



PROPOSAL FOR

OUR TIERRA LIVRI

HOMEOWNERSHIP DEVELOPMENT

Submitted by Velney Development

May 5<sup>th</sup> 2023



**EMBARC**

# Our Tierra Livri RFP Response

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## Project Overview:

The Our Tierra Livri Project (“OTL”) is an opportunity to help people of color create some much needed wealth. Of particular importance to Velney Development is seizing this unique moment of time where there is focused attention to bridging the wealth gap and helping families of color and individuals in marginalized community begin to build equity through one of the fundamental American notions, homeownership. According to a report conducted in 2015 by the Federal Reserve Bank of Boston called “The Color of Wealth in Boston”, the Greater Boston area net worth of Black households was \$8 dollars compared to nearly \$247,000 for white households. This is one of many reasons why this project is so important to Velney Development (“VD”). Rental housing, although necessary, does not create the same financial opportunities that homeownership does. The OTL project aims to close the wealth gap for families of color.

Velney Development intends to build twenty new affordable homeownership units for families at 80-100% AMI and one affordable commercial unit for sale as part of OTL. VD understands the significance of creating homeownership opportunities in the Roxbury neighborhood, which is why this project is so crucial to us. The CEO established roots in Roxbury in 2018. We, as a Minority Business Enterprise (MBE) business, understand personally how offering access to opportunity through real estate development and home ownership can shape lives. We are delighted to be able to support the same opportunity for twenty deserving families, and a variety of Minority Business Enterprises(MBE) and Woman Business Enterprises(WBE) through this project.

## Project Team, Experience, and Financial Capacity:

### **Developer: Velney Development**

Velney Development is a Massachusetts certified Minority Business Enterprise and Veteran Business Enterprise real estate firm formed in 2021 with a mission to strengthen communities through quality development.

Since its inception, VD has been very active in the Boston real estate development industry. Recently, Velney Development joint ventured on three projects with a combined total of 126-units at the Bartlett Station in Roxbury. Currently, Velney Development and joint venture partner, Boylston Properties are going through zoning for a 230-unit project in Roslindale, MA. In addition, VD currently owns and manages properties in Roxbury, Dorchester, Jamaica Plain, Charlestown, Medford and Somerville.

In 2022, the company’s CEO was awarded Boston Business Journal’s 40 under 40 and received a citation from the Governor’s office for the company’s real estate accomplishments and community work. In 2023, Velney Development was spotlighted by the Supply and Diversity office of Massachusetts. The company’s success is driven from the CEO’s military background, community service and strong construction background.

## **Velney Development Leadership**

### **Josu'e Velney, Chief Executive Officer**

Josu'e Velney is the founder and CEO of Velney Development, LLC and will serve the role of developer on this project. His five years of service in the Marines included three deployments. After returning home, Josu'e continued to serve his community as a Somerville firefighter and lieutenant for twelve years.

Today Josu'e is a retired firefighter and full-time real estate developer. Josu'e holds a bachelor's degree from Wentworth Institute of Technology in Construction Management. As a licensed unrestricted construction supervisor, Josu'e is an expert at assessing the development options necessary to bring a project to current market value.

He has taken his leadership skills, honed in the military, and applied them to real estate development. His mission and focus is on improving his community through real estate development.

### **EDUCATION**

Bachelor Degree Building Construction Management from Wentworth Institute of Technology

- Cum Laude Honors Award
- Tau Alpha Pi National Honor Society

### **LICENCES**

- Construction Supervisor License Unrestricted
- OSHA 30
- Real Estate Broker

### **CERTIFICATIONS**

- Builders of Color Coalition Core Fellowship
- Builder of Color Coalition Affordable Housing Developer Fellowship
- Suffolk Construction Build With Us Certification
- Clark Construction Strategic Partnership Program
- Wentworth Institute of Technology Construction Certification

### **RELEVANT PROJECTS**

- Alaska Street Roxbury, MA
- F-2 Bartlett Station Roxbury, MA
- Arboretum Road Roslindale, MA

### **Lawsuits**

Velney Development doesn't have any lawsuits in courts situated within MA within the past 5 years.

## **Architect: EMBARC**

Embarc is a 48- person, Boston-based, Architecture and Interior Design firm with substantial design experience from luxury brownstone homes to mixed-use, multi-building residential developments. They are a certified Minority Business Enterprise.

Their clients rely on them to guide them through the challenging entitlement process. They have taken many projects through Boston's Article 80 permitting process. These projects aim to enhance the neighborhood life of the surrounding communities. Embarc has extensive experience navigating neighborhood, civic, and historic groups, including successfully gaining project support and approval from SBAACDC, SELDC, BBADC, and BHAC. They proudly work with some of the most established residential, commercial, retail, and institutional developers in New England such as MITIMCo, New England Development, Samuels and Associates, and The Davis Companies.

Collaboration is at the heart of their work, and they believe people of diverse backgrounds and experiences greatly enhance the spaces in which we create together. This philosophy shapes their conversations and is evident in the spaces they design- a consensus among clients, users, and the community. In order to connect with people experientially and socially, they form close relationships to their sites and the neighborhoods. The understanding of these relationships informs and ensures each project has a unique and meaningful outcome.

Engaging with the community early in the design process is critical in enabling the Embarc team to successfully navigate the municipal permitting and approval process. Their architects and designers stay with each project from beginning to end, ensuring quality, and adding value for their clients. They are proud to say that 99% of their work is either from repeat clients or their referred connections.

- Project Valuation  
2.85+
- Housing Units  
12,400+
- Zoning Approvals  
215+

## **EMBARC Leadership**

### **DARTAGNAN BROWN**

Founder + CEO

Dartagnan will serve as lead architect on this project. As founder of Embarc, Dartagnan personally ushers the majority of our projects through the approval process by working closely with the Boston Planning and Development Authority, various neighborhood groups, city councilors, and the Zoning Board of Appeals. Dartagnan's significant project design and management experience is an asset to buildings and spaces of any size.

Dartagnan's clients quickly realize that his passion and attention to detail impacts everything from Embarc's luxury brownstone renovations to our new residential multi-family complexes; from master

planning efforts to successful commercial projects for national brand companies. His dedication to a project's needs and vision is evident in Embarc's singular reputation for going above and beyond, ensuring that each client finds success in their investments. At the same time, Dartagnan's openness to the ideas of others is critical to the continued success of a vibrant and collaborative firm, which truly represents the diversity of the Boston area.

## **EDUCATION**

Bachelor of Architecture and Bachelor of Building Science from Rensselaer Polytechnic Institute

## **REGISTRATIONS**

Registered Architect: MA, NH, RI, CT, CO

## **CERTIFICATIONS**

- National Council of Architectural Registration (NCARB)
- Certified Minority Business Enterprise (MBE)

## **RELEVANT PROJECTS**

- SoWa Power Station Boston, MA
- Terrazza Wellesley, MA
- The GRID District Worcester, MA
- 72 Burbank Boston, MA
- Allston Square, Allston, MA
- YES Youth Enrichment Services Jamaica Plain, MA

## **DANIEL RIGGS**

Senior Associate

Daniel will serve as support to the lead architect. Daniel is an architect and planner at Embarc, working on large projects throughout New England. His expertise is in creative problem solving, finding simple solutions to complex programming and design problems within dynamic environments.

Daniel's career spans a variety of project types and scales, including urban planning, multifamily and mixed-use building design, pre-K – 8 education and hospitality design. These experiences with a variety of clients, stakeholders and end user demographics enable Daniel to look at design problems with a unique creative perspective.

## **EDUCATION**

- Bachelor of Architecture from Northeastern University

## **REGISTRATIONS**

- Registered Architect: MA

## CERTIFICATIONS

- National Council of Architectural Registration (NCARB)
- American Institute of Architects (AIA)

## RELEVANT PROJECTS

- Lord Hobo Boston, MA
- Arboretum Road Roslindale, MA
- Cochecho Dover, NH
- Jackson Square Weymouth, MA
- Mija Cantina & Tequila Bar Boston, MA \*Done while at Sousa Design
- 582 Blue Hill Ave Milton, MA

## Development Team Key Roles

Developer:	Velney Development 30 Woodbine Street Somerville MA 02143 (617) 401-9339
Architect:	Embarc Design 580 Harrison Avenue, Suite 2W Boston, MA 02118 (617) 765-8000
Sustainability Consultant:	CLEAResult 50 Washington Street Suite 3000 Westborough, MA 01581 (508)948-8693
DEI/workforce and procurement Consulting:	Conrad Builds 6 Liberty Square #2795 Boston, MA 02109 (857)456-3348

## Financial Capacity

### The project has received

- Pre-Development LOI from The Life Initiative
- Pre-Development LOI form LISC Boston
- Pre-Development and Construction LOI from MHIC
- Construction LOI from Finance Boston
- Commonwealth Builder Program Funding LOI from MassHousing

### If awarded the project Velney Development will apply for

- Boston MOH/CPA
- Mass Save Energy Incentives
- MassHousing's Commonwealth Builder Program

## Development Plan:

Velney Development proposes construction of a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, one (1) affordable commercial unit for sale and sixteen (15) exterior parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**Table 1-1 Proposed Development Program Summary**

Use/Element	Size/Quantity
<b>Proposed Building</b>	
Lot Area	14031 sf
Building Gross Square Footage	32,175 sf
Building Height	59'
Residential	20 units
Three-Bedroom	3 units
Two-Bedroom	11 units
One-Bedroom	6 units
Total Bedroom	37 bedrooms
Commercial	1 unit
Parking	15 exterior spaces
Bicycle Parking	20 resident spaces + 5 visitor spaces = 25 total

### Unit Mix Detail

Total Units	#	Ave. SF
1 BR	6	760
2 BR	11	1,040
3 BR	3	1,250
Comm.	1	3,650
Totals	21	

### Affordability Categories and Sale Prices

80% AMI		Ave. SF	Price(2023)	Gross Sales Proceeds
1 BR	3	760	\$213,700	\$641,100
2 BR	5	1,040	\$252,000	\$1,260,000
3 BR	1	1,250	\$290,300	\$290,300
	9			\$2,191,400



100% AMI		Ave. SF	Price(2023)	Gross Sales Proceeds
1 BR	3	760	\$280,700	\$842,100
2 BR	6	1,040	\$326,000	\$1,956,000
3 BR	2	1,250	\$368,500	\$737,000
	11			\$3,535,100

Commercial		Ave. SF	Price(2023)	Gross Sales Proceeds
	1	3,000	\$615,962	\$615,962
	1			\$615,962

<b>Total Gross Sales Proceeds</b>	<b>\$6,342,462</b>
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### Project alignment with DSNI/DNI Priorities

Building Design Goals	
DSNI	Velney Development
The proposed building height and layout must not impact the lighting conditions required by the greenhouse to the rear of the site, and the building should not shade the greenhouse in any way.	The proposed project will not cast any shadows on the greenhouse. A shadow study could be made available if requested.
A highly energy efficient building which is LEED Gold certifiable or higher.	The project will be LEED Gold certified and Passive House certified
An attractively designed building and surrounding landscaping which will complement and add to the visual character of the area	The project landscape in the rear will complement the greenhouse. The 5th floor units will have a setback to not interfere with the character of the area; however, adding additional needed affordable housing.

<p>For projects that propose a residential component, respondents should be aware that housing development on DNI-controlled land must respond to special design requirements that promote livability for households with children, including a minimum bedroom size of 10' x 10' clear, with no obstructions, to allow enough room for a desk. Proposals that include family-size residential units (2-bedrooms or larger) must meet this requirement, in addition to the City of Boston residential design review policy and standards.</p>	<p>The developer and architect designed the project to meet 10' x 10' bedroom size minimum. The project is 70 percent 2 and 3 bedroom units. Gross Residential Square Footage: 28,525</p> <p>Total Number of Residential Units: 20</p> <p>Unit Mix and Size:</p> <p>1-Bed – (6) – 30% - 760 SF avg.</p> <p>2-Bed – (11) – 55% - 1040 SF avg.</p> <p>3-Bed - (3) – 15% - 1250 SF avg.</p>
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<b>Building Use Goals and Potential Tenants</b>	
<b>DSNI</b>	<b>Velney Development</b>
<p>The building should strengthen the business district, support and serve local residents and businesses, and create spaces for community use. The building should include commercial or retail space at the ground floor. The second floor and above should consist of additional commercial space and/or residential use.</p>	<p>Velney Development proposes the development of the Site with the construction of a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale on the ground floor.</p>
<p>The building's tenant mix should include mission-aligned tenants that add value to the neighborhood</p>	<p>The project will provide 20 affordable new homeownership opportunities for families that qualify between 80 to 100 percent AMI</p>

<p>Proposed uses such as a sit-down restaurant or cafe, neighborhood retail, credit union, office and/or co-working space are favored. Proposed uses such as liquor stores, hair salons, check cashing, fast food, dollar stores or nail salons are strongly disfavored.</p>	<p>The commercial unit, 3,000 sf was designed with sit-down restaurant or cafe, neighborhood retail, credit union, office and/or co-working space in mind.</p>
<p>For projects that propose a residential component, the plan should prioritize housing that is truly affordable to residents of the Dudley Corridor community to support DNI/DSNI’s goal of development without displacement.</p>	<p>The project will be 100 percent new affordable homeownership housing that is much needed in and around the Dudley Corridor community.</p>

**Design**

The proposed project is a 5-story mixed-use development consisting of 1-story of commercial and residential common space and 4-levels of residential units situated above. The building serves as a continuation of the surrounding commercial and residential fabric. The project has generous setbacks at the rear of the site and the upper floor of the building negate shadow impact on the adjacent greenhouse that sits to the South-West and focus the mass on aligning with existing datums.

The proposed use of a café at the 1<sup>st</sup> floor is intended to help activate the surrounding area, and to create a valuable “third-place” for the local community. Tall ceiling heights and storefront glass at the exterior will allow for the space to be vibrant and adaptable for different active uses.

The building façade interprets the adjacent urban fabric with the use of modern materials, fenestration, and Sharpe detailing.

The top floor of the building is set in from the primary mass, creating unique apartment homes with exterior balcony space and views of the city and neighboring community. The setbacks, consistent along the entire top of the structure, allow for the building to read a 4-story building along the public way. The residential interiors will focus on livability for a range of households, especially those with children, and feature places to learn and/or work. With cutting-edge sustainability standards, including Passive-House certifiability and LEED Gold certifiability, they’ll be comfortable places to live, year-round.

The Project includes the construction of a single building with a construction period of approximately 18-months.

**Community Engagement Throughout the Project**

Velney Development referenced the information included in the RFP provided by DSNI/DNI to shape an initial program pays homage to an extensive level of community input with years of sweat equity and investment by community members.

Velney Development shares this same value and will continue to engage community members throughout the life of the project in the following ways:

- Host community meetings
- Keeping the community up to date on all key milestones
- Keeping a line of communication with DSNI/DNI

**Community and Public Benefits**

Our Tierra Livri will transform an underutilized vacant lot into a vibrant residential development that will provide numerous community and public benefits including the creation of jobs and income-restricted housing, improved urban design and additional tax revenue to the City of Boston.

**Parking and Loading**

The Project will include approximately 15 parking spaces for the residential units. This space will accommodate all deliveries, trash pick-up, and residential move-in/move-out activity. Parking for the homeownership will be surface parking located off Miller Park.

**Bicycle Amenities**

Velney Development will provide approximately 20 on-site resident bicycle storage spaces, and approximately 5 visitor bicycle storage spaces.

**Job Creation**

The Project will create approximately 50 construction jobs and an additional one (1) full time job.

**Diversity, Equity, and Inclusion Plan:**

In an effort to diversify the profession and practice of real estate development, Velney Development implements best practices related to recruitment and contracting with Minority and Women Owned Businesses (MBE/WBEs) in all aspects of its real estate activities and businesses. As an MBE, VD understands the importance of creating opportunities for other MBE, WBE and VBE’s that support their own capacity to build capacity and scale firsthand.

**Pre-Construction**

Velney Development is a Massachusetts certified Minority Business Enterprise and Veteran Business Enterprise. The company has partnered with the following MBE/WBE owned companies to work on all phases of the Project. We will continue to pursue opportunities to include other MBE businesses.

Soft Cost	W/MBE?	% of Soft Costs
Architecture	YES	4%
Legal	YES	1%
DEI Consulting	YES	1%
Marketing/Sales	YES	1%
Pre Construction Consulting	YES	1%
Developer Fee	YES	10%
Other financing fees, construction loan interest etc.	TBD	82%

## **Construction**

The general contractor for the Project will be selected by Velney Development. The contractor selection will be based on the company's performance and track record of working with MWBEs. The contractor will be asked to provide information on all MBE/WBE for participation in the project and will be encouraged to identify firms that are MBE/WBEs to bid on the project's subcontracts. Additionally, subcontractors will be encouraged to reach out to MBE/WBE suppliers when possible. Compliance will be enforced by the Developer Velney Development and Conrad Builds the project's construction compliance and diversity consultant. If awarded this RFP Velney Development plans to meet and exceed the expectations goals for Diversity and inclusion.

Velney Development is committed to adhering to DSNI/DNI'S goals for Diversity and inclusion, which outlines Workforce Goals at 51% minority; 51% Boston residents; 15% women in addition Contracting Goals 30% MBE, and 10% WBE.

There will be a designated area on the construction site for the posting of job applications so that all local and Boston residents can be aware and apply for any potential employment opportunities. Velney Development will work closely with local community leaders to ensure that the Project fosters opportunities for employment upon stabilization.

Workforce Goals: 51% Minority; 51% Boston residents; 15% Women

Contracting Goals: 30% MBE and 10% WBE

The development team feels these goals are attainable for two reasons.

VD will also leverage it's own current network and resources. For example, Builder of Color collation, Youth Build Boston and WORC2.

## **Ongoing Operations**

VD plans to engage with management companies and if awarded will be bidding out the RFP with special outreach to MBE and WBE firms.

## **Proposed Financing Plan:**

Velney Development is committed to partnering with DSNI/DNI, MOH, MassHousing, the Commonwealth and others to find a path to bridging the wealth gap through creating affordable homeownership.

The OTL project will be funded through a combination of public subsidies and sales proceeds. Funding sources include:

- City Soft Debt
- Sales Proceeds
- MassHousing Commonwealth Builders Program
- MassSave Energy Rebates

Finance Boston and MHIC provided letters of interest for the construction loan for this project. VD will work with other lenders who offer a suite of first-time homebuyer products, including the MHP One+, which would increase purchasing power for the buyers and provide additional stability and opportunities for them to build wealth in the new homes. The commercial unit will be sold 50 percent below Market based on recent commercial sales in the area.

A project budget detailing all sources and uses is included in this application.



# 483 - 487 Dudley Street

Boston, MA

OUR TIERRA LIVRI - DNI RFP

May 5, 2023

**EMBARC**

# Project Goals



## 1. Create New Affordable Homeownership

- + Without displacement
- + With a mix of unit sizes for families
- + With space for working and/or studying
- + With sustainable features:
  - LEED Gold & Passive Haus certifiable

## 2. Foster Commercial Activity

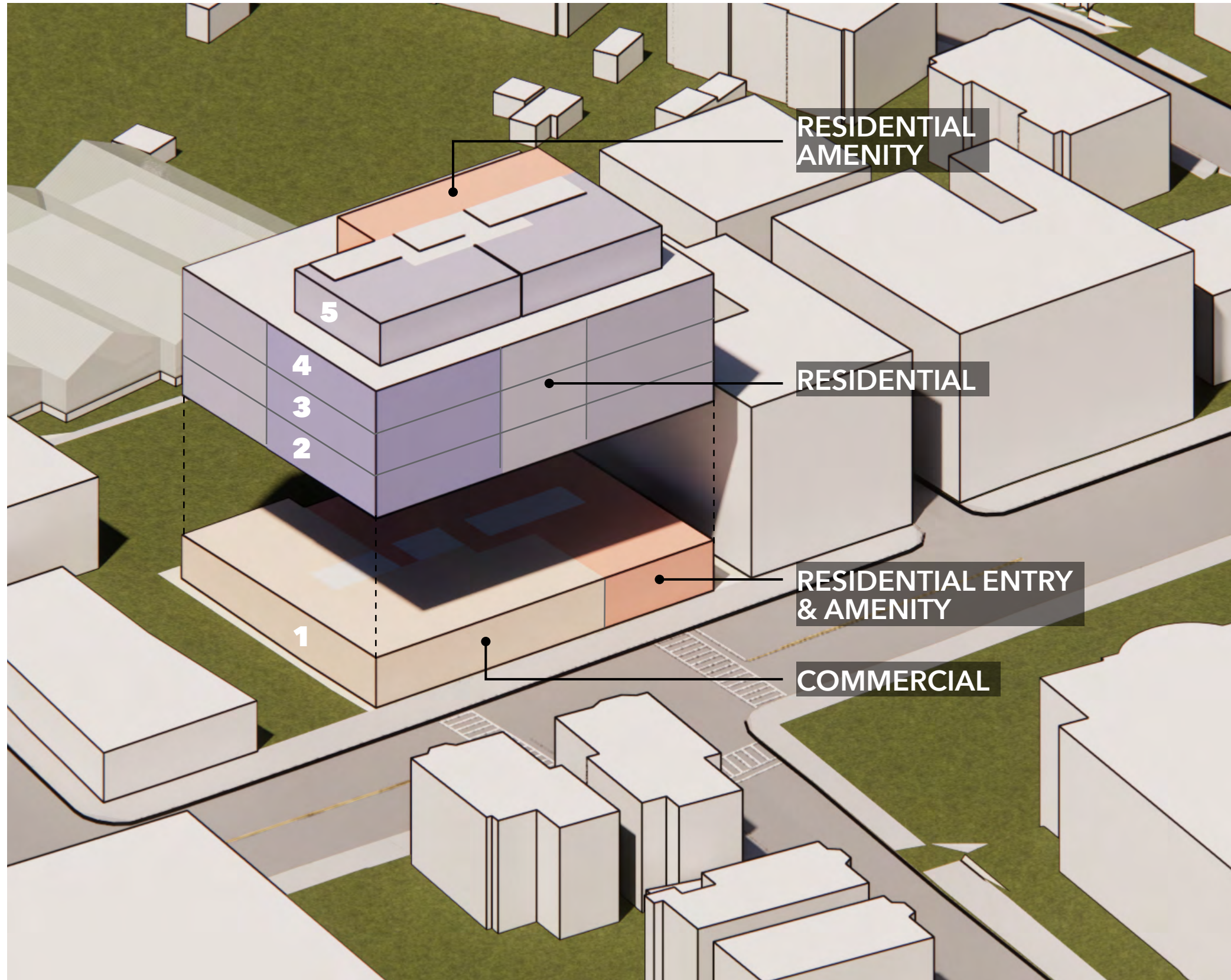
- + Create a "Third Place" for the community
- + Act as a "connector" between Nubian Square and Uphams Corner

## 3. Enhance Streetscapes

- + By defining the street wall
- + With new paving and planting
- Complete Streets concepts



# Project Program



## **MIXED-USE PROGRAM**

**5 FLOORS TOTAL**

### **FOOTPRINT**

7,200 SF

### **TOTAL BUILDING GROSS AREA**

32,175 SF

### **COMMERCIAL**

1ST FLOOR

3000 SF

### **RESIDENTIAL**

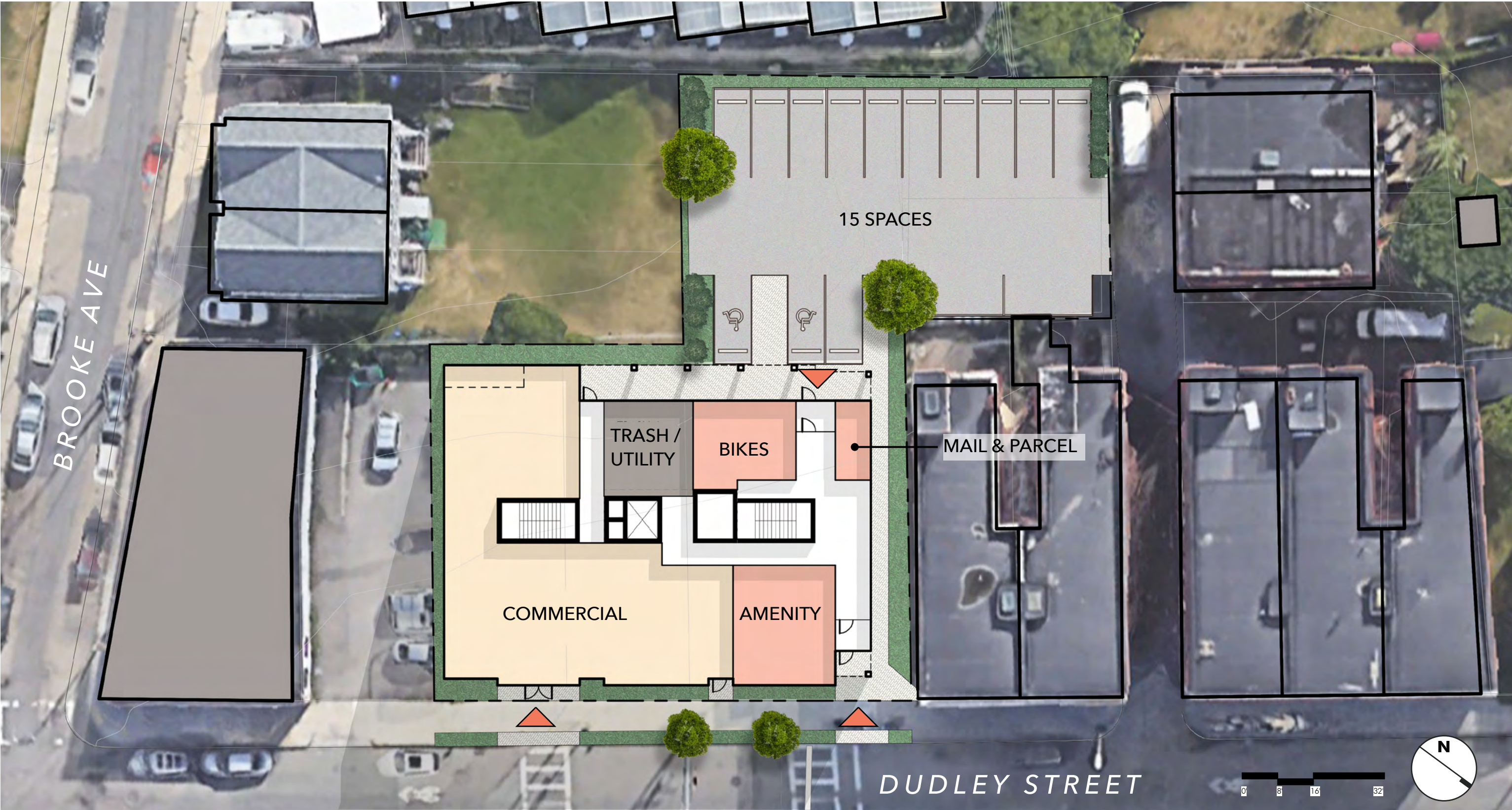
2ND-5TH FLOOR

**20** RESIDENTIAL HOMEOWNERSHIP UNITS

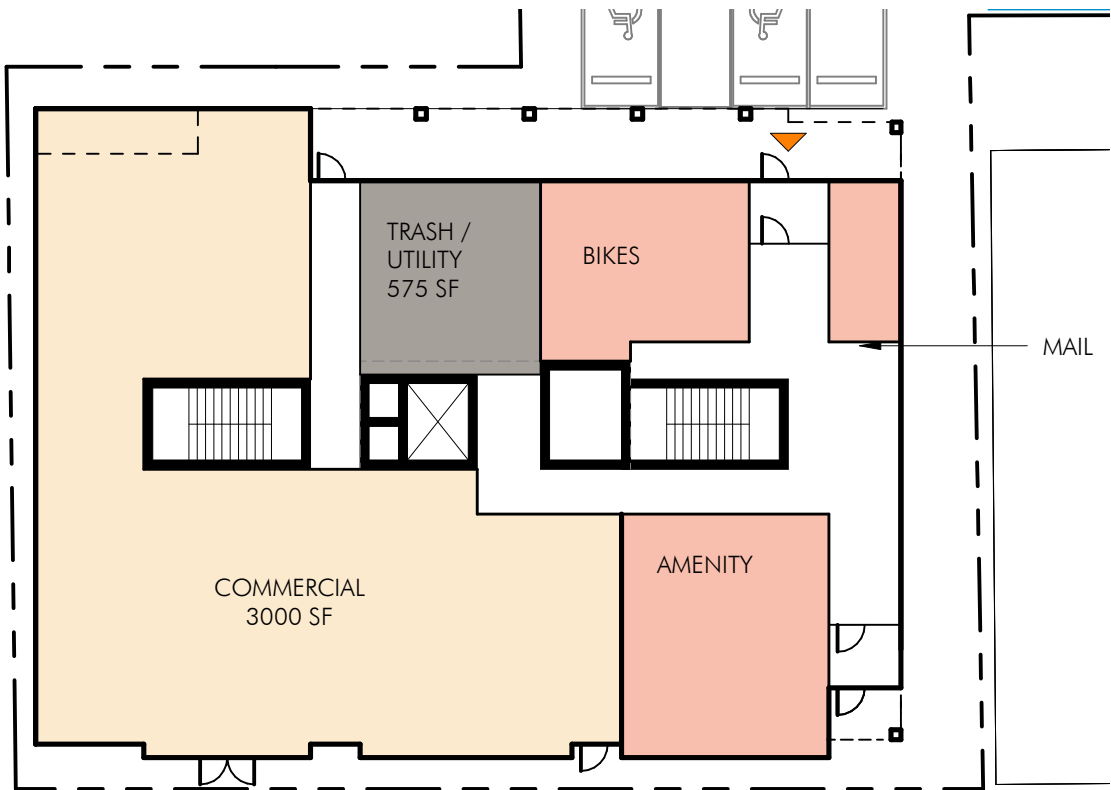
**15** PARKING SPACES

**.75/1** PARKING

# Site Plan



# Commercial & Amenity Experience



1ST FLOOR PLAN



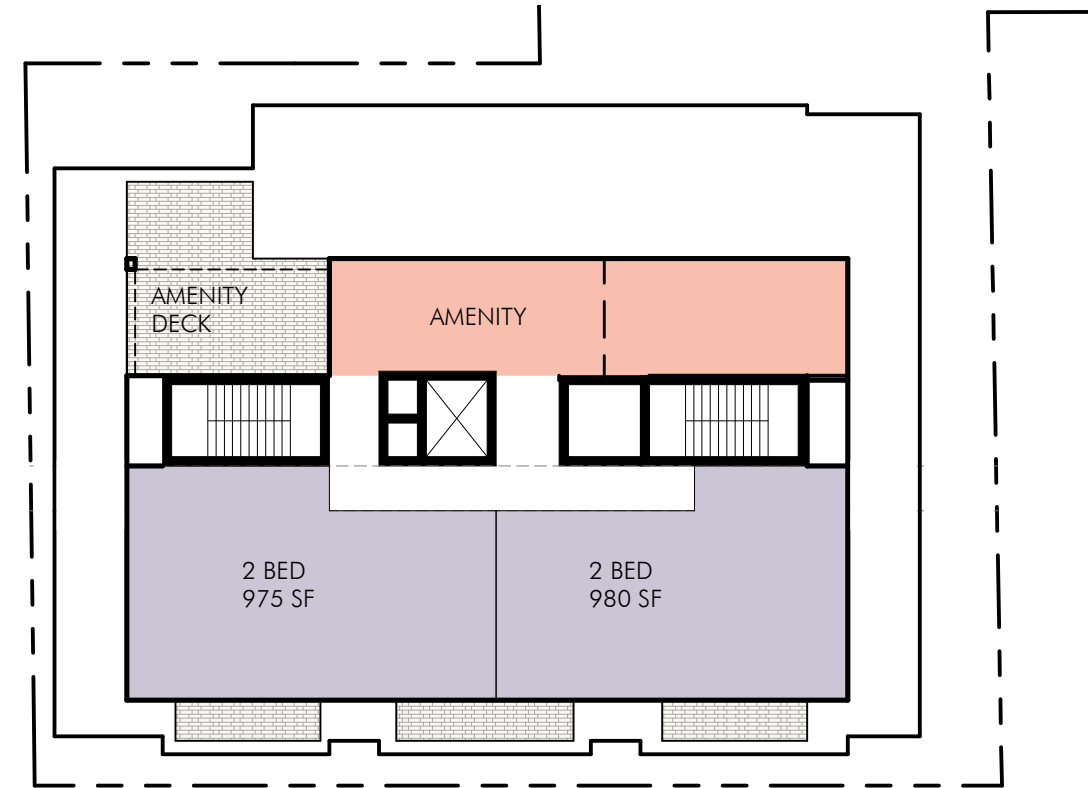
First floor commercial space, with a layout conducive to a number of small business uses, will help to enliven the streetscape on Dudley and provide a valuable “third place” for residents to congregate outside of their home or work/ school life.



# Residential Experience



**2ND, 3RD & 4TH FLOOR PLAN**



**5TH FLOOR PLAN**

**20 RESIDENTIAL UNITS**

- 30% 1-BED UNITS (6) @ 745 SF AVERAGE
- 55% 2-BED UNITS (11) @ 1003 SF AVERAGE
- 15% 3-BED UNITS (3) @ 1220 SF AVERAGE

**15 PARKING SPACES**

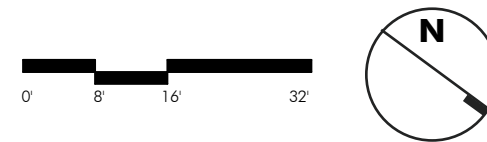
**4 EV SPACES**

**11 EV READY**

**.75/1 PARKING RATIO**

**20 RESIDENT BIKE SPACES**

**5 VISITOR BIKE SPACES**



# Building Elevations



**FRONT ELEVATION**  
SCALE: 1" = 20'

FRONT BUILDING ELEVATION - DUDLEY STREET | **EMBARC**

# Building Elevations



**REAR ELEVATION**  
SCALE: 1" = 20'

# Perspective View



# Perspective View



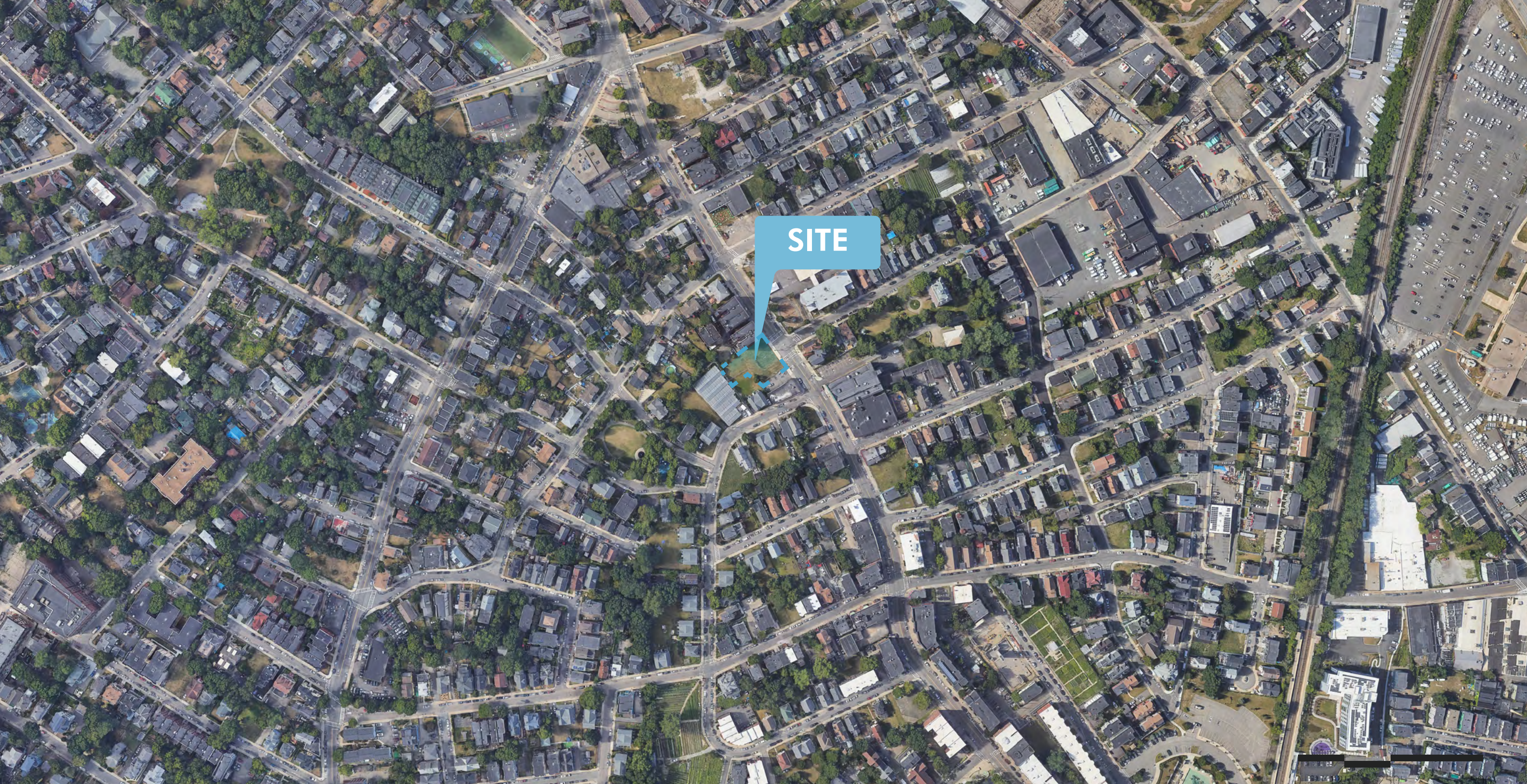


# Aerial View

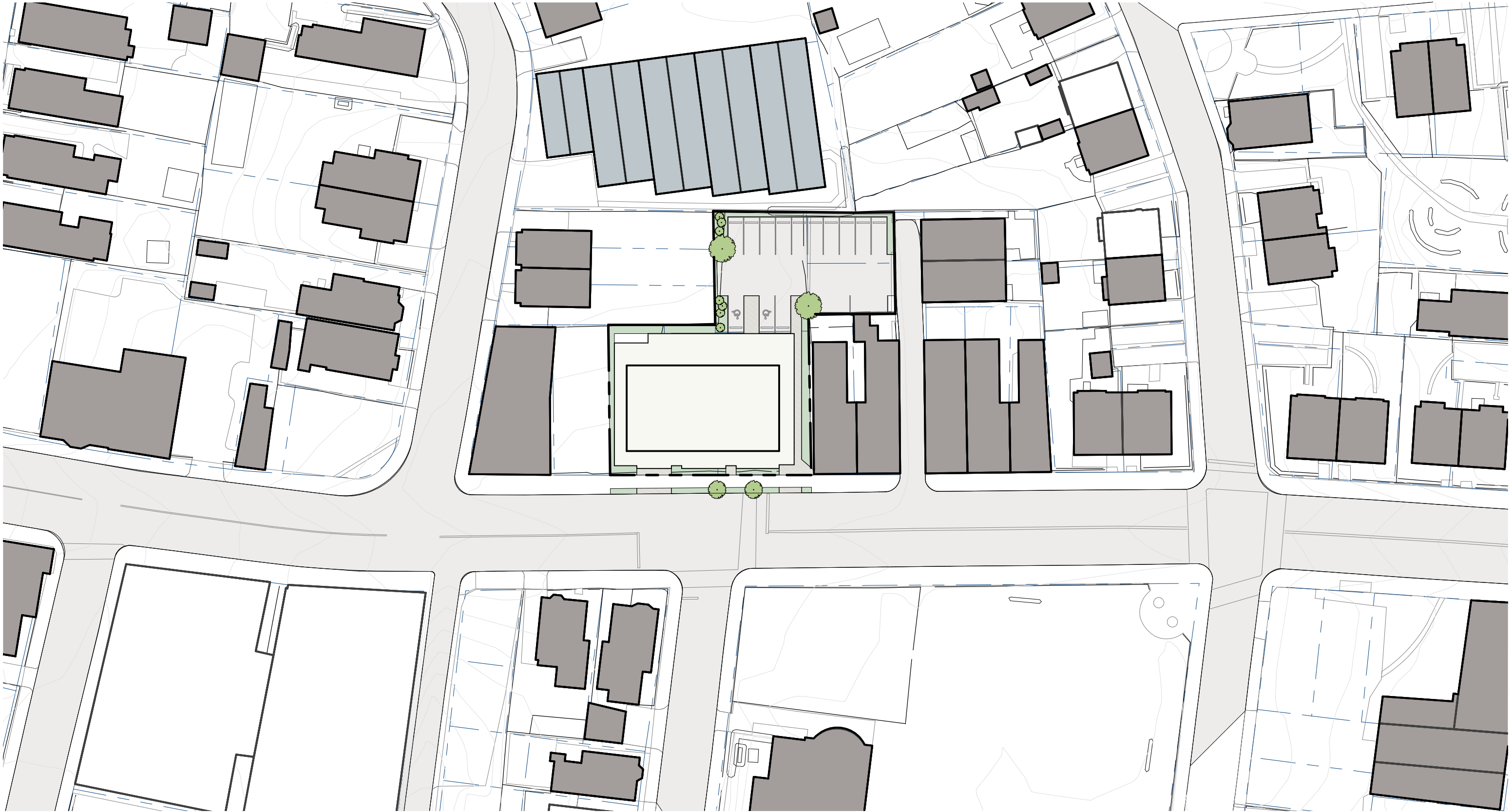


**THANK YOU!**

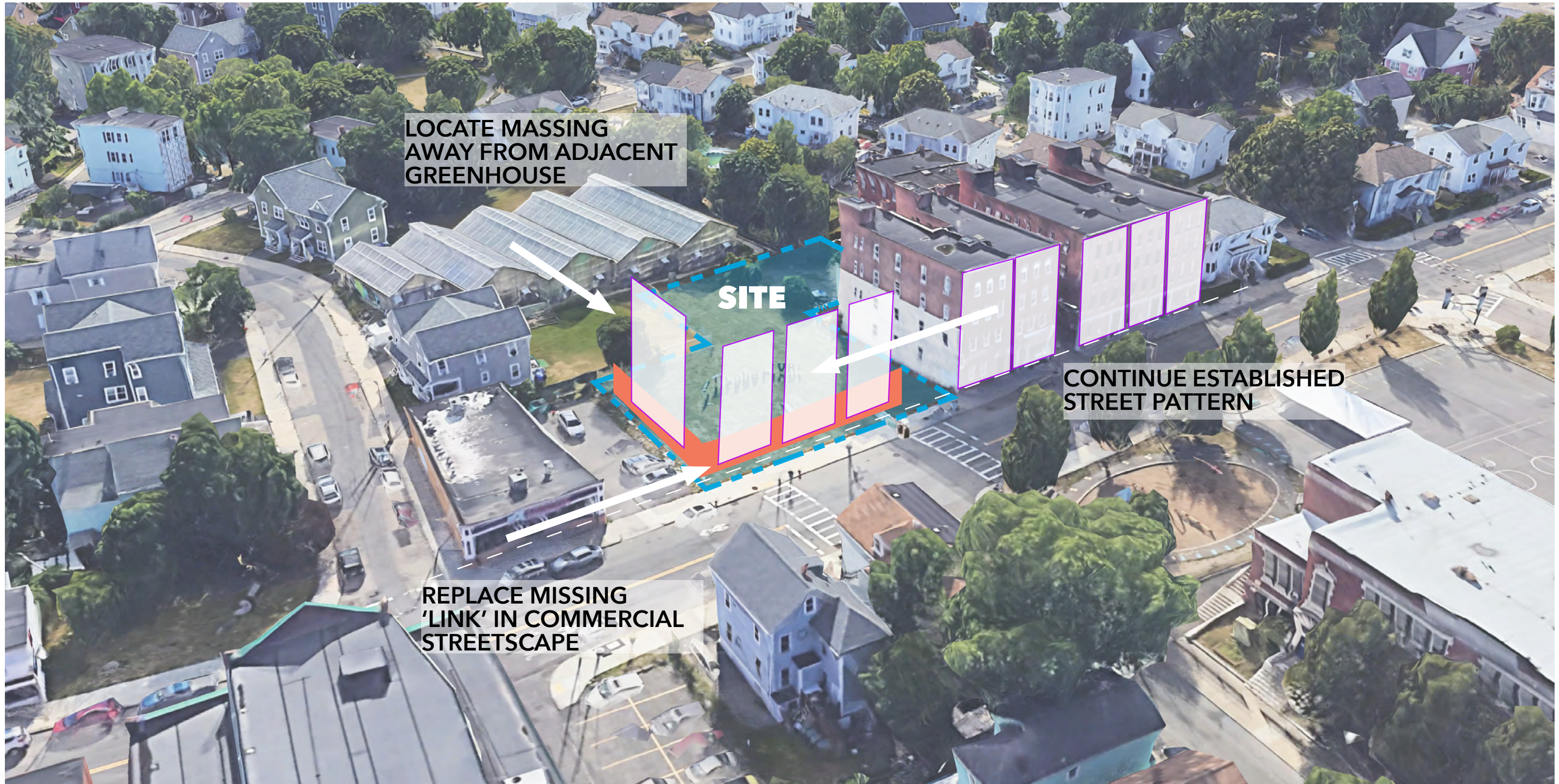
# Site Location

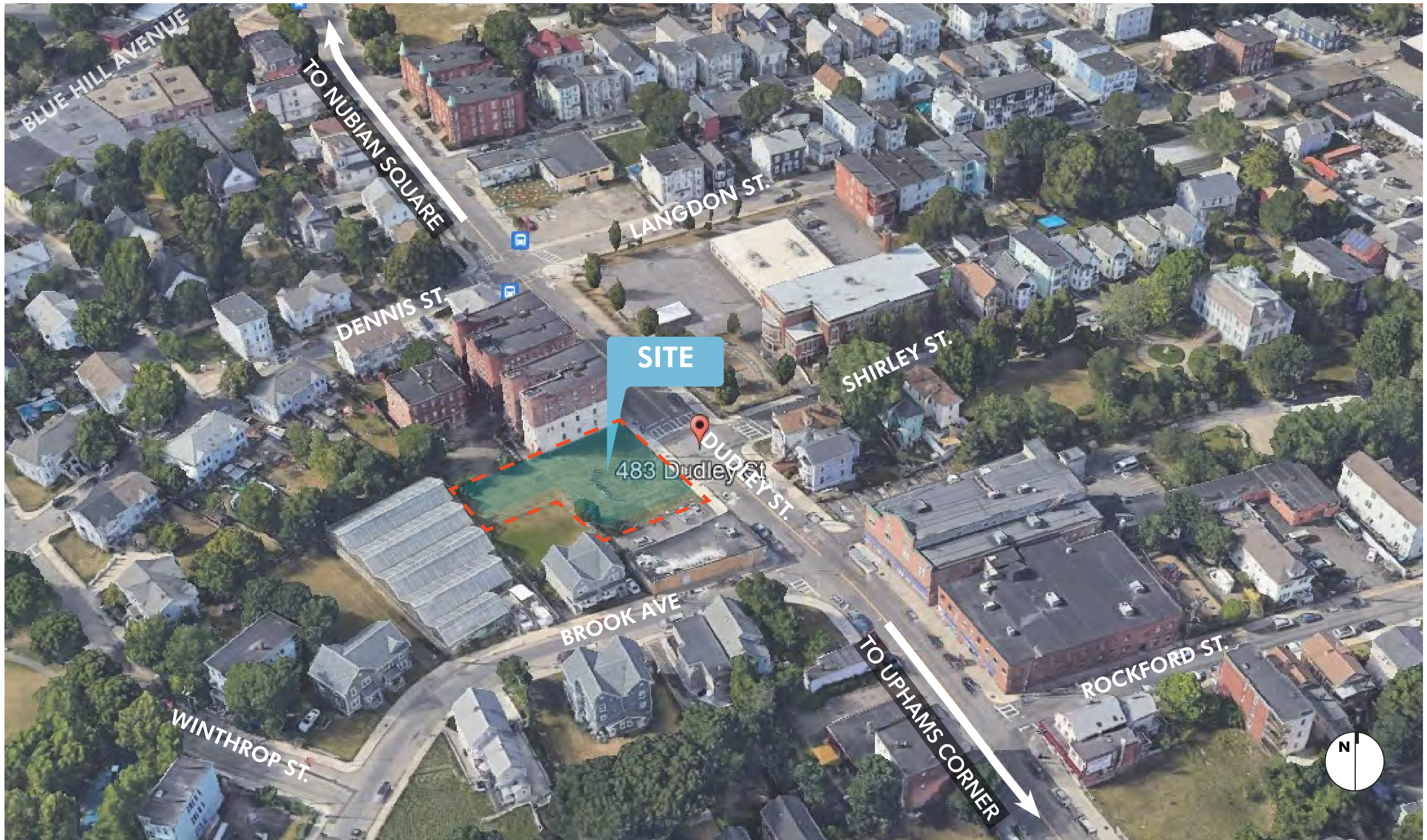


# Contextual Site Plan



# Site Concept





**Velney Development**

**OTL**

21 units

**Development Budget Summary:**

**Updated: 5/5/2023**

<u>Uses of Funds (Costs)</u>		<u>% of total</u>
Acquisition	\$148,695	1.0%
Hard Costs	\$10,576,205	73.4%
Soft Costs	\$2,229,385	15.5%
Overhead & Fee	\$1,463,176	10.1%
<b>Total Development Cost</b>	<b>\$14,417,462</b>	

TDC per unit \$686,546

<u>Permanent Sources of Funds</u>		
Boston MOH	\$3,000,000	20.8%
Mass Housing (CWB)	\$5,000,000	34.7%
Passive House rebates	\$75,000	0.5%
Sale Proceeds	\$6,342,462	44.0%
<b>Total Sources</b>	<b>\$14,417,462</b>	

*Surplus / Deficit* \$0

*Sources as % of TDC:* 100.0%

**Velney Development**  
**OTL**  
**Development Budget: Sources & Uses**  
**Updated:**

**5/5/2023**

Units 21

**Sources of Funds:**

**Per Unit**

Boston MOH / CPA	\$3,000,000	
Mass Housing (CWB)	\$5,000,000	
Mass Save Energy Incentives	\$75,000	\$3,571
Sale Proceeds	\$6,342,462	

<b>TOTAL SOURCES</b>	<b>\$14,417,462</b>	<b>\$686,546</b>
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**Uses of Funds:**

**per unit**

<b>Acquisition</b>	<b>\$148,695</b>	<b>\$7,081</b>
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**Hard Costs**

Residential	\$9,360,000	
Commercial	\$714,455	
Construction Contingency	\$501,750	
<b>Subtotal: Hard Costs</b>	<b>\$10,576,205</b>	<b>\$503,629</b>

**Soft Costs**

Architecture & Engineering	\$663,815	
Survey and Permits	\$209,130	
Clerk of the Works	\$54,500	
Environmental	\$58,828	
Construction Bond Premium	\$0	
Legal (Owner)	\$62,000	
Title and Recording	\$88,700	
Accounting & Cost Certification	\$15,000	
Marketing & Sales	\$17,500	
Real Estate Taxes	\$48,000	
Insurance	\$118,143	
Appraisal	\$6,000	
Site Maintenance / Security	\$0	
Construction Loan Interest	\$500,759	
Inspecting Engineer	\$36,850	
Finance Fees	\$104,784	
Pre-Con Loans Interest	\$75,000	
Legal (Lender)	\$85,000	
Utilities	\$31,000	
Furniture, Fixtures, Equipment	\$0	
Soft Cost Contingency	\$54,375	
<b>Subtotal: Soft Costs</b>	<b>\$2,229,385</b>	<b>\$106,161</b>

<b>Subtotal: Acquisition, Construction, Soft</b>	<b>\$12,954,286</b>	<b>\$616,871</b>
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Developer Overhead	\$731,588	
Developer Fee	\$731,588	
<b>Subtotal: Developer Fee</b>	<b>\$1,463,176</b>	<b>\$69,675</b>

<b>TOTAL DEVELOPMENT COST</b>	<b>\$14,417,462</b>	<b>\$686,546</b>
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**Velney Dedvelopment**

**OTL**

**Unit Data & Prices**

**Updated:** 5/5/2023

<b>Total Units</b>	<b>#</b>	<b>Ave. SF</b>
1 BR	6	760
2 BR	11	1,040
3 BR	3	1,250
<u>Comm.</u>	<u>1</u>	<u>3,650</u>
Totals	21	

**Affordability Categories and Sale Prices**

<b>80% AMI</b>		<b>Ave. SF</b>	<b>Price(2023)</b>	<b>Gross Sales Proceeds</b>
1 BR	3	760	\$213,700	\$641,100
2 BR	5	1,040	\$252,000	\$1,260,000
3 BR	1	1,250	\$290,300	\$290,300
	<u>9</u>			<u>\$2,191,400</u>

<b>100% AMI</b>		<b>Ave. SF</b>	<b>Price(2023)</b>	<b>Gross Sales Proceeds</b>
1 BR	3	760	\$280,700	\$842,100
2 BR	6	1,040	\$326,000	\$1,956,000
3 BR	2	1,250	\$368,500	\$737,000
	<u>11</u>			<u>\$3,535,100</u>

<b>Commercial</b>		<b>Ave. SF</b>	<b>Price(2023)</b>	<b>Gross Sales Proceeds</b>
	1	3,000	\$615,962	\$615,962
	<u>1</u>			<u>\$615,962</u>

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<b>Total Gross Sales Proceeds</b>	<b>\$6,342,462</b>
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## **Josue Velney**

30 Woodbine Street, Somerville, MA 02143  
617-201-5769(C)  
josue@velneydevelopment.com

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### **Velney Development LLC (VBE & MBE)**

**Owner/CEO**

**Medford MA**

**August 2021 to Present**

- Feasibility analysis, financing modeling, acquisition,
- Reviewing zoning code compliance, entitlement,
- Contract negotiation, scope review, value engineering, change order management
- Manage relationships with clients and project stakeholders
- Project range 1 unit to 230 units, project cost from \$1,000,000 to \$120,000,000

### **Winter Hill Homes LLC (SDVOSB, VBE & MBE)**

**Owner/Construction Manager**

**Medford MA**

**July 2017 to Present**

- Supervising construction for quality control and quality assurance
- Enforcing workplace safety, energy conservation and ADA regulations
- Assist in vetting, on-boarding new subcontractors & vendors
- Projects range from \$10,000 to \$3,000,000
- Property management

### **Dress Blue Realty LLC**

**Owner/Broker**

**Medford MA**

**July 2019 to Present**

- Work with sellers and buyers, specializing in luxury home sales
- Small development consulting, branding & marketing

### **Professional Experience:**

**City of Somerville**

**Lieutenant/EMT**

**Somerville, MA**

**November, 2009 to March, 2021**

- Respond to alarms and assist in the suppression of structural, residential, commercial, industrial, chemical, and petroleum
- Perform fire control activities and use strategies in the areas of victim rescue, entry, exposure tactics, ventilation, fire containment and extinguishment
- Respond to emergencies including rescues, hazardous materials, flooding, and natural disasters; respond to non-emergency situations including false fire alarms and elderly assists
- Respond to 911 calls and administer emergency first-aid treatment and life-support care to sick or injured persons in pre-hospital setting
- Operate equipment such as external defibrillators and bag-valve mask resuscitators in advanced life-support environments
- Perform emergency diagnostic and treatment procedures, such as stomach suction, airway management and heart monitoring
- Assess the nature and extent of illness or injury to establish and prioritize medical procedures
- Immobilize patient for placement on stretcher and ambulance transport using backboard or other spinal immobilization device
- Exhibit good communication skills when dealing with patients and their families/significant others

### **United States Marine Corps**

**Military Police**

**Camp Lejeune**

**December, 2004 – 2009**

- Military Police detachment squad leader USS San Antonio (LPD 17) in support of combined task force 151 counter-piracy operation maritime sweep
- Trained reinforced infantry platoon of 86 Marines and sailors in the tactics and techniques required to safely and humanely guard suspected pirates while awaiting transport to prosecuting authorities
- Lead Scout Machine gunner in charge of clearing the roadways of improvised explosive devices and the safety of all military and civilian personal in the convoy
- Completed over 90 missions and traveled over 10,500 miles in the theater of Iraq

- Administer emergency first-aid treatment and life-support care to sick or injured personnel in battlefield setting, Operation Iraqi and Enduring Freedom
- Quick Reaction Force - planned, rehearsed and trained for high level threat situations beyond the scope of normal law enforcement capabilities including; hostage situations, barricaded suspects, felony/drug warrants, perimeter control and personal security
- Law Enforcement Patrolman - procedures include crime and intelligence, resource management, crisis management, evidence collection, mass casualty response, budgeting and administration, personal management, investigative and search procedures, traffic control operations, testifying and defense representation, biological/chemical response, communication, interrogation, interpersonal and presentation skills.

**Wentworth Institute of Technology**

Bachelors Degree Building Construction Management

**Boston MA**

**January 2018 to May 2021**

Cum Laude Honors Award

Tau Alpha Pi National Honor Society

Dean's list: Spring 2019, Spring 2020, Summer 2020, Fall 2020

**Education:**

**Bunker Hill Community College**

Associates Degree in Fire Science

**Charlestown MA**

**September 2011 to December 2013**

Phi Theta Kappa Honor Society 2013

Dean's list: Fall 2012, Fall 2013, and Spring 2013

**Boards & Committees**

Somerville YMCA Board of Director (November 2015 to Present)

Member of the City of Somerville's Marijuana Advisory Committee (February 2020 to January 2021)

**Awards and Recognition:**

- |   |  |  |
|---|--|--|
| • Bunker Hill Community College<br>40 Alumni 40 Years | • Marine Corps Good Conduct Medal                          | • Iraq Campaign Medal (with 1 Bronze<br>Service Star )   |
| • Boston Business Journal 40<br>Under 40              | • Global War on Terrorism<br>Expeditionary Medal (Kuwait ) | • National Defense Service Medal                         |
| • Governor's Citation Recognition                     | • Global War on Terrorism Service<br>Medal                 | • Navy Unit Commendation                                 |
| • Combat Action (Iraq)                                | • Sea Service Deployment Ribbon (3 <sup>rd</sup><br>Awd)   | • Certification of Meritorious Mast                      |
| • Navy and Marine Corps<br>Achievement Medal          |  | • Certification of Appreciation (2 <sup>nd</sup><br>Awd) |

**Certifications and Qualifications:**

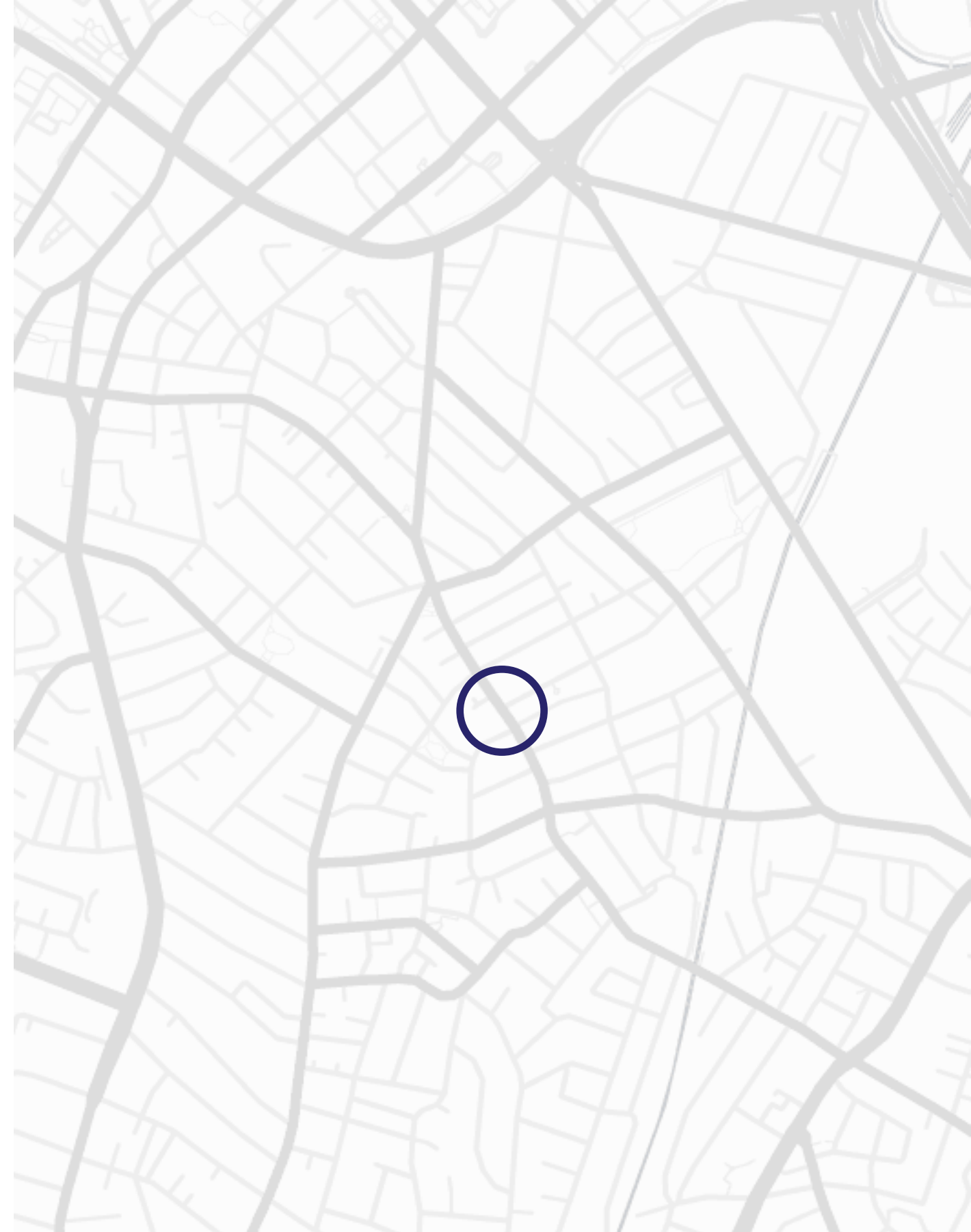
- |   |  |   |  |
|---|--|---|--|
| • Builders of Color<br>Coalition Core<br>Fellowship                           | • Home<br>Improvement<br>Contractor  | • Professional<br>Firefighter I/II<br>Certification | • U.S Marine Corps Military<br>Police Training Academy                   |
| • Builder of Color<br>Coalition Affordable<br>Housing Developer<br>Fellowship | • Wentworth<br>Institute of<br>Technology<br>Construction<br>Certification | • HAZMAT Operational<br>Certification               | • U.S Marine Corps School of<br>Infantry                                 |
| • Suffolk Construction<br>Build With Us<br>Certification                      | • OSHA 30  | • Rope and Confined<br>Space Certification          | • U.S Marine Corps Advanced<br>Infantry, Combat Hunter                   |
| • Clark Construction<br>Strategic Partnership<br>Program                      | • Moderate Risk<br>Deleading<br>contractor                                 | • Emergency Medical<br>Technician                   | • U.S Marine Corps Special<br>Reaction Team                              |
| • Construction<br>Supervisors License<br>Unrestricted                         | • License Real<br>Estate Broker  | • Trench Rescue<br>Technician                       | • U.S Army Quick Reaction Force  |
|   |  | • Ice Rescue Technician                             | • U.S Marine Corps Special<br>Operation Non-Lethal Weapon<br>and Tactics |
|   |  |   | • American Council on Exercise   |

RFP RESPONSE

# 483 DUDLEY STREET

ROXBURY, MA

EMBARC



APRIL 26, 2023



## **TABLE OF CONTENTS**

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**- SUSTAINABILITY**

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# FIRM DESCRIPTION

Embarc is a 48- person, Boston-based, Architecture and Interior Design firm with substantial design experience from luxury brownstone homes to mixed-use, multi-building residential developments. We are a certified Minority Business Enterprise.

Our clients rely on us to guide them through the challenging entitlement process. We have taken many projects through Boston’s Article 80 permitting process these projects aim to enhance the neighborhood life of the communities around them. Embarc has extensive experience navigating neighborhood, civic, and historic groups, including successfully gaining project support and approval from SBAACDC, SELDC, BBADC, and BHAC. We are proud to work with some of the most established residential, commercial, retail, and institutional developers in New England such as MITIMCo, New England Development, Samuels and Associates, and The Davis Companies.

Collaboration is at the heart of our work, and we believe people of diverse backgrounds and experiences greatly enhance the spaces in which we create together. This philosophy shapes our conversations and is evident in the spaces we design- a consensus among clients, users, and the community. In order to connect with people experientially and socially, we form close relationships to our sites and the neighborhoods. The understanding of these relationships informs and ensures each project has a unique and meaningful outcome.

Engaging with the community early in the design process is critical in enabling us to successfully navigate the municipal permitting and approval process. Our architects and designers stay with each project from beginning to end, ensuring quality, and adding value for our clients. We are proud to say that 99% of our work is either from repeat clients or their referred connections.



\$2.85+

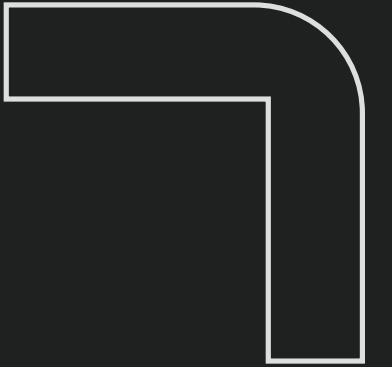
Project Valuation

12,400 +

Housing Units

215 +

Zoning Approvals



**Relevant Experience**

# WALK HILL

Located in the Roslindale neighborhood of the City of Boston, the project includes 106 rental apartments, surface parking and a below grade parking garage. The building was originally taken through City's Article 80 process in 2017 and began construction in June of 2022.

The building has prominent exposure on three sides. Along Walk Hill Street, the siting of the building provides a generous setback from the street, allowing for a widened sidewalk as part of the City's Complete Street's program and substantial vegetation between the building and the public way. As the building turns the corner from Walk Hill Street to Canterbury Street, it steps down from four stories to three stories in recognition of the smaller scale of Canterbury Street. The "C"-shaped building plan allows for almost of the on-site parking to be concealed from view from the abutting public street.

The southerly edge of the site is defined by a creek that parallels American Legion Highway. Wetlands requirements required a substantial setback from the creek which in turned allowed for a large expanse of highly-vegetated green space extending from the building's face to the creek. This area is occupiable and is meant as a passive space for use by not only residents but the public as well.

As part of the City's zero carbon emissions goal, the project includes an all-electric heating and cooling system including heat pump hot water heaters. The project is slated to be complete in 4th quarter of 2023.

**CLIENT:** Torrington Properties

**TYPE:** Multi-Family

**UNITS:** 106 Apartment Units

**LOCATION:** Roslindale, MA

**STATUS:** In Construction, Q4 2023 Delivery

**SIZE:** 117,300 SF





# WALK HILL



## 76 ASHFORD

Situated adjacent to the Beacon Rail Yards at the corner of Ashford and Malvern Streets the 76 Ashford Street development is a critical part of the proposed I-90 Interchange Project. As part of this project, almost half of the site is dedicated to pedestrian and bus access to the future West Station Commuter Rail Station, a transformative transit development for the Allston neighborhood. The proposed building is envisioned as a transit-oriented development providing 260 rental units of new housing with a direct connection to downtown Boston and its suburbs.

Within the building large scale amenity spaces provide areas for building residents to interact while smaller individual work zones are provided on each residential floor as a response to the new realities of apartment living in the post pandemic world. The building is designed as a glimpse into the future of the neighborhood. Responding to the scale and density proposed for future development of Beacon Yards, the building creates a series of cornice lines to break up the overall massing aligning with current neighborhood context and future proposals. Utilizing a mixture of large scale punched openings paired with precast concrete and brick panels the materiality of the building is a reflection of the past in a contemporary application.

**CLIENT:** City Realty

**TYPE:** Multi-Family

**UNITS:** 260 Apartment Units

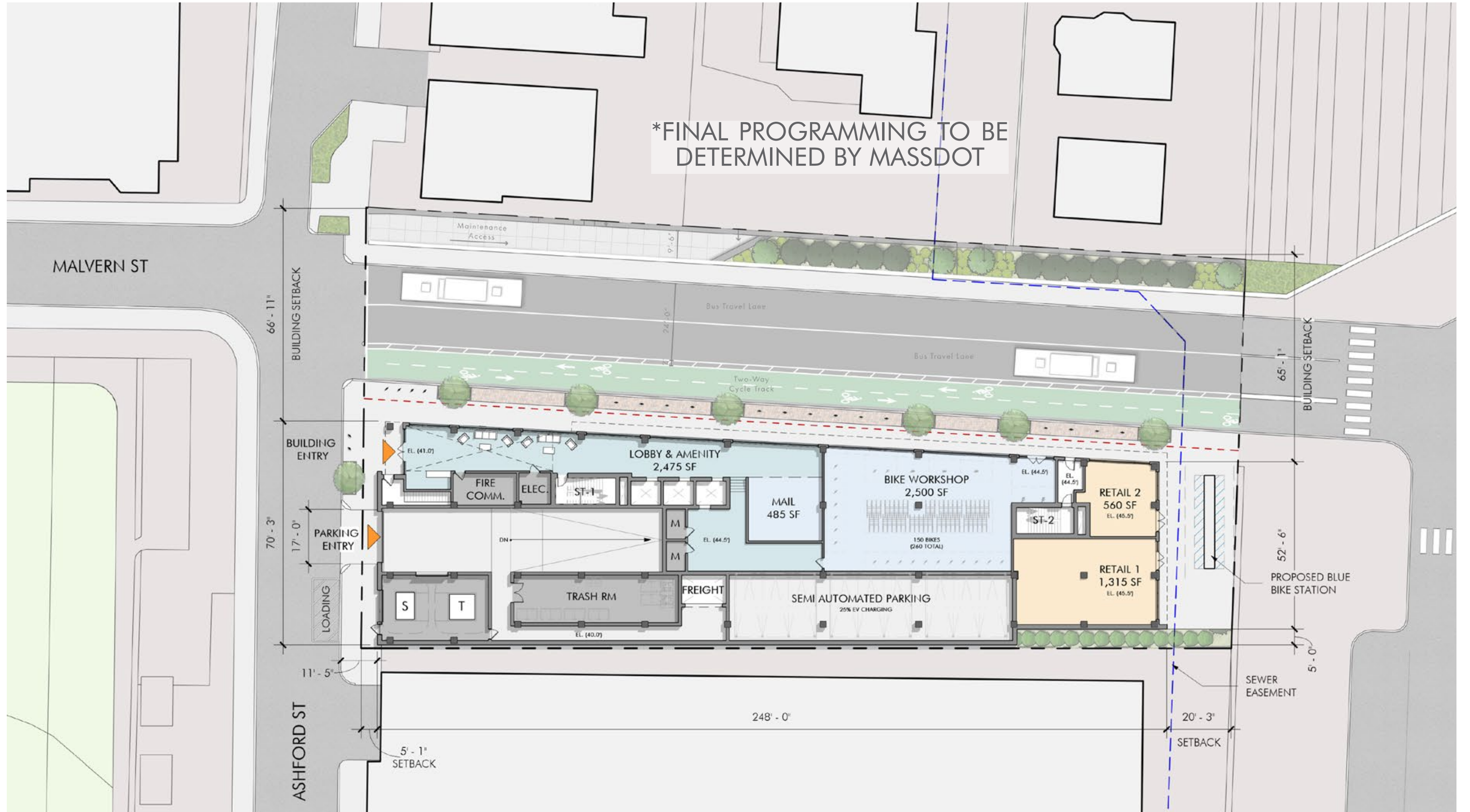
**LOCATION:** Allston, MA

**STATUS:** City Approvals

**SIZE:** 223,000 SF



# 76 ASHFORD



# 76 ASHFORD



# ARBORETUM ROAD

Located in a transitioning post-industrial neighborhood, this multi-family rental housing development benefits from its adjacency to the Arnold Arboretum and a thoughtful reinterpretation of the site's original use as a bespoke automobile manufacturing facility.

The project includes generous indoor and outdoor amenity space spread over multiple elevated courtyards, as well as a woonerf- or 'living street,' which balances multi-modal circulation and loading at the ground level, while parking is tucked out of sight below the building.



**CLIENT:** Boylston Properties

**TYPE:** Multi-Family

**UNITS:** 245 Apartment Units

**LOCATION:** Roslindale, MA

**STATUS:** Approval Phase

**SIZE:** 253,000 GSF



# ARBORETUM ROAD



# ARBORETUM ROAD



## 50 LEO

As part of the ongoing redevelopment of the Leo Birmingham corridor, 50 Leo provides 49 new condominium homes for the growing Allston Brighton Neighborhood. Conceived through a robust community process, the massing of the building is concentrated along the parkway tying into the currently evolving streetscape and then stepping down to minimize shadow impact on Murray Field at the rear of the site. The step-backs also serve to create a location for a common roof deck and amenity space for building residents on the sixth floor providing expansive views of the park and the City of Boston beyond.

Careful consideration was made to the design of the front streetscape to meet the City of Boston's Complete Streets Initiative. Namely: enlarging the existing sidewalk widths, the addition of new street plantings, and locating various amenity programs, including coworking spaces, lounge areas, and the building gym along the street to activate the façade, culminating in the creation of an inviting pedestrian experience. Further, working with Boston Parks, the site plan was designed to provide a new entry to Murray Field from Leo Birmingham Parkway along the shared side-yard creating a new access point to the park which was previously inaccessible from this section of the road.

**CLIENT:** City Realty

**TYPE:** Multi-Family

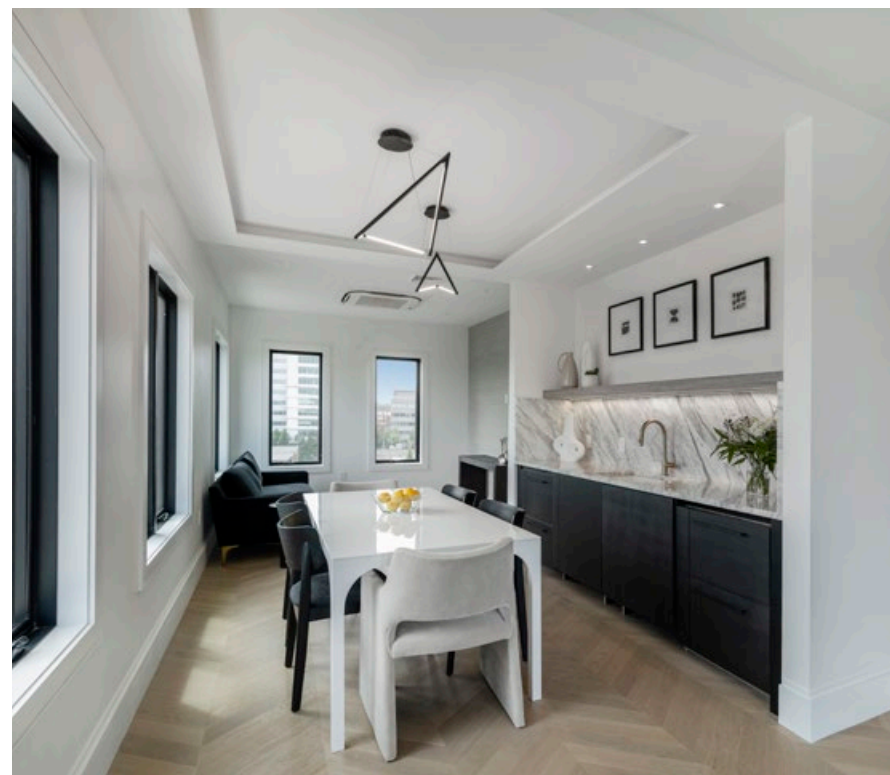
**UNITS:** 49 Condominium Units

**LOCATION:** Brighton, MA

**STATUS:** Completed

**SIZE:** 48,400 SF

**EMBARC**







## 25 RIVER STREET

Featuring a robust suite of amenities shared by all residents, this 147 unit multi-family building was constructed through the 40B permitting process, resulting in 37 of the units being permanently designated as affordable. Landscaped courtyards, an outdoor tot lot, indoor lounges and fitness rooms, refrigerated parcel storage and an outdoor swimming pool only add to the desirability of this Winchester location.

Designed to promote open kitchen, living and dining space, a variety of apartment sizes accommodates a diverse mix of residents, who enjoy additional features such as generously sized bedrooms and bathrooms, in-unit laundry and private balconies. Sustainability was emphasized throughout the project, from appliance selection to building components.



**CLIENT:** SLV River Street

**TYPE:** Multi-Family

**UNITS:** 147 Apartment Units

**LOCATION:** Winchester, MA

**STATUS:** In Construction, Q3 2023 Delivery

**SIZE:** 246,081 SF



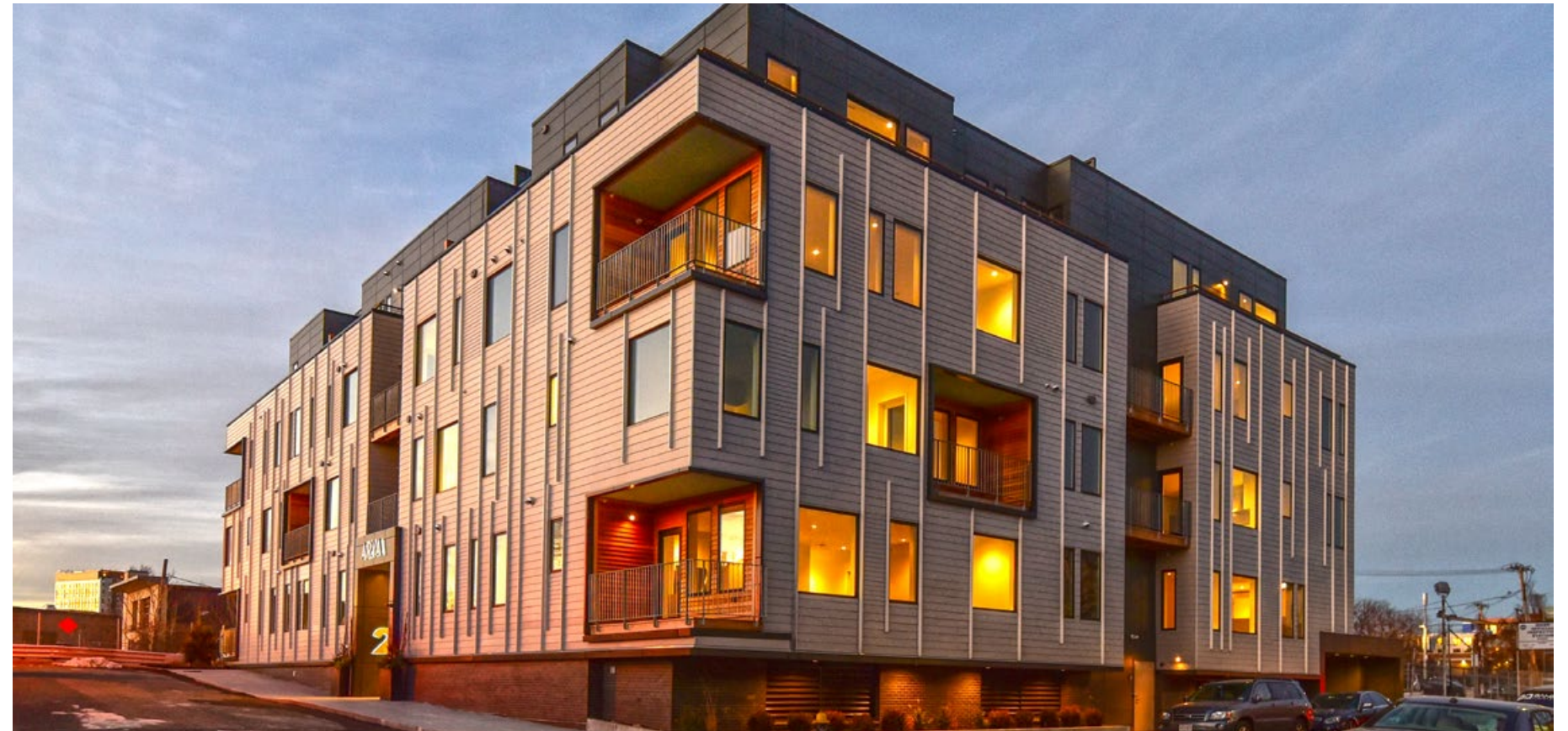
# 25 RIVER STREET



# ARYA

Successfully taking this project through a robust approval process, we designed this 30 unit building to act as a gateway between an existing residential and commercial urban fabric. Mindful of aesthetic and costs, the building is essentially laid out as 12'-0" modular panels, usually only 3 window types, and an extruded fin system to create this dynamic exterior.

The identities of modules vary based on the activity of the spaces they clad: living room, bedroom, etc. All of these elements work to create a textured community-minded facade, while reducing the mass on an otherwise block-like building.



**CLIENT:** GFC Development

**TYPE:** Multi-Family

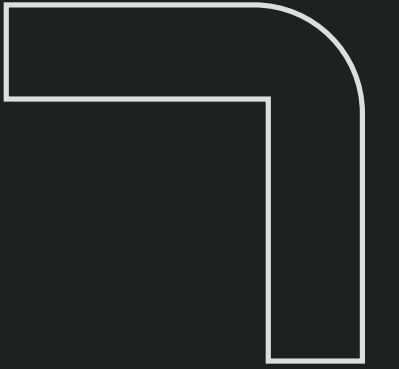
**UNITS:** 30 Condominiums Units

**LOCATION:** South Boston

**STATUS:** Completed

**SIZE:** 36,500 sf





**Resumes**

# RESUMES



## DARTAGNAN BROWN

Founder + CEO

As founder of Embarc, Dartagnan personally ushers the majority of our projects through the approval process by working closely with the Boston Planning and Development Authority, various neighborhood groups, city councilors, and the Zoning Board of Appeals. Dartagnan’s significant project design and management experience is an asset to buildings and spaces of any size.

### EDUCATION

- Bachelor of Architecture and Bachelor of Building Science from Rensselaer Polytechnic Institute

### REGISTRATIONS

- Registered Architect: MA, NH, RI, CT, CO

### CERTIFICATIONS

- National Council of Architectural Registration (NCARB)
- Certified Minority Business Enterprise (MBE)

Dartagnan’s clients quickly realize that his passion and attention to detail impacts everything from Embarc’s luxury brownstone renovations to our new residential multi-family complexes; from master planning efforts to successful commercial projects for national brand companies. His dedication to a project’s needs and vision is evident in Embarc’s singular reputation for going above and beyond, ensuring that each client finds success in their investments. At the same time, Dartagnan’s openness to the ideas of others is critical to the continued success of a vibrant and collaborative firm, which truly represents the diversity of the Boston area.

### RELEVANT PROJECTS

**SoWa Power Station**  
Boston, MA

**Terrazza**  
Wellesley, MA

**The GRID District**  
Worcester, MA

**72 Burbank**  
Boston, MA

**Allston Square,**  
Allston, MA

**YES Youth  
Enrichment Services**  
Jamaica Plain, MA



## DANIEL RIGGS

Senior Associate

Daniel is an architect and planner at Embarc, working on large projects throughout New England. His expertise is in creative problem solving, finding simple solutions to complex programming and design problems within dynamic environments.

### EDUCATION

- Bachelor of Architecture from Northeastern University

### REGISTRATIONS

- Registered Architect: MA

### CERTIFICATIONS

- National Council of Architectural Registration (NCARB)
- American Institute of Architects (AIA)

Daniel’s career spans a variety of project types and scales, including urban planning, multifamily and mixed-use building design, pre-K - 8 education and hospitality design. These experiences with a variety of clients, stakeholders and end user demographics enable Daniel to look at design problems with a unique creative perspective.

### RELEVANT PROJECTS

**Lord Hobo**  
Boston, MA

**Arboretum Road**  
Roslindale, MA

**Cochecho**  
Dover, NH

**Jackson Square**  
Weymouth, MA

**Mija Cantina & Tequila Bar**  
Boston, MA  
\*Done while at Sousa Design

**582 Blue Hill Ave**  
Milton, MA

# RESUMES



## COTY COSSI

Designer

Coty is a designer at Embarc, where he focuses on the early stages of multi-family projects, from kick-off through design development. Because the scale of his projects varies, ranging from a handful of townhouses to master planning, he is able to provide solutions that account for a variety of perspectives. Whether it's a single occupant, neighboring residents, or governing bodies, he strives to create spaces that have a positive impact on anyone who interacts with Embarc's work.

Before Embarc, Coty worked as the Assistant Campus Designer at Northeastern University, where his work ranged from educational space planning to large-scale environmental graphics. During that time, he received his Master of Architecture from the Boston Architectural College.

### EDUCATION

- Bachelors of Architectural Building Engineering Technology from the New England Institute of Technology
- Master of Architecture from Boston Architectural College

### RELEVANT PROJECTS

**10 Malcolm X**  
Roxbury, MA

**Amor Road**  
Milton, MA

**Arboretum Road**  
Roslindale, MA

**Cochecho**  
Dover, NH

**Jackson Square**  
Weymouth, MA

**582 Blue Hill Ave**  
Milton, MA



## MANSHI PARIKH

Designer

Manshi is a designer at EMBARC who is dynamic, ambitious, and passionate in highlighting the sensory interaction between users and space. Manshi concentrates on developing visual graphics for the designs as well as drawings for the elevational quality of the buildings during the conceptual and schematic stages of multifamily housing projects. She has worked on massing for many projects in addition to renderings.

She is a candidate for a Master of Architecture at Boston Architectural College. Before joining EMBARC, Manshi managed and oversaw several upscale residential projects while working for a small firm in India.

### EDUCATION

- Bachelor of Architecture from The Maharaja Sayajirao University of Baroda, India
- Diploma in Architectural Assistantship from The Gujarat Technological University, India

### RELEVANT PROJECTS

**10 Malcolm X**  
Roxbury, MA

**Jackson Square**  
Weymouth, MA

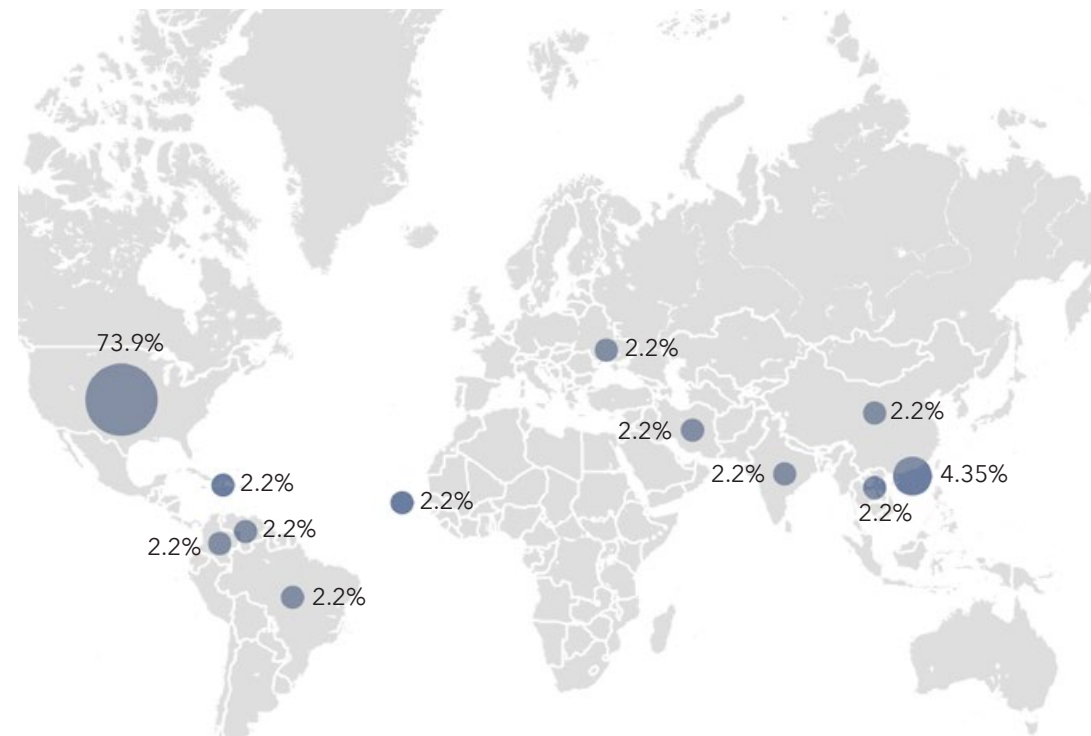
**Arboretum Road**  
Roslindale, MA

**Cochecho**  
Dover, NH

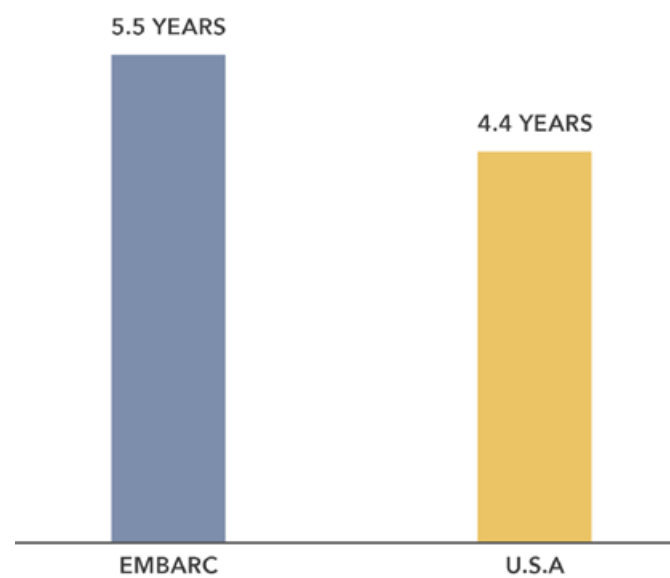
# DIVERSITY, EQUITY + INCLUSION

Architectural design and urban planning are enriched by the diverse voices of the architects and designers who participate in the design process. Embarc is a Massachusetts certified Minority Business Enterprise, with an office far more diverse than the average, including an even 50/50 male to female ratio and more than 40% of our staff born outside the United States. Still, we remain committed to continuing to improve the diversity of our office and expanding on the unique talents, skills, and perspectives that enrich our work.

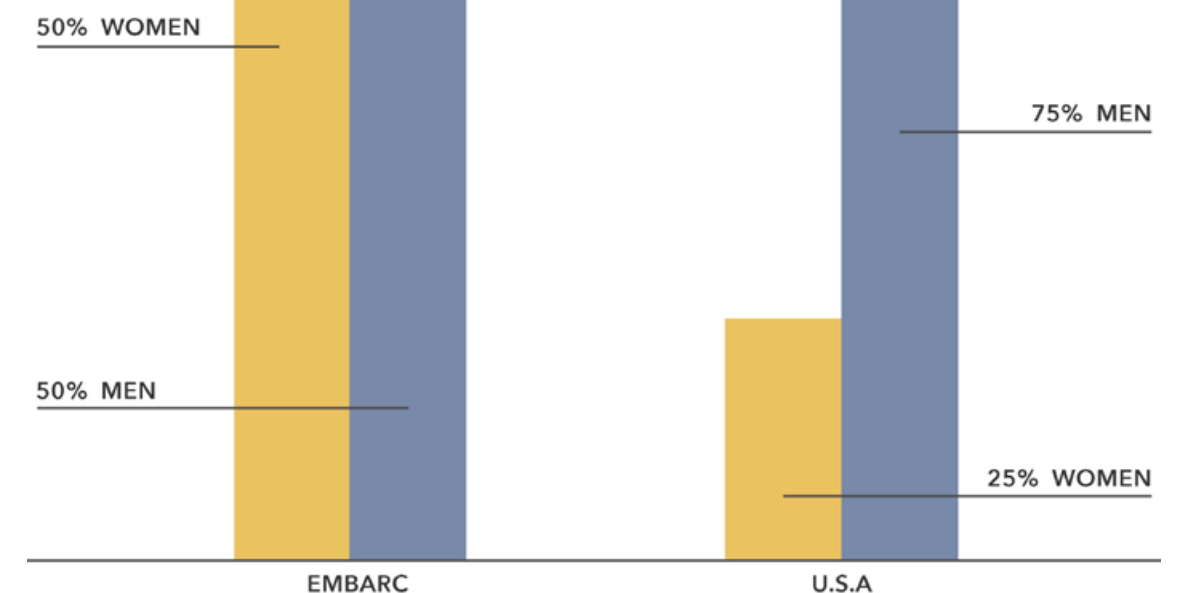
At Embarc, we have created an atmosphere where this exceptionally diverse group can gain a foothold in the industry. Office-wide training mutual respect and a “grow-from-within” mindset allow for team members to feel empowered, take responsibility and contribute. These factors are at the core of Embarc’s better-than-average typical employee tenure. In addition to our client work, we also believe in community outreach, mentoring and the ability for remote work as key factors in career development and a rich work-life balance.



**EMBARC**



AVERAGE TENURE



WOMEN - MEN RATIO



# SUSTAINABLE DESIGN FEATURES

The entire project team is unified under the common goal of designing and constructing healthy, high-performance buildings that do not adversely impact the environment and at the same time complement the demands of modern, urban living.

As a baseline, we would look to eliminate the building's reliance on fossil fuels by promoting an 'all-electric' building. We have great experience with this type of building and actively as a team have a handful of 'all-electric' buildings currently under construction in the greater Boston market. Complimentary to an 'all-electric' building is the use of rooftop solar to offset electrical demand; we find in residential uses the harnessed energy from solar is difficult to apportion to individual units, so we often dedicate energy generated from solar gain to offset loads in common space's within the building.

As a standard, our buildings are detailed in such a way that the building's envelope is 'high-performing' in terms of reduced air-leakage, increased wall & roof R-Values, and have highly extremely efficient windows and doors in terms of U-Value and solar heat gain coefficient. With an extremely tight and high-performing envelope comes the challenge of making sure the inhabitants of the building have access to a constant supply of fresh air. Partnering with mechanical engineering consultants who are like minded in the realm of sustainability and healthy living, the project team will propose solutions towards of residential unit air-quality such as individualized ERV's for each residence. Lighting, another key driver in residential energy consumption, will be all high efficiency, utilizing LED lamps and environmental control systems such as occupancy sensors within commercial spaces/common areas and photo-time clock programmable sensors for all exterior and landscape lighting.



LOCATION & TRANSPORTATION

TRANSIT-ORIENTED DEVELOPMENT

ELECTRIC-VEHICLE INFRASTRUCTURE



SUSTAINABLE SITES

RAINWATER MANAGEMENT

LIGHT POLLUTION REDUCTION



WATER EFFICIENCY

LOW-FLOW PLUMBING FIXTURES



ENERGY & ATMOSPHERE

LOW-ENERGY APPLIANCES & LIGHTING

SOLAR-READY BUILDING DESIGN



MATERIALS & RESOURCES

CONSTRUCTION WASTE MANAGEMENT



INDOOR ENVIRONMENTAL AIR QUALITY

LOW-EMITTING MATERIAL SELECTION

# CONTACT



## DARTAGNAN BROWN

Founder + CEO  
dbrown@embarcdesign.com  
617-780-6834

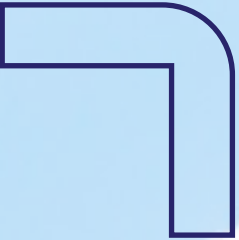
## DANIEL RIGGS

Senior Associate  
driggs@embarcdesign.com  
978-257-3975

# EMBARC

580 Harrison Avenue, Suite 2W  
Boston MA 02118

[EMBARCDESIGN.COM](http://EMBARCDESIGN.COM)



TERRAZA

100

THANK YOU

# CONRAD BUILDS

*Empowering Communities, Building Futures*

[Katrina@ConradBuilds.com](mailto:Katrina@ConradBuilds.com) | 857-465-3348 | [ConradBuilds.com](http://ConradBuilds.com)

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## TO WHOM IT MAY CONCERN,

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We are pleased to introduce Conrad Builds LLC, a premier provider of workforce development, construction compliance, and diversity consulting services in the New England region. We aim to offer you a one-stop-shop for Workforce Development, Labor Compliance, and Construction Safety Needs, ensuring that DEI strategies are implemented across all industry sectors.

At Conrad Builds, we are committed to providing exceptional service and value by leveraging industry best practices. We offer various services, including Community Engagement Consultation, Resident Labor Compliance Monitoring, and Back Office Support/Translation Services. Our services are tailored to address each client's unique needs and challenges, ensuring maximum impact and effectiveness.

Our team of experts is highly skilled and experienced in delivering customized solutions that promote diversity, equity, and inclusion. We provide skill development and training opportunities to create a more diverse and inclusive workforce, ensuring better representation of underrepresented groups across various industries. We also ensure compliance with fair housing regulations and promote the use of resident labor, contributing to equitable access to housing and job opportunities.

We invite you to explore our essential services, including Construction Diversity, Equity, and Inclusion (DEI), Construction Safety, and Additional Services, including Back Office Support, Payroll Assistance, and Translation Services. Our team is dedicated to providing you with the highest service and expertise, ensuring your success in today's competitive marketplace.

Thank you for considering Conrad Builds LLC for your consulting needs. We are excited to work with you.

---

**SINCERELY,**

---

*Katrina Conrad*



# CAPABILITY STATEMENT

*Conrad Builds LLC*

[Katrina@ConradBuilds.com](mailto:Katrina@ConradBuilds.com) | 857-465-3348 | [ConradBuilds.com](http://ConradBuilds.com)

## OVERVIEW

### GOALS

Our goal is to offer you one-stop shopping for Workforce Development, Labor Compliance, and Construction Safety Needs.

### MISSION

In order to ensure BIPOC Community members remain competitive and create wealth for the next generation, we offer them the necessary resources and training.

### VISION

Ensure that DEI strategies are implemented across all industry sectors.

## DIVERSITY EMPOWERMENT

Conrad Builds, formerly Conrad & Associates LLC (C&A), is a certified Minority/Women-Owned Diversity/Compliance consulting firm.

We assist General Contractors and Construction Management companies with Diversity Action Plans (DAPs).

We identify, build, and refer MWBE contractors to development teams to ensure the right mix of talent from multiple populations.

## SERVICES

- Construction Diversity, Equity, and Inclusion (DEI)
- Construction Safety
- Workforce Development Programming Consulting

## ADDITIONAL SERVICES

- Community Development Consulting
- Back Office
- Payroll Assistance
- Translation Services

## NACIS CODES

**541611** | Administrative Management and General Management Consulting Services

**541612** | Human Resources Consulting Services

**611430** | Professional and Management Development Training

**541618** | Other Management Consulting Services

**561110** | Office Administrative Services



# COMPANY PROFILE

## *Conrad Builds LLC*

[Katrina@ConradBuilds.com](mailto:Katrina@ConradBuilds.com) | 857-465-3348 | [ConradBuilds.com](http://ConradBuilds.com)

### OVERVIEW

Conrad Builds LLC is a premier provider of workforce development, construction compliance and diversity, and community relations consulting services in the New England region.

### KEY DIFFERENTIATORS

- **Industry Expertise:** Our certifications and years of experience in the DEI, workforce development, and non-profit sectors ensure that we provide expert guidance and best practices for our clients.
- **Tailored Solutions:** We offer customized services that address each client's unique needs and challenges, ensuring maximum impact and effectiveness.
- **Commitment to Client Success:** Our client-centric approach prioritizes the long-term success of our clients, working closely with them to achieve their DEI goals and create a lasting positive impact.

### KEY SERVICES

WORKFORCE DEVELOPMENT PROGRAMMING

OSHA CERTIFICATION WORKSHOPS & AMERICAN RED CROSS FIRST AID CLASSES

FINANCIAL LITERACY WORKSHOPS

HUD COMPLIANCE MONITORING & RESIDENT LABOR MONITORING OF PERSON

CONSTRUCTION COMPLIANCE & DIVERSITY

BACK-OFFICE SUPPORT

COMMUNITY RELATIONS CONSULTING

*“ We provide skill development and training opportunities to create a more diverse and inclusive workforce, ensuring better representation of underrepresented groups across various industries. ”*

Iliana Ramirez, Vice President



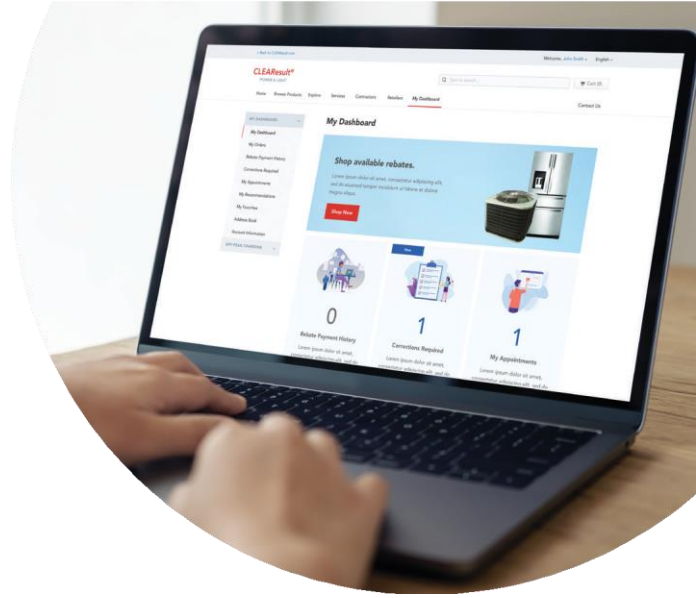


## Building Performance Consulting

CLEAResult's Building Performance Consulting and Certification teams provide consultation and project management to advance high-performance buildings.

We help ensure the highest level of design and construction team performance to maximize building performance, health, durability, and energy efficiency for a range of commercial and residential building types.

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### Third-Party Verifications and Certifications

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- ENERGY STAR® Multifamily New Construction
- Passive House
- LEED for Homes/Midrise
- Enterprise Green Communities
- Net-Zero Energy Ready
- Rebates and Incentives

### Building Performance Diagnostics

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- Duct Leakage Testing
- Ventilation Flow Measurement
- Infrared Camera Scans
- Pressure Differential Testing
- Combustion Safety Testing

### Building Consulting Services

- Enclosure and Mechanical Systems
- Design Support and Consultation
- Plans Review
- Energy Modeling
- Renewable Energy System Guidance
- Field Quality Control Inspections
- Diagnostic Analysis
- Technical Training for Contractors



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Contact: [info@clearresult.com](mailto:info@clearresult.com) | [CLEAResult.com](http://CLEAResult.com)

Scan here for more details!



Local Initiatives Support Corporation  
75 Kneeland Street, Suite 1102  
Boston, MA 02111

May 4, 2023

Velney Development  
Attn: Josue Velney, President & CEO

Re: Dudley Miller Project

Dear Mr. Velney:

The Boston office of Local Initiatives Support Corporation ("LISC") is pleased to provide this letter of interest for predevelopment financing to Velney Development for the project located at 479-487 Dudley Street, Boston, MA. The development will consist of the new construction of 20 homeownership units and commercial space (the "Project") and is subject to the following terms and conditions.

Please understand that this letter is only an indication of interest in providing financing in support of the Project and is not a commitment or an offer to provide financing. The financing described in this letter of interest will be subject to, among other things, satisfaction of LISC's standards and underwriting guidelines, satisfactory completion by LISC of an investigation of the Project, and approval of the financing by LISC, including final approval by LISC's National Credit Committee and by the Program Review and Evaluation Committee of LISC's Board of Directors, if required. All terms and conditions of the financing, including any collateral securing the financing and the priority of LISC's lien on any such collateral, will need to be acceptable to LISC, in its sole discretion. If approved, the closing and disbursement of the financing will be subject to satisfaction of LISC's standard closing and disbursement conditions for this type of financing and any special conditions that may be required as part of LISC's final approval.



If you should have any questions or need any additional information, please feel free to contact Margaret Keaveny at (617) 548-0494 or [mkeaveny@lisc.org](mailto:mkeaveny@lisc.org). We look forward to working with you to provide financing for the Project.

Warmly,

A handwritten signature in blue ink, appearing to read "Karen Kelleher". The signature is fluid and cursive, with the first name "Karen" being more prominent than the last name "Kelleher".

Karen Kelleher  
Executive Director

Cc: Margaret Keaveny, Senior Program Officer

## Explanatory Footnotes to Letter of Interest Pre-Intake Form Review

### **Important Notes:**

- A.** The foregoing form of letter of interest is designed to be sent by a local or national LISC program **before** an intake form has been submitted and reviewed by LISC's Lending Department. [The procedures for the submission of intake forms can be found on LISC's Intranet, under Lending.]
- B.** The letter of interest does not need to be reviewed or approved by the Lending Department or the Legal Department so long as the form of the letter of interest is not added to or altered in any way. **Any additions to or alterations in the form of the letter of interest must be reviewed and approved by the Lending Department or the Legal Department.** Please contact the Credit Officer in the Lending Department or an attorney in the Legal Department with any questions about the completion of this form.
- C.** If a letter of interest is sent, a copy of the letter of interest should be submitted with the intake form for the proposed financing, when the intake form is submitted for review.



21 Custom House Street  
Boston, MA 02110  
Tel: (617) 850-1000  
Fax: (617) 850-1100

Guilliaem Aertsen  
Chairman

Moddie Turay  
President and CEO

May 2, 2023

Mr. Josue Velney  
Velney Development

Via: E-mail

Re: Our Tierra Livri, 479-487 Dudley Street, Roxbury, MA

Dear Mr. Velney:

Thank you for your interest in having MHIC provide financing for the development of the site referenced above into 20 units of affordable homeownership housing and a ground floor retail space. MHIC welcomes the opportunity to work with you on this mixed-use development. It is our understanding from the information you have provided to us that the redevelopment of this site will revitalize underutilized parcels as follows:

- The proposed development will create 20 homeownership condos restricted to families earning 100% or less of Area Median Income (AMI), with a commercial space on the ground floor. You intend to structure the transaction so that the ground floor commercial space could be sold to a business owner.

The proposed development will provide much needed moderately priced homeownership housing and the potential for property ownership by a local business.

Based on the information we received, we understand that:

- The total development cost is approximately \$14.8 million. You expect to have residential sales proceeds of \$5,726,500 and \$1,003,518 in retail sales proceeds. You will be applying for a combined total of \$8,000,000 from MassHousing's Commonwealth Builder Fund and the City of Boston and you anticipate \$75,000 in Mass Save Energy Incentives.

MHIC is keenly interested in providing loan financing for predevelopment expenses for the above homeownership housing.

This letter is an indication of interest to provide the above predevelopment loan, subject to availability of funding, completion of normal and customary due diligence and approval of our Board of Directors.

We are very interested in supporting your proposed development. We wish you the best of luck with this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carrie Knudson", with a long horizontal flourish extending to the right.

Carrie Knudson  
Investment Officer



Massachusetts Housing Finance Agency  
One Beacon Street Boston, MA 02108

Tel: 617-854-1000  
Fax: 617-854-1091

Relay 711  
[www.masshousing.com](http://www.masshousing.com)

April 28, 2023

Josue Velney  
Chief Executive Officer  
Velney Development, LLC  
30 Woodbine Street  
Somerville , MA 02143

Re: Commonwealth Builder Program Funding  
Our Tierra Livri Parcel RFP

Dear Mr. Velney,

I am writing to confirm MassHousing's strong interest in working with the Velney Development, LLC team to finance the proposed construction of a new 20-unit mixed-income housing project in the Roxbury neighborhood of Boston, Massachusetts. It is our understanding that all units in the proposed development would be Commonwealth Builder homeownership units, with nine (9) of such units reserved for households earning at or below 80% of the area median income (AMI) and eleven (11) of such units reserved for households earning at or below 100% AMI.

MassHousing's Commonwealth Builder (CWB) Program was created to support the Commonwealth's efforts to produce new homeownership opportunities for moderate-income households in Boston, Gateway Cities, and Disproportionately Impacted Communities (DICs) throughout Massachusetts. Based on the material you have provided and our preliminary review, the proposed development would be an appropriate project for funding under this program.

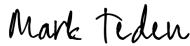
Accordingly, MassHousing is prepared to consider providing funding for this development to the extent of available program funds and subject to our due diligence review to confirm the development's compliance with the program guidelines and our closing standards. The amount will be determined in coordination with the Mayor's Office of Housing (MOH). These funds would provide a subsidy to support the sale of the restricted units to eligible homebuyers at the below-market sale price for the applicable AMI affordability tier.

While this letter does not constitute, and should not be construed as, a formal commitment by MassHousing to provide funding for the development, we would welcome the opportunity to work with you and your other funding partners to structure a financing package that best meets the needs of the development once you have obtained all applicable funding awards and approvals.

We wish you success in securing the financing commitments and hope to partner with you on this project to increase the moderate-income homeownership units in Boston. Please keep us informed of your progress.

Sincerely,

DocuSigned by:



4EE0BF8F16204FB...

Mark Teden

Vice President of Multifamily Programs

cc: Kathleen Evans, Product and Lending Analytics Manager  
Hana Migliorato, Originator  
Sebastian Zapata, Origination Analyst



33 Broad St., 2nd Floor, Boston, MA 02109

April 26, 2023

Josue Velney  
Velney Development LLC  
30 Woodbine Street  
Somerville, 02143

Re: Our Tierra Livri RFP, Roxbury

Dear Josue:

Thank you for your interest in having FinanceBoston arrange financing for the development of Our Tierra Livri site, also known as Dudley Miller Park (483-487 Dudley Street). It is our understanding that Velney Development is submitting a response to Dudley Neighbors Incorporated (RFP).

Based on the information we received, the total development cost of the Project is approximately \$14.8 million. The anticipated financing sources for the Project are as follows:

- Construction mortgage financing of \$6 million;
- Boston MOH / CPA funding of \$3 million;
- MassHousing/ Commonwealth Builder program funding of \$5 million;
- Mass Save Energy Incentives of \$75,000.

We have reviewed your assumptions for the project and we have found them to be reasonable and consistent with our underwriting standards.

This letter is an indication of interest to provide the above detailed financing, subject to the completion of normal and customary due diligence. We are very interested in supporting your development in the Dudley Corridor and we wish you the best of luck with you RFP response.

Sincerely,

*Brian Rooney*

Brian Rooney  
Principal  
FinanceBoston - Real Estate Capital  
33 Broad Street, Suite 200  
Boston, MA 02109  
(617) 905-0420



**The Massachusetts Life Insurance Community Investment Initiative**

May 2, 2023

Josu'e Velney  
Velney Development, LLC  
30 Woodbine St  
Somerville, MA 02143

RE: Velney Letter of Support and Interest for DNI Our Tierra Livri RFP

*Sent via email.*

Dear Mr. Velney:

The Life Insurance Community Investment Initiative (TLI) is pleased to provide this letter of support for your plans for the redevelopment of the six, DNI owned parcels on Dudley Street and Miller Park in Roxbury. We are excited to support your project and your efforts to create a transformative, mixed-use development on these parcels for the Dudley community.

TLI would be interested in providing predevelopment financing of approximately \$1,000,000 for predevelopment expenses that this project may require at a 6% fixed, interest rate, interest only, for a term of 3 years. We would also be interested in providing you with construction bridge financing of up to \$10,000,000 that may be necessary and will determine the interest rate and terms for that loan when needed. This letter of interest is not a commitment to extend credit, will be subject to additional underwriting, and we look forward to working with you to further define the terms and conditions of the loans as the project moves forward.

Your track record of successfully launching and expanding your minority and veteran owned real estate development firm and your knowledge of the Roxbury community provides you with a unique insight and the skills necessary to realize DNI's and the Dudley community's vision for the development of the Our Tierra Livri project.

Please do not hesitate to reach out to me directly at [mlockwood@masscapital.com](mailto:mlockwood@masscapital.com) or at 617-536-3905 if I can answer any other questions for you regarding my support of your team for this project.

Sincerely,

A handwritten signature in blue ink that reads "Mollye Lockwood".

Mollye Lockwood  
Senior Vice President



Dear Dudley Neighbors, Inc.

On behalf of the Builders of Color Coalition, we are pleased to submit this Letter of Support for the proposal by Velney Development located on Dudley Street in Dorchester.

Josue Velney is a truly impressive emerging developer and former Minority Developer Fellow at BCC. The fellowship is a city and foundation-funded program designed to convene minority-owned real estate firms to work through specific technical training to expand the scope and capacity of their projects. Beyond our fellowship program, he has been an active and valued Builders of Color Coalition member. He has applied his leadership skills as a former Marine and Fire Lieutenant to his real estate career. As a result, his enthusiasm, determination, and hard work are unmatched. Just this year, he was named to the Boston Business Journal 40 Under 40 List.

As an organization devoted to increasing access and diversity in Boston's commercial real estate sector, we are proud to see a minority-owned development firm within our network putting forward this proposal. This project, if approved, has the potential to create a generational impact in expanding economic opportunity.

We look forward to this proposal's successful award and completion and ask for your full consideration of this project.

Sincerely,  
Colleen Fonseca

Executive Director  
Builders of Color Coalition



**BOYLSTON**  
PROPERTIES

May 4, 2023

Re: Letter of reference for Josue Velney

To Dudley Neighbors Incorporated,

I've learned that Mr. Josue Velney of Velney Development will be submitting an RFP for the Our Tierra Livri project in Boston.

You will need help to secure a more well-qualified developer.

Josue is articulate, detailed, loyal, and immensely hard-working and dedicates himself thoroughly to the task at hand and follows up devotedly on getting the job done. With clearly defined direction and a mutual understanding of project goals, he gets the job done promptly and efficiently, and his resume speaks for itself.

These observations are based on two specific examples, with knowing Josue professionally for almost two years:

- As a joint venture partner on a 230-unit project in Roslindale. Josue used his real estate development experience and construction background to help the team design and value engineer the project. He has been a great team player working with Boylston Properties, architects, engineers, the community, and city officials.
- I have also seen Josue work just as hard to be a community resource. Josue gives back to his community through education and volunteering. Josue's hard work has not gone unnoticed. In 2022 Josue was named Boston Business Journals 40 Under 40 and his firm received a citation from the governor's office.

Should you have any additional questions, please do not hesitate to contact me directly at 617-262-2023. Thank you.

Sincerely,  
BOYLSTON PROPERTIES,

Andrew J. Copelotti  
Principal



# SOMERVILLE YMCA

101 Highland Avenue, Somerville, Massachusetts 02143-1661

TEL. 617-625-5050

www.somervilleymca.org

**FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY**

April 19, 2023

## OFFICERS

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PRESIDENT

**DEBRA NOTARO**  
VICE-PRESIDENT

**SANDRA MC GOLDRICK**  
TREASURER

**JOSUE VELNEY**  
SECRETARY

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**THOMAS BENT  
CHARLES M. CASASSA  
LOUIS FERRARA  
DAVID R. LEIBOVITZ  
RONELSON LOVANICY  
THOMAS MACONE  
PEARL J. MORRISON  
SUZANNE RINFRET  
NANCY TRANE**

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PRESIDENT & CEO

**DENISE FORCELLESE**  
DIRECTOR OF  
MEMBERSHIP/PROGRAMMING

**TERESA CHAMPA**  
CONTROLLER

**TANIA BUCK**  
DIRECTOR OF CHILD CARE  
SERVICES

**MICHELLE QUINLAN**  
Y@PHA PROGRAM  
ADMINISTRATOR

**JASON O'KEEFE**  
DIRECTOR OF  
OPERATIONS/FACILITIES

**MATTHEW O'DONNELL**  
DIRECTOR OF OUT OF SCHOOL  
TIME

**MYKELA BRICKA**  
AQUATICS DIRECTOR

**FRANCESCA CICCONE**  
CHILD CARE REGISTRAR

**JESSIKA SICKEY**  
DIRECTOR PRE K/K OST PROGRAM

Dudley Street Neighborhood Initiative  
55o Dudley St  
Roxbury, MA 02119

Re: Our Tierra Livri RFP

Dear Dudley Neighbors Incorporated,

I am writing to recommend Josue Velney, President, and CEO of Velney Development, for the Our Tierra Livri RFP. As a thought leader in the Somerville and Boston community, Josue's expertise in real estate development is unmatched. His background in construction management and college degree from Wentworth Institute of Technology adds value to any project he undertakes. Up and coming minority developers often seek his guidance and expertise.

As a long-serving board member of the Somerville YMCA, Josue has played an instrumental role in helping the organization form strategic partnerships to design innovative solutions to help produce affordable housing units. His ability to connect with key stakeholders and form collaborative partnerships has been essential to the success of the YMCA's affordable housing initiatives.

Josue's willingness to serve his community and country is what sets him apart. He is a true leader who leads by example. His efforts have not gone unnoticed, as evidenced by the citations he received from Governor Baker in 2022 and being a recipient of the Boston Business Journal 40 under 40.

I highly recommend Josue Velney for this opportunity. He is an exceptional leader and will be an asset to any project.

Please do not hesitate to contact me if you require any further information.

Sincerely,

Vladimir Benoit

President & CEO



United Way  
of Massachusetts Bay  
and Merrimack Valley

FOUNDED: 1867 AND STILL GROWING  
Gifts and Bequests toward the Endowment Fund  
are greatly needed to make more permanent the work of the Association

**LETTER OF SUPPORT**

**Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is ERROLL ROSS and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,

Erroll Ross

Name

Print Name:

Address:

56 COPELAND ST  
ROXBURY, MASS. 02119

## LETTER OF SUPPORT

### Our Tierra Livri RFP

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is \_\_\_\_\_ and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,

  
Name

Print Name:

Address:

Hershell N. Langham  
51 Moreland St.

## LETTER OF SUPPORT

### Our Tierra Livri RFP

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is MICHAEL PALMER and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,



Name

Print Name:

Address:

99 MORELAND ST  
ROXBURY, MASS. 02119

**LETTER OF SUPPORT**

**Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is ELAINE CAPERS and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,

Elaine Capers  
Name

Print Name:

Address:

41 Copeland St  
Roxbury, MA  
02119

**LETTER OF SUPPORT**

**Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

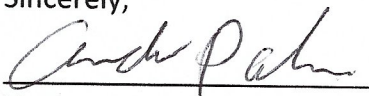
My name is Andrew Palmer and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,



Name

Print Name: 44 Moreland St  
Address:



**LETTER OF SUPPORT**  
**Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is Janice Moore and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,

Janice Moore

Name

Print Name: Janice Moore

Address: Roxbury Resident

**LETTER OF SUPPORT  
Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is \_\_\_\_\_ and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,



Name

Dana Cardoza

Print Name:

Address: Roxbury Resident

**LETTER OF SUPPORT  
Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is \_\_\_\_\_ and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,

\_\_\_\_\_  
Name

*Doyle Moore*  
Print Name:

Address:

*Roxbury Resident*

**LETTER OF SUPPORT**  
**Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

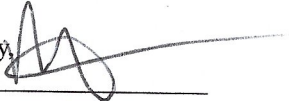
My name is Bethyl Rose and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,



Name

Print Name:

Bethyl Rose

Address:

37 Fairland St  
Roxbury, MA 02119

**LETTER OF SUPPORT**  
**Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is Adrienne Weaver and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,

  
\_\_\_\_\_

Name

Print Name: Adrienne Weaver

Address: 40 Marlboro St.  
Rox, MA 02119

**LETTER OF SUPPORT**  
**Our Tierra Livri RFP**

Re: 479-487 Dudley Street, Roxbury

To the Dudley Neighbors Incorporated:

My name is Catherin Weaver and I am a resident of Roxbury writing in support of the project known as Our Tierra Livri proposed by Velney Development.

Their proposal includes a five-story building with twenty (20) new affordable homeownership units for families at 80-100% AMI, 1 (one) affordable commercial unit for sale and sixteen (16) parking spaces at the site. The proposed project will add much needed affordable homeownership to the Roxbury neighborhood.

**I support the proposed program and design of this project.**

Thank you, and I hope the review committee will select this project.

Sincerely,

C. Weaver

Name

Print Name: Catherin Weaver  
Address: 40 Moreland St  
Rox, MA 02119