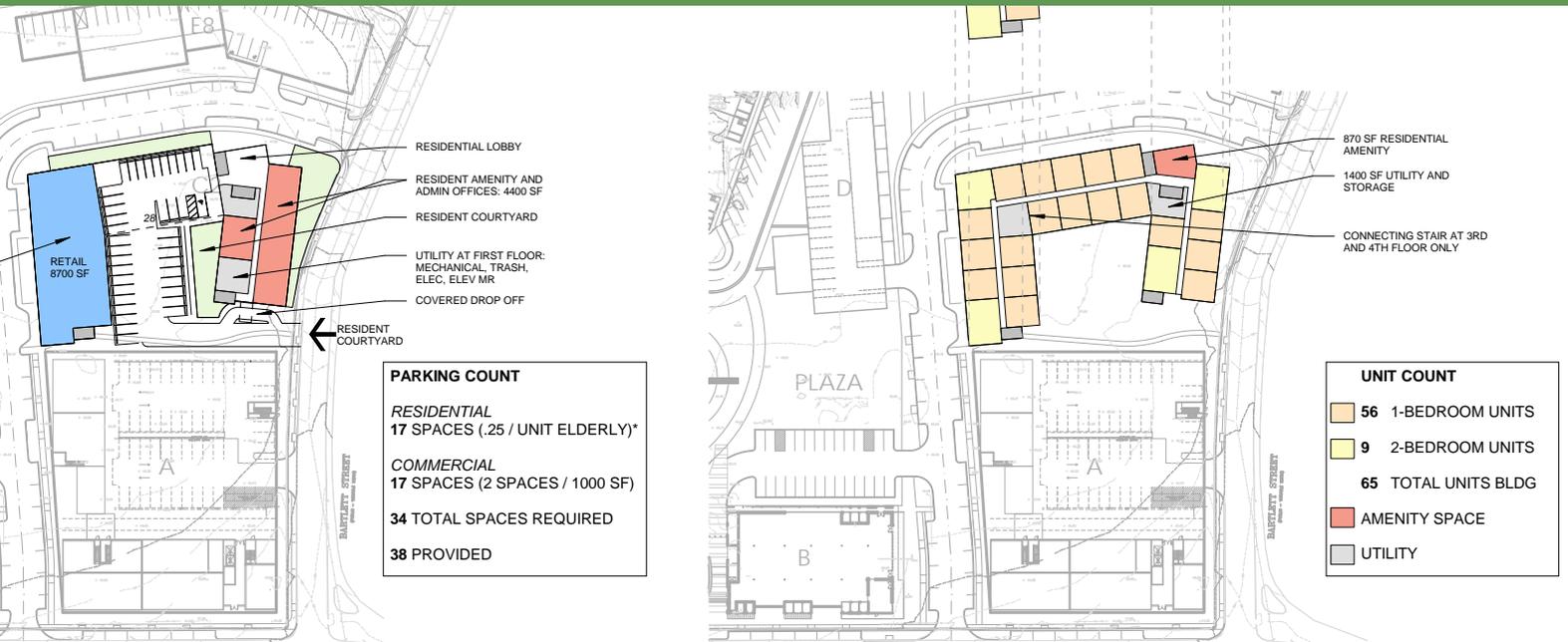


DEVELOPER RESOURCE TEAM

BARLETT YARD LOT C



Preservation of Affordable Housing (POAH)

Boston, MA



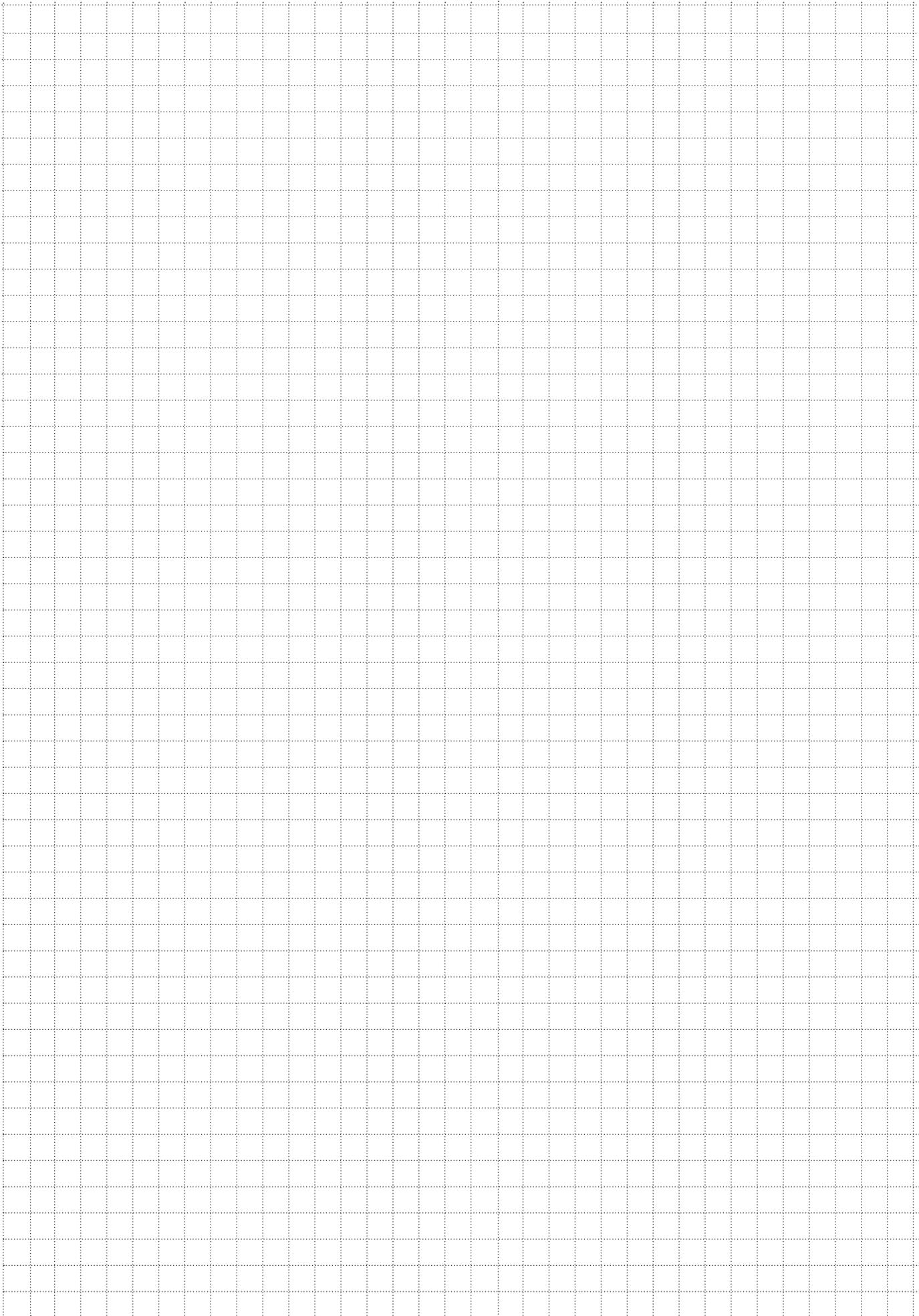
Aly Stein is responsible for guiding projects from predevelopment through successful construction completion into asset management. In this role, Aly participates in all stages of a project's life, from acquisition to construction completion and transfer to property management. She works alongside other development team members to determine financial feasibility, assemble a team of professionals, engage with community stakeholders, establish and maintain a project budget, and monitor the design and construction of POAH projects. Aly has been with POAH since 2013, and during her time there she has participated in loan and syndication closings across three different states using an array of funding sources. Aly received her Master Degree in Urban Planning from the GSD at Harvard University with a concentration in Real Estate & Urban Development.



Steve Wolfrey is a Project Manager within the development team, focused on the construction management side of projects. Steve brought ten years of multi-family and mixed-use construction experience to the POAH team. He has managed more than \$500 million in new and rehab multi-family construction projects in his previous positions. Steve is a graduate of Norwich University with a degree in Architectural Studies. He is also LEED accredited and holds General Construction licenses in Massachusetts and Florida.



David Parker assists the development team by collaborating with contractors, architects and POAH Communities maintenance teams during new construction and rehabilitation to ensure each project meets POAH's immediate and long-term building performance goals. David maintains POAH's Basis of Design, a performance specification that aligns construction-related decisions during development with ongoing maintenance strategies. David also works on POAH's sustainable and resilient design initiatives.



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About Preservation of Affordable Housing

Preservation of Affordable Housing (POAH) is a nonprofit developer, owner and operator of nearly 9,000 affordable homes in 9 states and the District of Columbia. POAH's primary mission is to preserve, create and sustain affordable, healthy homes that support economic security and access to opportunity for all. POAH has secured long-term affordability for residents while addressing the interests of owners, funders, public agencies, and other stakeholders.

Project Description

Bartlett Yard Lot C is a 56-unit elderly new construction project. The site is being built out during the second phase of a multiphase development. Bartlett Yard, the parent project, has a larger site plan with varying typologies and scales. All phases are being developed by Nuestra Comunidad Development Corporation and Windale. Zoning limits Lot C's design to 56 units, a Floor Area Ratio (FAR) of 1.1, and a maximum building height of 50 feet.

Project Context

Bartlett Yard is in the Roxbury neighborhood of Boston and is within a 10-minute walk to Dudley Square, the location of a major bus station. The site is part of Phase 2, a Planned Development Area that has already been approved by the Boston Planning and Development Agency. Phase 1 broke ground earlier this year. POAH is working towards assembling the appropriate approvals and financing sources in time for the February 2018 Massachusetts Department of Housing and Community Development LIHTC funding round. Between now and then, they are pushing their site plan forward, finalizing building design, and assembling soft funding. LIHTC award decisions will likely be made by June 2018, at which point POAH will work towards closing on the financing sources by September 2018. A one-year construction timeline is anticipated.

Institute Goals:

- **Health and Sustainability**

Explore design strategies to achieve healthy residents, a healthy surrounding community and a sustainable building, while balancing budget constraints.

- **Design for Aging**

Identify design elements that will support the health and wellbeing of the project's future elderly residents.

- **Permitting**

Find new techniques for maintaining strong design while bringing a project through the permitting and approvals process.

- **Meaningful Participatory Planning**

Gain strategies for balancing community input with the constraints and particularities of the project at hand. It can be difficult to embed ideas that are grown out of large-scale participation into an implementable and innovative design.