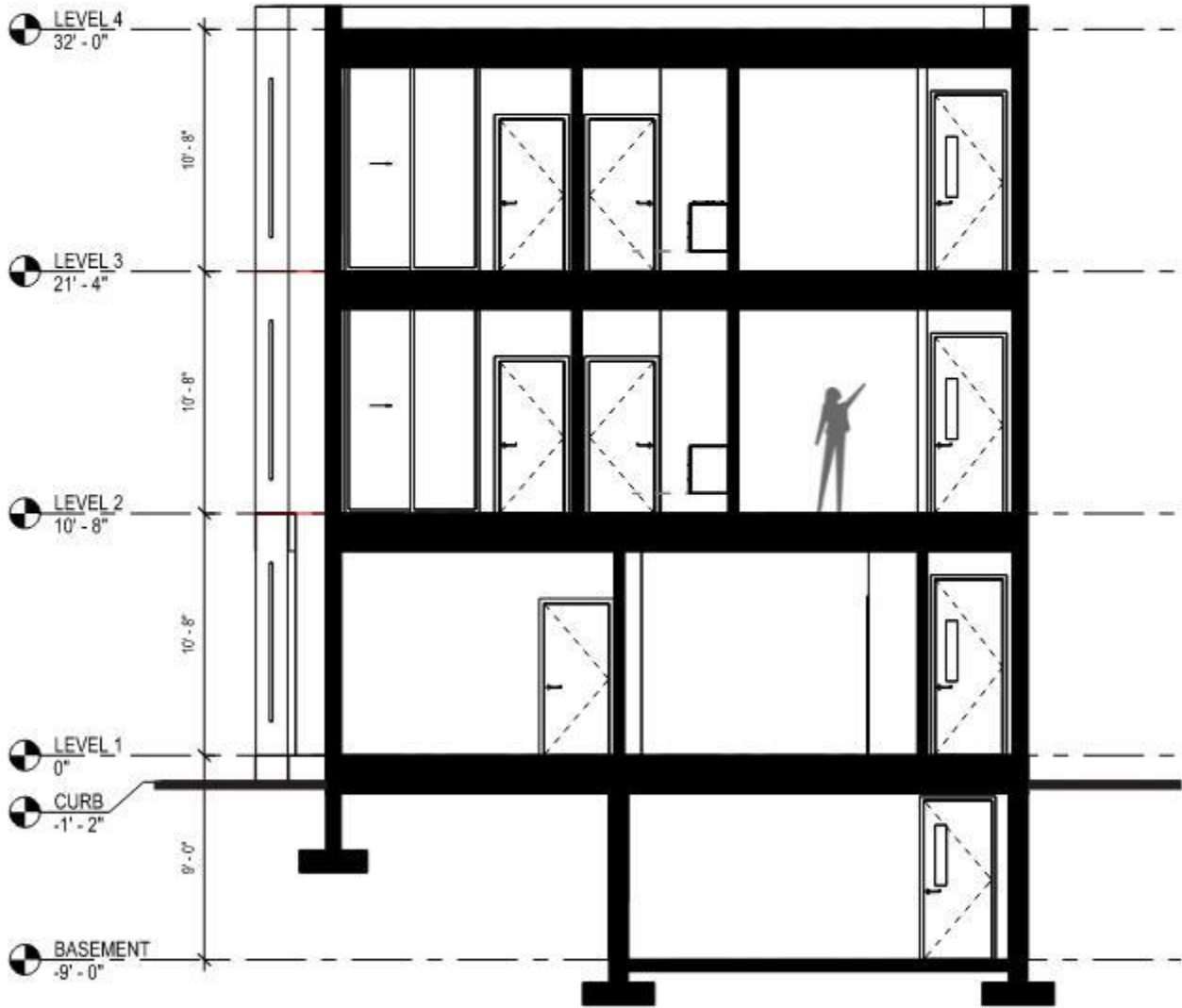


SOUTH ELEVATION

100 RUTHVEN ST
BUILDING SECTIONS



SECTION 02



SECTION 01

DIVERSITY, EQUITY, & INCLUSION PLAN

- Over 90% of the project team are minority-owned business enterprises, with more than 75% based in Boston
- Construction goals include 75% of work hours awarded to MBE/WBE/VBE/SLBE firms and subcontractors
- MCM actively uses the Massachusetts Minority Contractors Association and other networks to hire MBE/WBE/VBE/SLBE subcontractors, maintaining a 70–80% minority workforce
- Project will center Black, Indigenous, and People of Color in contracting and hiring, aligning opportunity with the community where the housing is built

BOSTON RESIDENTS JOB POLICY

- Developer will engage local community organizations and use tools like the Boston Jobs Bank, City construction career fairs, and YouthBuild Boston’s alumni network
- Additional resources include MassHousing’s Business Enterprise Directory, the Massachusetts Small Business Development Center, and the City’s MBE/WBE/VBE/SLBE directory

AMMENITIES & COMMUNITY PRIORITIES

- Architecture draws inspiration from historic homes at 8 and 10 Laurel Street to maintain neighborhood character
- Design follows MOH massing and design guidelines and exceeds the Stretch Energy Code
- Deeded off-street parking space to reduce pressure on on-street parking
- Private outdoor space is provided at rear of the property
- Accessible ground-floor housing to meet expressed community needs

HOMEOWNERSHIP

- Buyers will be connected to Boston Home Center resources, including Homebuyer Financial Assistance and traditional assistance programs
- Developer will partner with experienced affirmative fair housing marketing agents to recruit a diverse pool of eligible buyers
- Marketing plan will emphasize outreach to Boston residents and first-time buyers in Roxbury and nearby neighborhoods



KNG Realty Corp



Welcome Home Boston - Phase 3

Proposal

11-13 & 14 Catawba Street Parcels

19 Laurel Street Parcel

KNG Realty Corp.

Erise Builders, Inc.

Genuine Construction & Consulting, LLC

The Team

Developer - Catawba-Laurel Joint Venture

- KNG Realty Corp. WBE/SLBE, Kendra Roe, Owner
- Erise Builders Inc. MBE, Edison Ribeiro, Owner
- Genuine Contracting and Consulting, LLC, Sean Miller, Owner

General Contractor - Erise Builders Inc. and Genuine, self perform and manage

Design Team - Abacus Architects & Planners, David Pollak, Principal,

Dagny Elliston, Julia Patten, and Michael O'Connor

Lenders - NECTAR and TLI/MCCI

- ★ KNG Awarded *Developer Partner of the Year for Development without Displacement, 2023* by DNI/DSNI
- ★ KNG and Erise Awarded *Excellence in Community Impact, 2024* by MHIC
- ★ BRJP Reporting over 70%



Magnolia Woodford 7 Units KNG & Erise Builders Completed August 2024

The Catawba Plan - 9 Units

11-13 Catawba Proposal - 6 family sized units in three story building;

- (6) 2 Bed, 2 Full Baths; \$579,000

14 Catawba Proposal - 3 family sized units in three story building, “*traditional 3-family*”

- (3) 2 Bed, 2 Full Baths; \$589,000
- 3 Parking Spaces / accessible by private driveway
 - ❑ All units are one-level living, 920 sq ft - 1,040 sq ft
 - ❑ All units will have an exclusive use, outdoor raised porch or balcony
 - ❑ Open, green space will be smartly proposed at each site, preserving ample existing landscape

Modern designs provide more open living space, more natural light from windows and sliders; building set-back offers more shared green space, front, side and rear of buildings.

11-13 Catawba

3 Story building

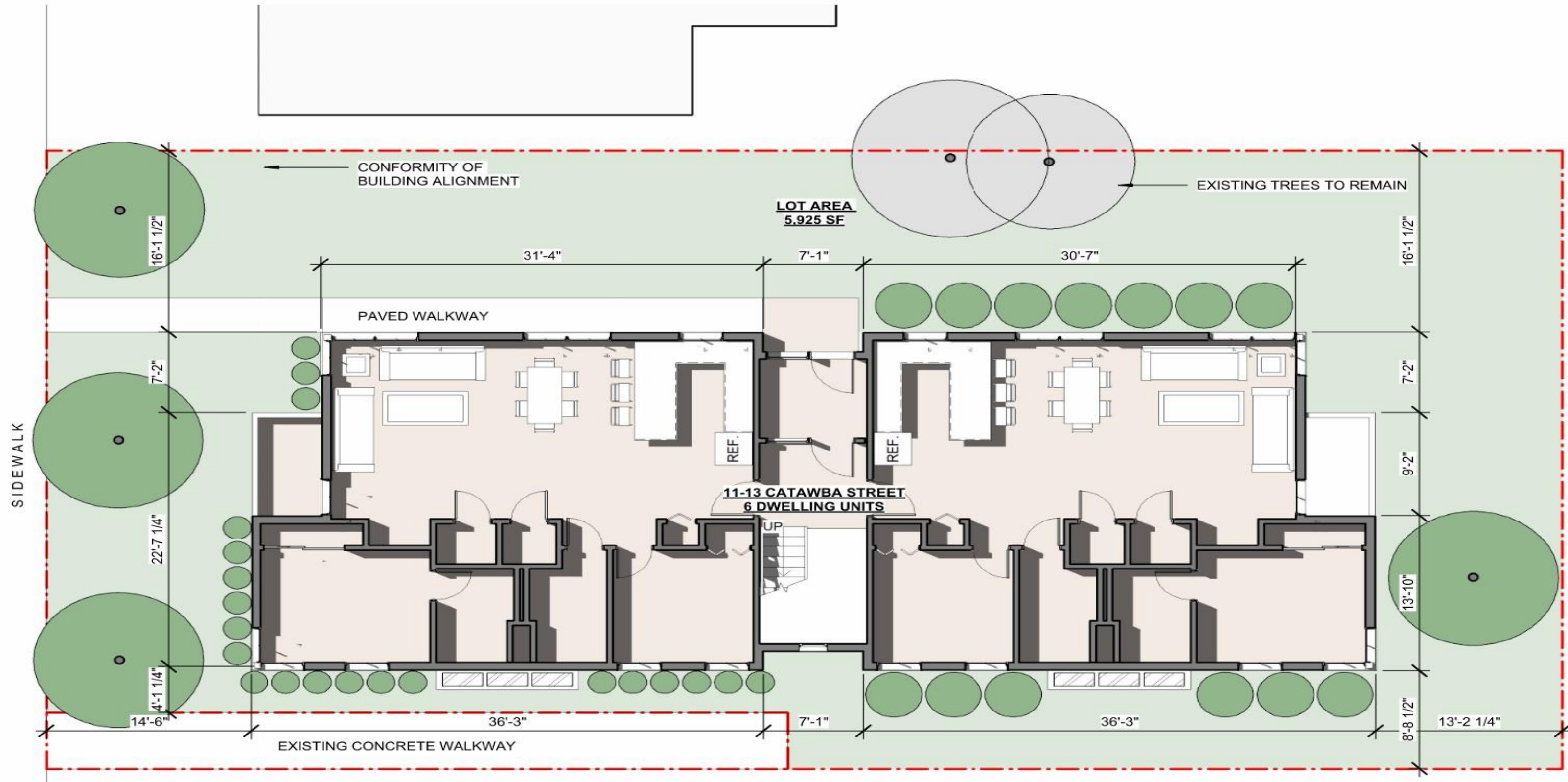
6 Units

2 Beds & 2 Full Baths

Private Outdoor Space



11-13 Catawba Site/Floor Plan



14 Catawba

3-Family Building

3 Units

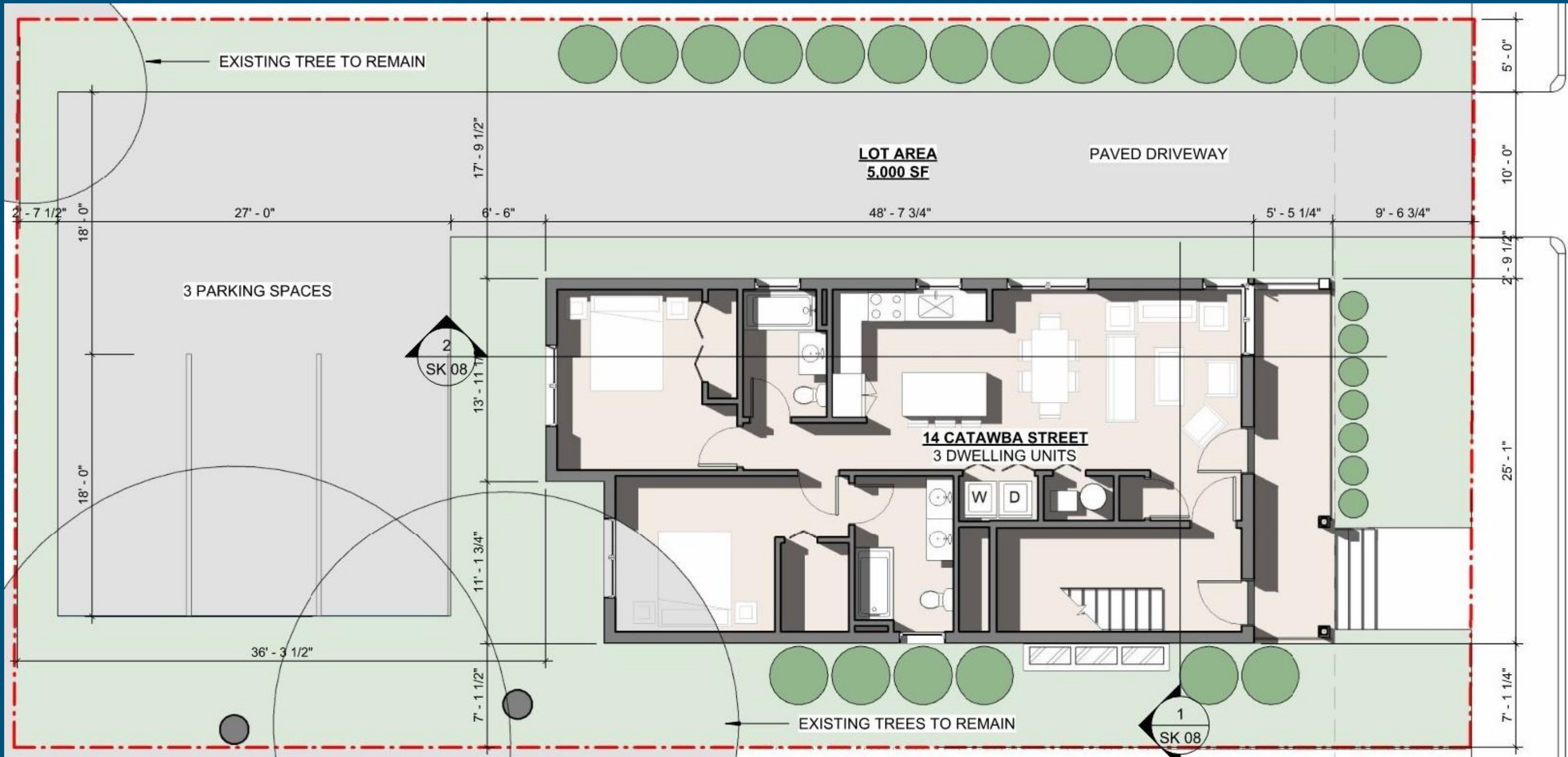
2 Beds & 2 Full Baths

Front Porches

3 Parking Spots



14 Catawba Site/Floor Plan



The Laurel Plan - 2 Units

19 Laurel Street Proposal - 2 family sized units in two story building;

- (2) 2 Bed, 2 Full Baths; \$589,000
- 2 Tandem Parking Spaces / accessible by private driveway
 - ❑ All units are one-level living, 870 sq ft - 916 sq ft
 - ❑ All units will have an exclusive use, outdoor porches
 - ❑ Open, green space will be smartly proposed at each site, preserving ample existing landscape while adding smaller plantings to enhance the sides and rear of the building

Modern designs provide more open living space, more natural light from windows and sliders; building set-back is inline with other homes on the street.

- ❖ The Laurel Building is proposed as a modular construction fabrication. It is modeled after Abacus' highly efficient and competition-winning affordable housing design. The width allows trucking within the Commonwealth and the structure can be set on its foundation and secured in a single day.

19 Laurel

2 Story Building

Modular Construction

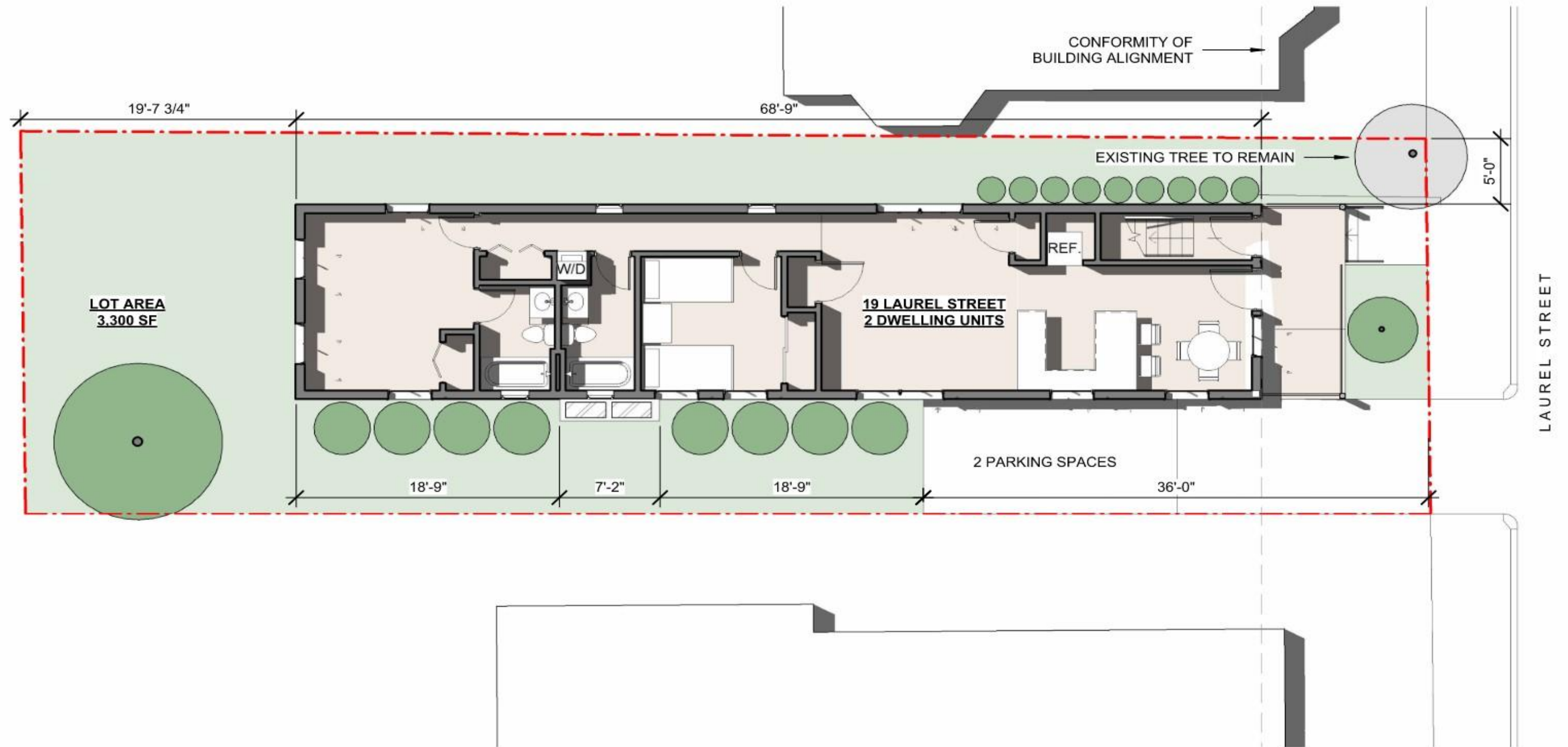
2 Units

2 Beds & 2 Full Baths

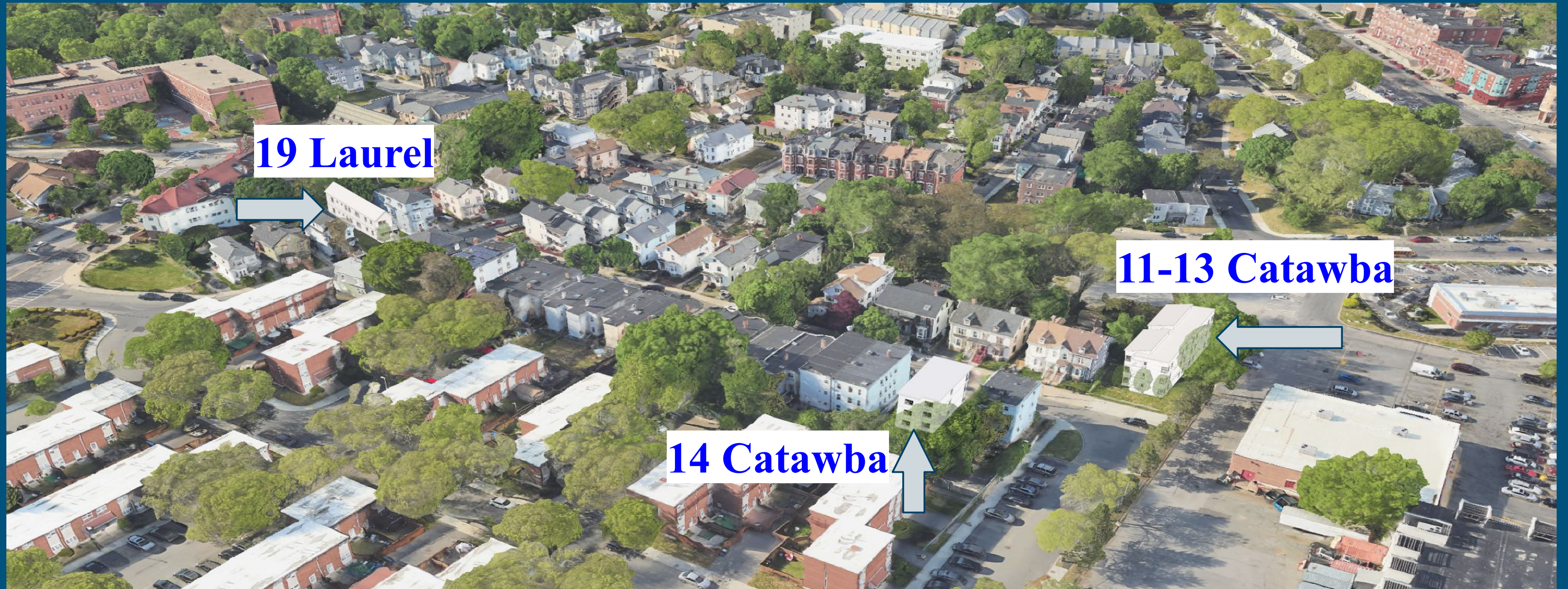
2 Tandem Parking Spots



19 Laurel Site/Floor Plan



Bird's Eye View Catawba & Laurel Proposal



Talking Points

- ❖ Low Overhead : Team will self perform construction operations and project management = more money into the project and local subcontractors.
- ❖ Development and Construction Timeline / Modular Design = quick turnaround.
- ❖ Keeping Condo Association and Property Management in-house.
- ❖ Condo Fees : Low budget, keep affordability in mind for monthly loan approval/DTIs.
- ❖ Answered the questionnaire respondents' requests for unit size, private outdoor space, and green space.
- ❖ Serving first-time homebuyers, middle income earners, generationally diverse families.
- ❖ Boston Home Center will market units = savings in sales prices, no sales fees.
- ❖ All electric, energy efficient appliances / energy efficient buildings.
- ❖ We are small, experienced business owners dedicated to bringing, attractive, affordable housing to the residents of the City of Boston at a fair price.

Equity and Inclusion Plan:

Many of our subcontractors and professionals are companies owned and operated by persons of color. These businesses also employ women and persons of color, and Boston residents.

The development team commits to engaging as many W/MBEs as possible utilizing existing successful hiring methods. We will utilize outreach methods available through Minority Business listings, including our existing construction and business relationships and pre-construction bid blasts.

This team proudly reports BRJP hiring compliance of over 70%.

Qualifying for Affordable Homeownership

Income for qualifying - Boston Home Center, get prepared and pre-qualified

It's never too early to start the process – found out how you can qualify and get information on special programs available to you and your family

<https://www.boston.gov/departments/housing/boston-home-center>

Income limits*: HH Size 4 @ 120% AMI \$198,480, @ 130% AMI \$215,020

HH Size 2 @ 120% AMI \$158,880, @ 130% AMI \$172,120

The Boston Home Center Offers:

- ❑ Financial help, training, and counseling to first-time homebuyers
- ❑ Guidance toward homes developed for income-eligible, first time homebuyers



McPherson Development



Welcome Home, Boston – Phase 3

Redevelopment and Sale of 11 Parcels in Dorchester, Hyde Park, and Roxbury

Developer Presentation

December 10, 2025



MPHERSON DEVELOPMENT LLC

Welcome Home Boston P3

Building Homes, Strengthening Communities...

Lucian McPherson



As Managing Director of McPherson Development, Lucian has led more than 30 construction and renovation projects across Massachusetts and Rhode Island, delivering complex developments on time and at scale.

Kevin Mapp



With 30 years of experience at McDonald's, Nestlé, American Airlines, and Office Depot, Kevin brings expertise in operations, finance, and project management, ensuring efficient, on-budget project delivery.

Peter Vanko



As Principal of Vanko Studio Architects, Peter brings extensive experience in affordable, multi-family, and mixed-use design, with a portfolio spanning historic restorations and sustainable projects.

Welcome Home Boston P3

Mission & Partnership with the City

- **Mission on Attainable Homeownership** - McPherson
Development is dedicated to creating attainable homeownership opportunities that strengthen communities and promote equity, diversity, and long-term neighborhood growth
- **Workforce Housing Projects** - The St. Louis Schoolhouse
Redevelopment exemplifies McPherson's success in equitable and sustainable workforce housing development
- **Strategic City Partnership** - Strategic collaboration with the City of Boston advances shared goals for inclusive, sustainable urban growth through innovative public-private partnerships.





11-13 & 14 Catawba St

Welcome Home Boston P3

11-13 & 14 Catawba St Overview



Key Data	
Land SF	10,520
Building SF	11,068
# of Floors	4
Residential (units)	12
Studio (units)	2
1 BD (units)	2
2 BD (units)	8
Parking spaces	12
125% AMI (units)	9

GENTLE SECURITY
LIGHTING (DARK SKY
COMPLIANT)

PERVIOUS PAVERS
/ STORMWATER
BANK

PROVIDE DENSE
LANDSCAPING
BUFFER



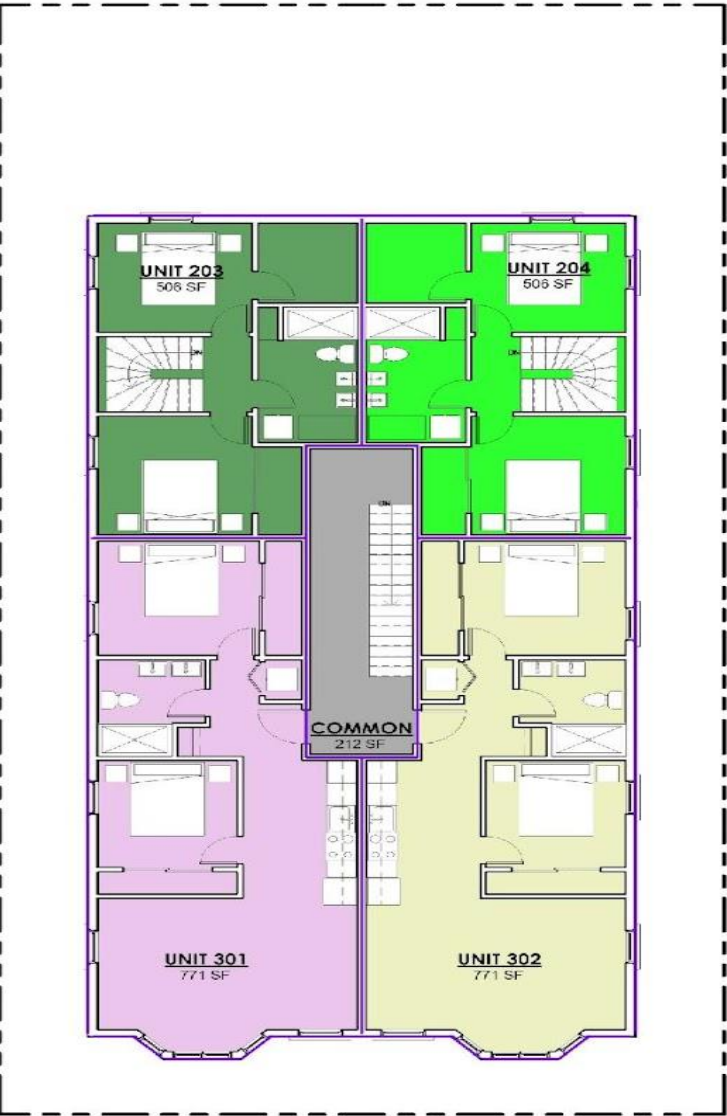
PROVIDE DENSE
LANDSCAPING
BUFFER

NEW CURB CUT
(NO STREET
PARKING LOSS)

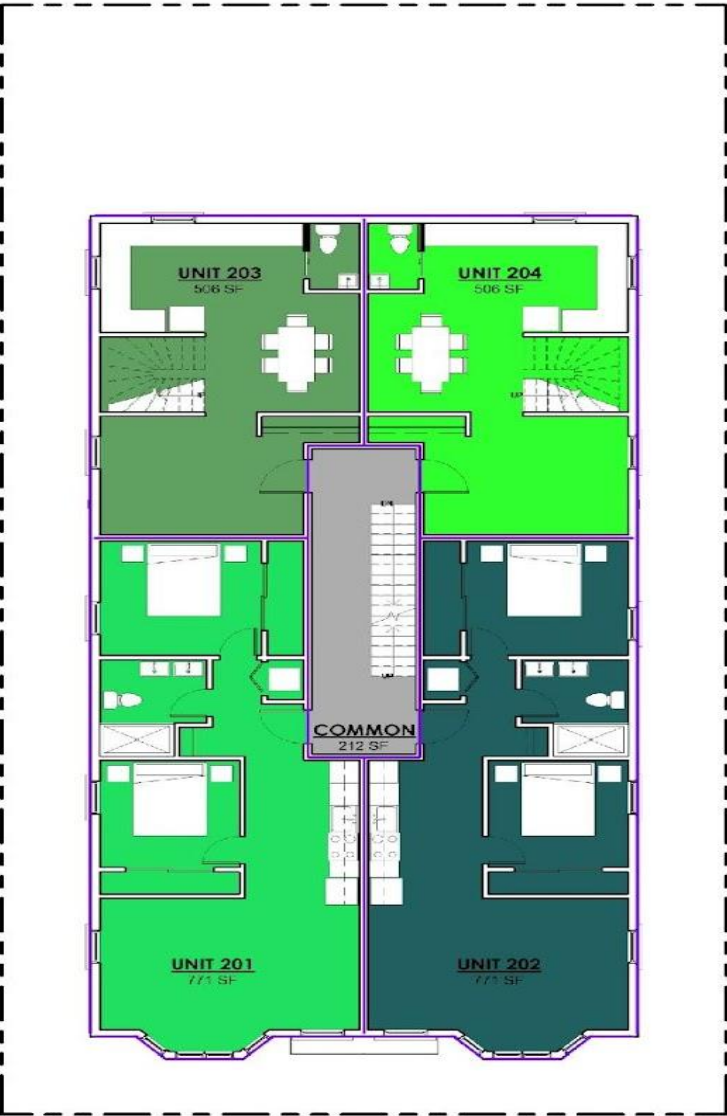


Welcome Home Boston P3

11-13 & 14 Catawba St Floor Plan



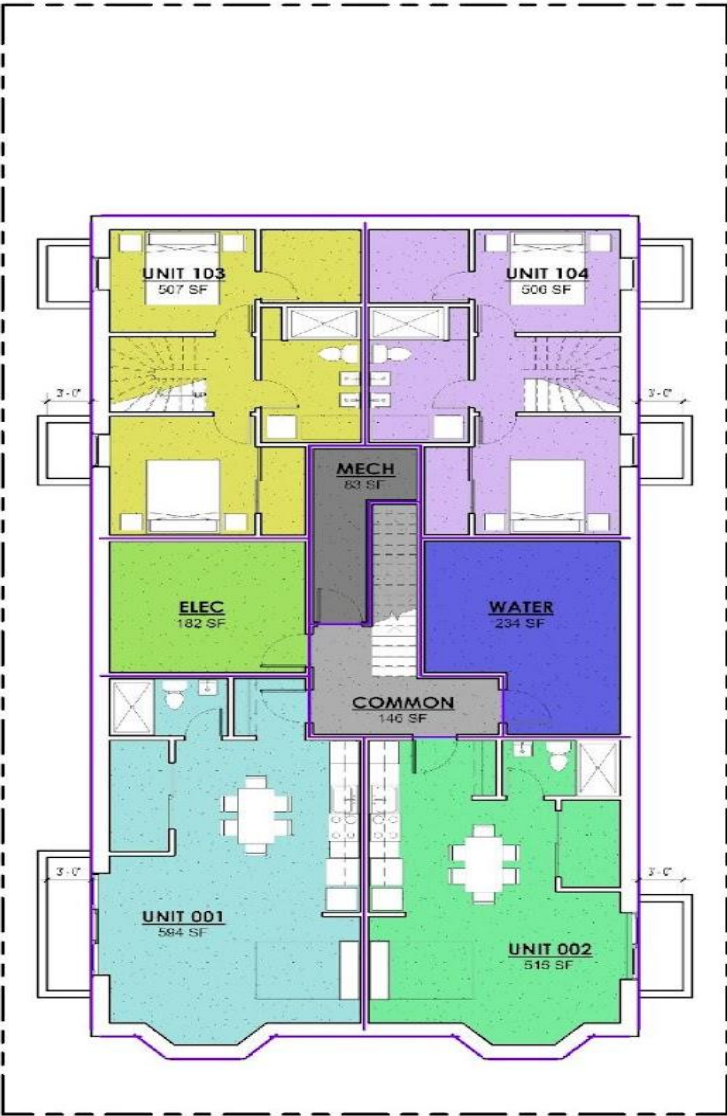
4 03 - LEVEL 3
1/8" = 1'-0"



3 02 - LEVEL 2
1/8" = 1'-0"



2 01 - LEVEL 1
1/8" = 1'-0"



1 00 - BASEMENT
1/8" = 1'-0"

Welcome Home Boston P3

11-13 & 14 Catawba St Design Vision & Approach

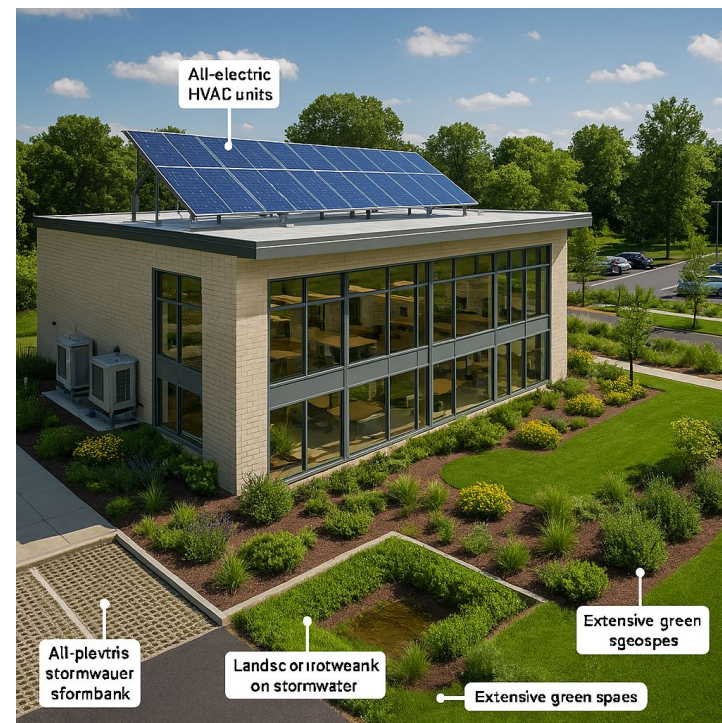
Context-Sensitive Design

Design integrates seamlessly with existing neighborhood fabric, respecting local context and character.



Sustainable Features

Incorporates on-site solar energy and stormwater management with native landscaping, creating a high-performance, healthy, and resilient environment.



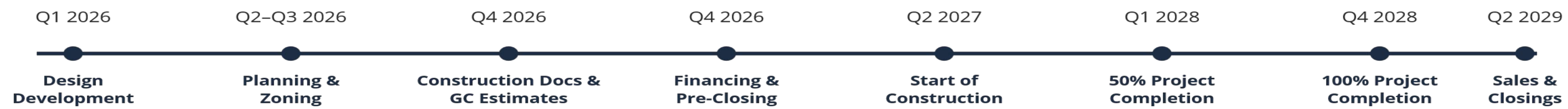
Active and Usable Open Spaces

Design creates open, functional ground spaces that foster relaxation, recreation, and community connection.



Welcome Home Boston P3

14 Catawba Street – Project Timeline





100 Ruthven Street

Welcome Home Boston P3

100 Ruthven St Overview

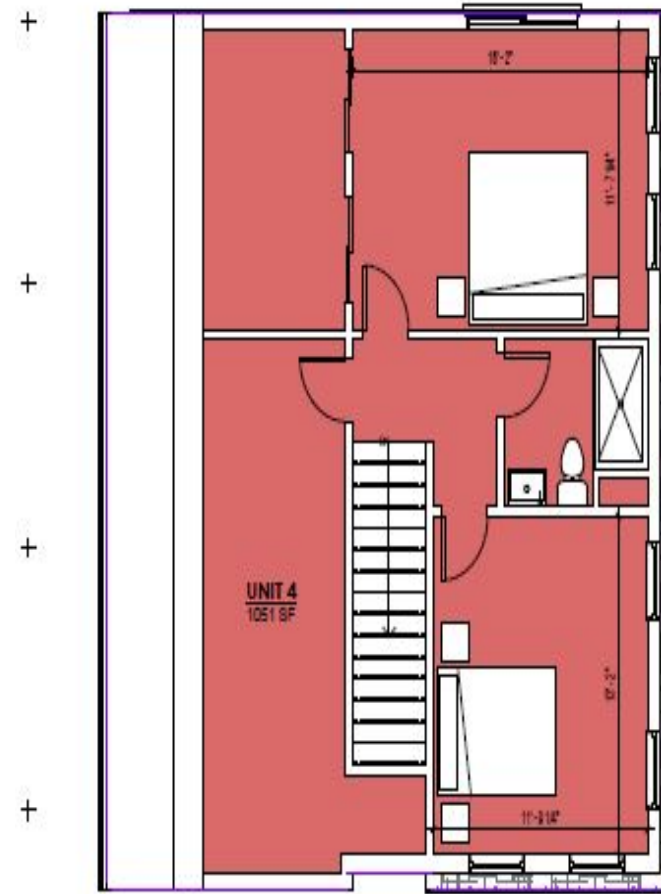


Key Data	
Land SF	5,394
Building SF	4,219
# of Levels	4
Residential (units)	4
Studio (units)	1
2 BD (units)	3
Parking spaces	4
125% AMI (units)	3

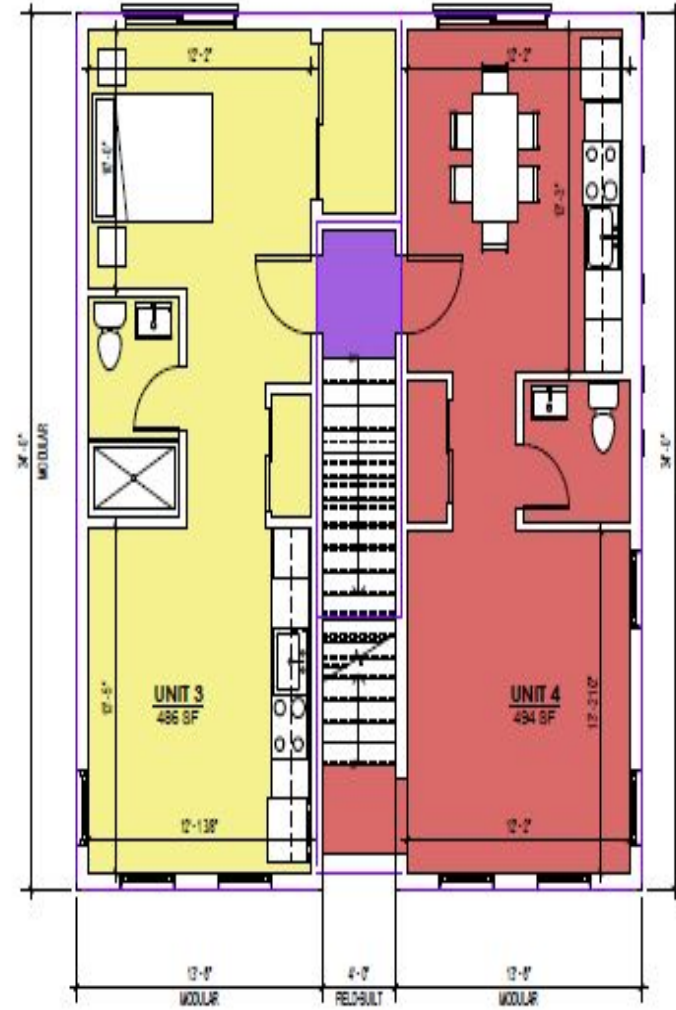


Welcome Home Boston P3

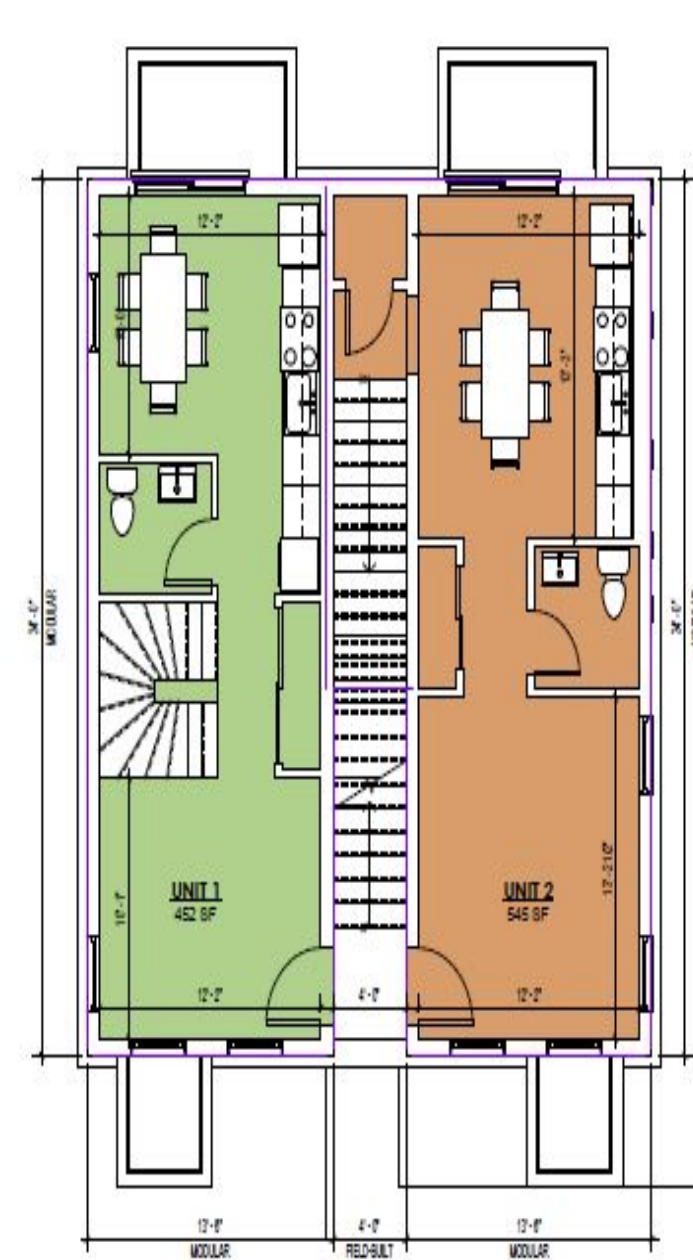
100 Ruthven St Floor Plan



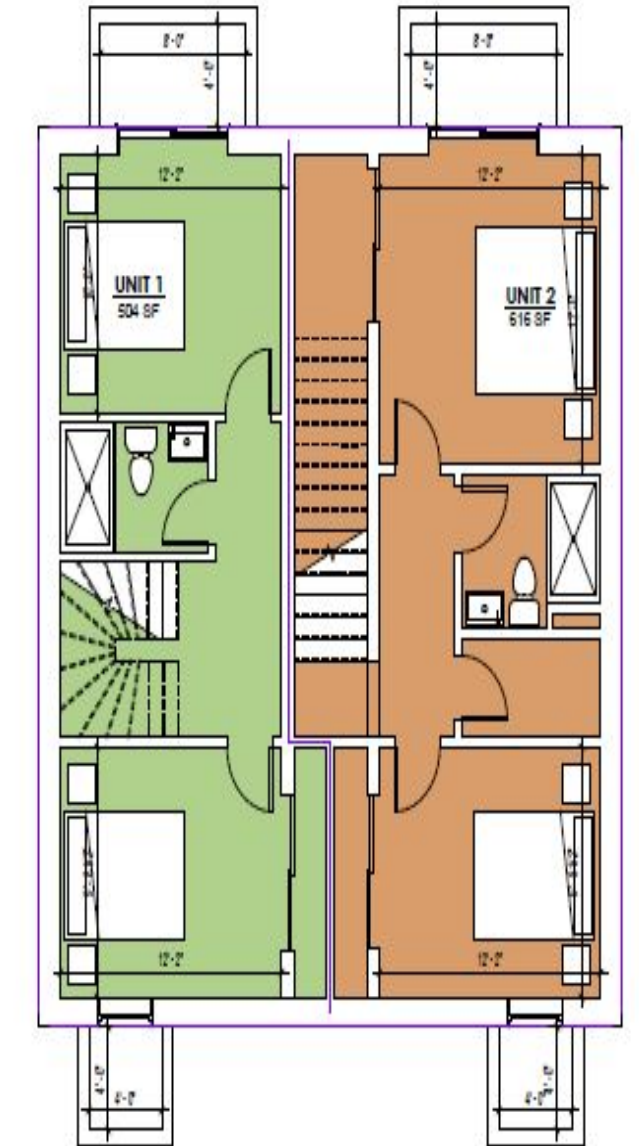
4 03 - LEVEL 3
310' x 110'



3 02 - LEVEL 2
310' x 110'



1 01 - LEVEL 1
310' x 110'



0 01 - GARDEN
310' x 110'

Welcome Home Boston P3

100 Ruthven St Design Vision & Approach

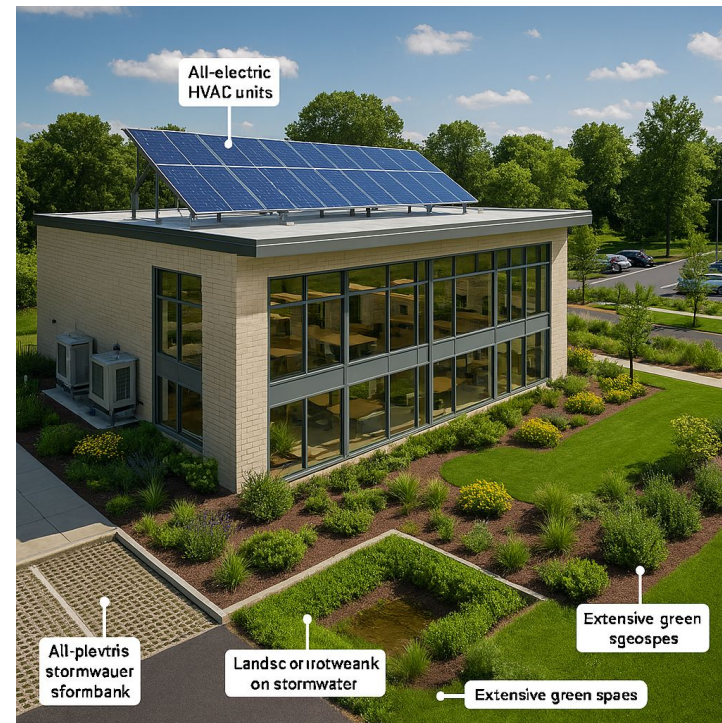
Context-Sensitive Design

Design integrates seamlessly with existing neighborhood fabric, respecting local context and character.



Sustainable Features

Incorporates on-site solar energy and stormwater management with native landscaping, creating a high-performance, healthy, and resilient environment.



Modular Innovation

Design includes modular construction to streamline delivery, reduce waste, minimizes neighborhood disruption while producing high quality homes



Welcome Home Boston P3

100 Ruthven Street – Project Timeline



Welcome Home Boston P3

Portfolio Overview & Experience

Diverse Project Portfolio

McPherson

Development has completed various mixed-use and residential infill projects across Greater Boston.



Project Delivery Excellence

The company reliably delivers projects on time and within budget, ensuring quality outcomes.



Community Engagement

Strong community involvement is maintained throughout development to foster positive outcomes.



Diversity and Inclusion

Certified minority-owned business highlights commitment to diversity and inclusion in development.



Welcome Home Boston P3

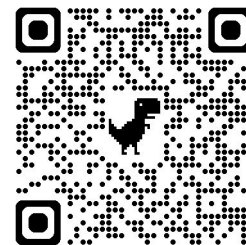
Questions?

*Thank
you!*



McPherson Development LLC
(617) 297-8697
mail@mcphersondev.com

Follow us @mcphersondevco



MassHousing Announces \$5 Million in Commonwealth Builder Funding to Create 18 New Homes for Purchase by Moderate-Income, First-Time Homebuyers in Fall River

McPherson Development LLC is developing the St. Louis Schoolhouse Condominiums at a former elementary school property

APRIL 09, 2024

10. WJAR

Abandoned school building in Fall River to become affordable condo units

McPherson Development is converting the former St. Louis Parish Elementary School into 18 affordable condo units.

Mar 25, 2025

Universal Hub

Nine condos approved for Wendover Street in Dorchester

The Zoning Board of Appeal yesterday approved plans to build nine condos on what is now a vacant lot at 27 Wendover St. in Dorchester.

1 month ago

PREGUNTAS Y RESPUESTAS

4

PRESENTESE BREVEMENTE:

- Su nombre y su vecindario

PREGUNTAS ORIENTADORAS:

- ¿Cómo logran las propuestas un equilibrio entre la creación de oportunidades de acceso a la vivienda y la gestión responsable de las características de cada lugar?
- ¿Son comprensibles las decisiones de diseño teniendo en cuenta los objetivos de la solicitud de propuestas y las limitaciones del lugar?
- Según lo que escuchó, ¿el desarrollador parece estar preparado para entregar el proyecto a tiempo y según lo descrito?



PRÓXIMOS PASOS Y ENLACES IMPORTANTES

5

CRONOGRAMA/PRÓXIMOS PASOS



	2025								2026
	MAY.	JUN.	JUL.	AGO.	SEP.	OCT.	NOV.	DIC.	T1
Departamento de Planificación y Oficina de Vivienda de la Alcaldía	Borrador de la RFP		Revisión de la RFP			EVALUACIÓN DE PROPUESTAS			
		(6/16) Borrador de la RFP disponible para que el público haga comentarios	(7/30) Publicación de RFP de WHB3			(10/15) FECHA LÍM. ENTREGA DE PROPUESTAS			(T1) Designación provisional
Reunión comunitaria	(5/8) Sesión de visualización de WHB3							HOY (12/9) Presentación del desarrollador Dorchester y Hyde Park (12/10) Presentación del desarrollador Roxbury	
	(5/13, 5/20, 5/27)) Talleres en el vecindario							(12/9 ~ 1/7) Período para comentarios públicos	

* El cronograma es tentativo y está sujeto a cambios

GRACIAS

¿TIENE ALGUNA PREGUNTA?

YOON CHA

Funcionario sénior de Desarrollo de Bienes

Raíces, Departamento de Planificación

yoon.cha@boston.gov

SITIO WEB DEL
PROYECTO



bosplans.org/WHB3



Planning Department

CITY of **BOSTON**