

### Boy Scouts Spirit Of Adventure Council Honors Conrad Ello With Outstanding Eagle Award

SUBMITTED BY THE BOY SCOUTS SPIRIT OF ADVENTURE COUNCIL

The Boy Scouts Spirit of Adventure Council has honored Conrad Ello with the Outstanding Eagle Scout Award. The National Eagle Scout Association established the Outstanding Eagle Scout Award during the 100th Anniversary of the Boy Scouts of America in 2010. Popularly known by its acronym, "NOESA," the award recognizes Eagle Scouts notable for their local, state, regional or national distinguished service and their commitment to helping others in the true spirit of Scouting.



Conrad Ello. Photo courtesy of Regan Communications.

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### An Oklahoma! populated by Boston Conservatory, Emerson College grads

Oklahoma! Reagle Music Theatre of Greater Boston, Waltham, through July 2. 781-891-5600 or reaglemusictheatre.org

JULES BECKER  
Contributing Writer

The Reagle Music Theatre of Greater Boston's current revival of "Oklahoma!" is so blessed with Hub talent—to borrow from Ado Annie—local audiences "Can't Say No" to its pleasures. For many years now, RMT has benefited greatly from graduates of Boston Conservatory and Emerson College, and its revival of Rodgers and Hammerstein's first collaboration (1943 special Pulitzer Prize 1944) is no exception. In fact, the two leads—gifted Jared Troilo as Curley and big-voiced

Kayla Shimizu as Laurey—are respective graduates of the Boston Conservatory and Emerson College. Even RMT artistic director Rachel Bertone has taught at both schools, and her double duty here as director and choreographer is making the company's 54<sup>th</sup> season opener a high-stepping winner.

"Oklahoma!" is unquestionably a dance-rich musical—all the way back to the standout original Agnes de Mille dream ballet that closes the first act. Multi-talented Bertone worked with deMille protégé Genze

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### Blackstone/Franklin Square Neighborhood Association Scholarship Awards



On June 16, the South End's Blackstone/Franklin Square Neighborhood Association honored 21 local students with scholarship awards. Councilor Ed Flynn and Rep. John Moran joined the awards ceremony at St. Stephen's Episcopal Church. For over 15 years, the scholarship program has supported young people pursuing higher education who live or go to school in the South End or are involved in a South End community organization. Unlike many scholarships that fund only tuition, the awards can be used for costs like computers and school fees. The program is run by a group of dedicated volunteers and funded by charitable contributions and welcomes the involvement of all South End community members. For more information, visit: <http://www.blackstonefranklin.org/scholarship>. Photo by Deborah J Karson.

### Pine Street Inn Awarded \$1 Million Cummings Foundation Grant

SUBMITTED BY PINE STREET INN

Pine Street Inn, New England's largest homeless services organization, has been awarded a 10-year, \$1 million grant from Cummings Foundation. Pine Street

Inn is one of 150 local nonprofits that will share in \$30 million through Cummings Foundation's major annual grants program and was selected from a total of 630 applicants during a competitive review process.

The funding will support Pine Street Inn's street outreach team as they work to increase the number of individuals moving directly from the street to a home. It will provide

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### ParkARTS Neighborhood Concerts return July 10

The Boston Parks and Recreation Department's 2023 ParkARTS Citywide Neighborhood Concert Series offers top-notch musical entertainment in local parks from July 10 through August 9.

The ParkARTS outdoor neigh-

borhood summer concerts are presented in City of Boston parks and made possible by presenting sponsor Bank of America with additional support from Berklee College of Music and College Hunks Hauling Junk & Moving. All shows begin at 7 p.m.

unless otherwise noted.

Monday, July 10, Living on a Bad Name (Bon Jovi tribute), Billings Field, 369 LaGrange Street, West Roxbury

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# South End-based Habitat for Humanity Greater Boston plans sustainable and affordable homes in Roslindale

**SUBMITTED BY HABITAT FOR HUMANITY GREATER BOSTON**

Habitat for Humanity Greater Boston has received the annual Best in Sustainability Award from its parent organization, Habitat for Humanity International, recognizing its innovative design for four environmentally-friendly, energy-efficient affordable homeowner units planned for Walter Street in Roslindale.

The design for the new homes at 104 Walter St., near Roslindale Square and the Arnold Arboretum, showcases Habitat Greater Boston's commitment to incorporating cutting edge sustainable design elements into affordable homes for hardworking families. The plans incorporate Passive House standards intended to significantly reduce the homes' carbon footprint and promote climate resiliency.

"We're honored and humbled to have been chosen for this award out of Habitat for Humanity affiliates all over the world," Habitat Greater Boston President and CEO Jim Kostaras said. "This represents the future of affordable home building, bringing it to the forefront of climate resilience and investing in families and sustainable communities."

Following a competitive process, the City of Boston selected Habitat Greater Boston, in partnership with non-profit Adaptiv Architec-

ture & Planning, to build affordable housing on the Walter Street property. The project is in the final permitting stages, and Habitat Greater Boston plans to break ground on the site before the end of this year, pending approval from the city.

"We've worked alongside the Roslindale community and Habitat Greater Boston throughout this project to develop a climate resilient and sustainable design," said Robert Freni, CEO and founder of Adaptiv Architecture & Planning. "Together, we've worked hard to develop a project that is well designed and highly energy efficient to give the future homeowners a great place to live and grow, while keeping their operational costs as low as possible."

Additional partners on the project include RDH Building Science, which provided consulting services on Passive House design standards and building enclosure, and Bellalta 3 Design, which did landscape design for the site.

Plans for the site include a gut renovation of an existing home and construction of a second building in the style of a barn that once stood on the property. Each of the two buildings will have two condominium units designed for families.

"The landscape design complements and integrates with the sensitive environment of the

adjacent Roslindale wetlands," said Antonia Bellalta, a landscape architect and founder of Bellalta 3 Design. "The design embraces the concept of the original home and barn to transform a single-family home into a four-family community. Maximizing a small site by creating multiuse outdoor gatherings spaces will create a natural setting for the new families to thrive as a community."

The new homes will use significantly less energy than traditional homes through robust enclosure design and incorporating high efficiency systems for heating and cooling, ventilation, and lighting. All the systems will be electric, and the buildings will have solar panels on the roofs. The homes will contribute to reaching the City of Boston's 2050 carbon-neutrality goals.

"The Passive House design of these homes makes a leap forward in reducing operational carbon emissions of the built environment by considering whole-building performance early in the design process," said Andrew Steingiser, associate, senior project architect, and Passive House consultant at RDH. "Performance of building enclosure and mechanical systems are evaluated as part of the balanced energy budget. Designing this way helps future-proof these homes so that they remain resilient and affordable in future climates."

An additional benefit of the design

will be a significant reduction in the future homeowners' energy bills, providing added financial security for families, said Micki Younger, architecture and sustainable design coordinator at Habitat Greater Boston.

"It's an honor to be recognized for our work toward sustainable building that benefits the planet and families," she said. "This project shows that affordability and sustainability can be one and the same. This is a direction in design we plan to continue at future sites."

The Walter Street development will also provide badly needed affordable homes amid the region's housing crisis.

Soaring rents and a mounting shortage of affordable housing options have put homeownership out of reach of many families. Greater Boston has some of the highest housing costs in the nation, putting homeownership out of reach of a growing number of families who face displacement from their homes and communities due to rising rents. The Boston Foundation's 2022 Greater Boston Housing Report Card reports that nearly half of all renters in the region pay more than 30% of their income on rent.

Families who partner with Habitat Greater Boston earn between 40% and 80% of the area median income. They work

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# Commonwealth Provisionally Designates Boston Medical Center Team as Redevelopment Partner for the Shattuck Campus

SUBMITTED BY BMC

BOSTON – The Healey-Driscoll Administration today announced a key step in advancing its plans for the Shattuck Campus at Morton Street by provisionally designating Boston Medical Center and its partners (BMC Team) for the redevelopment of the Campus. With this provisional designation, the BMC Team will begin refining its proposed redevelopment plans based on considerations such as public feedback and funding availability.

This announcement follows the Commonwealth's June 2022 Request for Proposals (RFP) and an internal evaluation process. The RFP was informed by extensive engagement with neighbors, elected officials, a community advisory group, advocates, and other stakeholders.

The Commonwealth's vision for this site, which is statutorily deed-restricted for public health use, is an innovative campus that promotes health, reduces barriers to treatment, integrates physical and behavioral health care with supportive housing, and prioritizes connections to the natural environment.

The BMC Team's initial proposal includes two facilities with 326 treatment beds, 200 units of permanent supportive housing, 205 units of family supportive housing, 120 emergency housing beds, and seven-plus acres of green and open space. The proposal does

not represent a final plan for implementation and will be subject to further dialogue with the Commonwealth and community representatives.

"The vision for this site was developed with our partners in the community, the providers on the front lines of our housing and health care systems, and leaders in this cross-agency collaborative effort," said Mary Beckman, Senior Advisor, Executive Office of Health and Human Services. "This project will ensure that this campus improves connections between patients and critical care, particularly for the chronically unhoused and those struggling with substance use disorders."

"The proposed redevelopment of the Shattuck site leans in to the Commonwealth's commitment to utilize this space to improve public health," said Dr. Robert Goldstein, Commissioner, Department of Public Health. "The vision creates a multiuse campus that embraces housing first, promotes harm reduction, and meets people where they are and will effectively and efficiently provide the most vulnerable community members with the resources they need."

"This prospective redevelopment partnership represents a creative and cost-effective way to take a state asset that is beyond its useful life and leverage it into support for those most vulnerable in our communities,"

said Carol Gladstone, Commissioner of the Division of Capital Asset Management and Maintenance. "By prioritizing supportive housing on this site, integrating access to vital programs and services, and improving green space and connections to the neighborhood, this project has the potential to meet a key regional demand in a transformative way."

"At BMC, we understand the compelling need to reshape how care is delivered to impact the complex crisis of mental illness and substance use disorders, and the resulting challenge of homelessness," said Alastair Bell, MD, MBA, President and CEO of Boston Medical Center Health System. "People suffering from these conditions require a new model of care—one that offers an integrated continuum of services, delivered by leading experts devoted to long-term solutions. We are proud to partner with esteemed community-based organizations on this novel healthcare-and-housing model."

In a related project, the Commonwealth is in process of relocating Shattuck Hospital services to the East Newton Pavilion in the South End. Construction of the Newton Pavilion facility is expected to be completed in 2026.

To learn more about the Shattuck Campus at Morton Street please visit the Commonwealth's project website.



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# Mayor's Garden Contest Deadline, Boston Common Frog Pond spray pool opens June 27

SUBMITTED BY MAYOR'S OFFICE

Mayor Michelle Wu has announced the 27<sup>th</sup> annual Mayor's Garden Contest highlighting the hard work of Boston's urban gardeners. The competition provides the perfect opportunity to recognize the skills of all Boston residents who contribute to the beauty of the city's landscape.

Boston's green thumbs have until 11:59 p.m. on Wednesday, July 12, to submit their gardens for award contention. The contest recognizes gardeners who have landscaped, planted flowers, trees, shrubs, and, in the process, helped beautify Boston's neighborhoods.

Gardeners or those nominating their favorite gardeners may find printable and online nomination forms at [boston.gov/mayors-garden-contest](http://boston.gov/mayors-garden-contest). The preferred method of entry is to submit photos through the online application. Alternatively, contestants may request an application by emailing their name and address to [gardencontest@boston.gov](mailto:gardencontest@boston.gov). Paper applications are also available in English and ten additional languages.

Judges will fan out across the city visiting finalists the week of July 24. Once the votes are tallied, first place winners will receive the coveted "Golden Trowel" award from Mayor Wu while second and third place winners will

be awarded certificates.

Gardeners who have won three or more times in the last ten years will be automatically entered into the Hall of Fame. These distinguished Hall-of-Famers are not eligible to enter as contestants but are invited to return as judges.

First place winners are eligible for a drawing for a JetBlue Grand Prize consisting of roundtrip flights for two to any nonstop destination from Boston. Terms, conditions, and blackout dates apply. In addition, Mahoney's Garden Centers will provide gardener's gift bags to the top three winners in each category, as well as gift certificates for the 2023 Hall of Fame winners.

Mayor Michelle Wu, Boston Parks Commissioner Ryan Woods, and The Skating Club of Boston are pleased to welcome children and their caregivers to kick off the 2023 summer wading season as the Boston Common Frog Pond spray pool reopens on Tuesday, June 27.

The wading pool opening is made possible by title sponsor Bank of America and presenting sponsors College H.U.N.K.S. Hauling Junk & Moving and H.P. Hood LLC. The event will include a fun and exciting celebration at 11 a.m. followed by the opening of the spray pool.

In addition to activities from 11 a.m. to 1 p.m., residents can enjoy tasty treats and a visit from official mascot Frog Pond Freddie.

Contributing sponsors include Polar Beverages, New England Dairy Council, Alamo Draft-house Cinema, and SourCan, with additional support from PROJECT Melanoma.

Also participating will be the Boston Police ice cream truck, Mass Audubon, the Boston Public Library Chinatown Branch, Read Boston, and Science from Scientists. For more information visit [www.boston.gov/frog-pond-opening](http://www.boston.gov/frog-pond-opening).

A year-round recreational facility, the Frog Pond offers ice skating in the winter, a spray pool and supervised wading for youth in the summer, and the Carousel from spring through fall. Information on additional activities offered at the Frog Pond can be found by visiting [www.bostonfrogpond.com](http://www.bostonfrogpond.com).

The Frog Pond spray pool is open daily from 11 a.m. to 6 p.m. until Labor Day. The facility is managed by The Skating Club of Boston and staffed by youth workers from the Boston Youth Fund. For further information, please call the Frog Pond at (617) 635-2120.

Stay up to date with the Mayor's Garden Contest as well as news, events, and design and construction work in Boston parks by calling (617) 635-4505, signing up for our email list at [bit.ly/Get-Parks-E-mails](http://bit.ly/Get-Parks-E-mails), and following our social channels @bostonparksdept on Twitter, Facebook, and Instagram.

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Photo via SOWA Artists Guild, Facebook.

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**Boy Scouts**

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Conrad Ello is an architect and founding principal of Oudens Ello Architecture, which has received green building recognition through the US Green Building Council's LEED certification process. He has over 25 years of experience managing complex institutional projects, including historic building rehabilitation.

Prior to co-founding Oudens Ello Architecture in 2007, Conrad was a senior associate and vice president with Machado Silvetti. During his more than 12 years there, he was project director and lead designer on a range of award-winning institutional, academic, and cultural projects, including the Getty Villa, the Bowdoin College Museum of Art, The Addison Gallery of American Art, the Mint Museum of Art and the Mystic Seaport Museum. He is also a member of the American Institute of Architects, the Boston Society of Architects, the National Council of Architectural Registration Boards and the New England Museum Association.

Conrad holds a Bachelor of Science in Architecture from the University of Virginia and a Master in Architecture degree from Harvard University's Graduate School of Design. He has previously served as an adjunct faculty member at Northeastern University

and Boston Architectural College and continues to participate as guest critic at several area schools as well as design juror throughout the country for the AIA.

Ello is currently a board member and Vice President of the Friends of Ringgold Park, a non-profit committed to the improvement of a vital green space within Boston's South End, where he lives with his wife and children. He also serves on the University Club of Boston's Future Leaders of Boston Scholarship Committee, which administers a need-based college scholarship fund and provides mentorship throughout college to its scholarship awardees.

Ello's scouting history dates back to the 1970s while a member of pack and troop units in West Germany and Massachusetts. In 1979, he joined Troop 698 in the National Capital Area Council. He is a Brotherhood member of the Order of the Arrow and attained the rank of Eagle Scout on April 18, 1983. He is also a retired Captain, serving between 1989 and 1997 as a reserve officer in the United States Army Corps of Engineers.

All recipients of NOESA have inspired others through their positive actions reflected by recognized accomplishments and devotion to their profession, hobby, community, and beliefs. Ello's record of service and accomplishments have elevated the public stature and reputation of Eagle Scouts.

**Habitat**

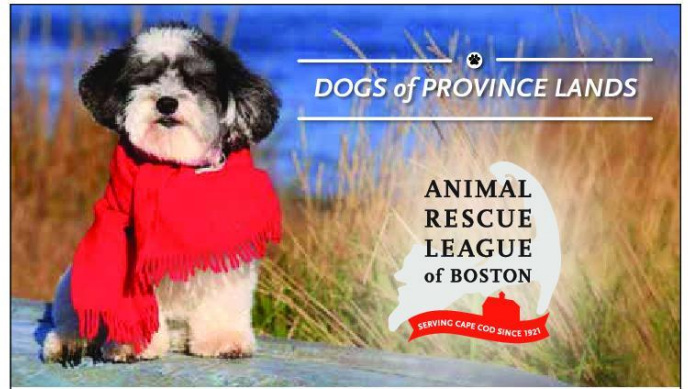
*Continued from page 3*

alongside Habitat Greater Boston staff and volunteers to help build their future homes in lieu of a downpayment. When the homes are complete, each family receives a no-interest mortgage with monthly payments capped at no more than 30% of their gross income.

Additionally, partner families complete a series of first-time homebuyer courses to prepare them for the responsibilities and opportunities of homeownership.

Volunteers contribute about 70% of the labor to build Habitat Greater Boston homes, with the remainder performed by staff and licensed subcontractors. Funding for Habitat Greater Boston homes comes from a network of generous supporters.

Since 1987, Habitat Greater Boston has built 122 affordable homes for more than 630 individuals. The organization is nearing completion on a two-family home in Mission Hill and has five townhomes under construction in Malden. Plans for upcoming projects include more than two-dozen additional homes in Dorchester and Weston.



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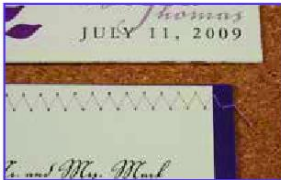
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## Oaklahoma!

*Continued from page 1*

de Lappe, who actually recreated her mentor's choreography for a 1979 Broadway revival. Not surprisingly, her efforts for the RMT staging possess the kind of folk influences that make the musical's celebration in movement of farmers and cowmen so pioneering and winning.

If the show's simple book dominated by the romance of appealing cowman Curly and spunky farm-based Laurey may seem tame to some Rodgers and Hammerstein buffs (this critic included) who prefer the racism-confronting text of the duo's "South Pacific," no matter. At the same time, R & H do provide the troubled lonely work hand Jud with a moment of sympathy with a prescient number (that may call to mind the work of Kurt Weill) about feeling marginalized fittingly entitled "Lonely Room." Bertone's staging—as with Tony Award winning Shuler Hensley in the 2002 Broadway revival—makes Jud's signature lament—movingly sung by Boston-based Daniel Forest Sullivan, reprising his work in the 2011 RMT production. That moment takes on additional paths after Troilo brings hearty edginess to Curly's striking duo with his rival for Laurey on "Poor Judd Is Dead."

The slow development of the parallel romances—Curley and Laurey and Will Parker

notwithstanding, the lead and featured cast members are so convincing in their roles that the song and dance virtues of the musical easily trump any somewhat dated plotting. Troilo, rightly in high demand for his vibrant vocals and strong acting (recently in Lyric Stage's "A Gentleman's Guide to Love and Murder" and SpeakEasy Stage's "The Prom") has all of Curly's expansive optimism—especially in a very resonant "OH, What a Beautiful Morning." Kayla Shimizu captures Laurey's independent-mindedness as well her deep love for Curly.

Rebekah Rae Robles—a Boston Conservatory at Berklee graduate—finds all of Ado Annie's spirit. Boston Conservatory senior Jack Mullin is a standout as Will—particularly with strong moves in the high-kicking winner "Kansas City." Rich-voiced Carolyn Saxon, who has worked on Broadway, catches Aunt Eller's warmth and wisdom. Johnny Gordon is a hoot as Persian peddler Ali Hakim. Joel Douglas as Dream Curly and Nicole Volpe—who dances with City Ballet of Boston—as Dream Laurey are elegant and graceful partners—with fine technique and stunning lifts. Veteran music director Dan Rodriguez does full justice to the very tuneful score—notably on the lively Overture and the title company rouser as statehood approaches (1907).

Call RMT's robust "Oklahoma!" a dream of a revival.

## ParkARTS

*Continued from page 1*

Tuesday, July 11, JP Sax Quartet, Oak Square Common, Oak Square, Brighton

Wednesday, July 12, 6:30 p.m., 'Swingin' in the Fens featuring Jelani Bauman, Ramler Park, 130 Peterborough Street, Fenway (rain date July 19)

Monday, July 17, Divas with a Twist, Fallon Field, 50 Firth Road, Roslindale

Monday, July 24, Northeast Groove, Pinebank, 345 Jamaica Way, Jamaica Plain

Wednesday, July 26, Conscious Reggae, Blackstone Square, 1530 Washington Street, South End

Monday, July 31, National Night Out with Conscious Reggae, Hunt/Almont Park, 40 Almont Street, Mattapan

Wednesday, August 2, River of Dreams (Billy Joel tribute), Dorchester Park, Adams Street, Dorchester

Sunday, August 6, 5 p.m., Jazz at the Fort featuring Tim Hall: Trust the Process, Highland Park, 58 Beech Glen Street, Roxbury

Wednesday, August 9, Be Kind, Rewind (90s tribute), Medal of Honor Park, East Broadway and N Streets, South Boston

All ParkARTS neighborhood performances are free of charge. For more information, please call (617) 635-4505 or visit [boston.gov/parkarts](http://boston.gov/parkarts). Stay up to date with news, events, and design and construction work in Boston parks by signing up for our email list at [bit.ly/Get-Parks-Emails](http://bit.ly/Get-Parks-Emails) and following our social channels @bostonparksdept on Twitter, Facebook, and Instagram.



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**Pine Street**  
Continued from page 1

flexible funding for essential move-in costs, such as furniture and security deposits, that are not typically covered by other sources.

"Pine Street Inn is thrilled to receive this grant from Cummings Foundation," said Lyndia Downie, president and executive director, Pine Street Inn. "Their extraordinary generosity will be life-changing for so many, and having flexible funding for move-in costs will make an enormous difference. We are honored and grateful to have the Foundation's long-term partnership as we work to solve homelessness," she added.

The grant award will expand the tools available to the organization's street outreach team. Pine Street Inn is the only organization in Boston providing street outreach every night to individuals experiencing homelessness. On foot during the day and by vans at night, the street outreach team works nearly around the clock, 365 days a year. While best known for providing the basics of food, blankets, emotional support and access to shelter for people on the street, Pine Street has become increasingly focused on helping people move directly into housing as part of its strategic commitment to housing-based solutions.

"The way the local nonprofit sector perseveres, steps up, and pivots to meet the shifting needs of the community is most impressive," said Cummings Foundation executive director Joyce Vyriotes. "We are incredibly grateful for these tireless efforts to support people in the community and to increase equity and access to opportunities. We are proud to support these efforts, including Pine Street Inn's critical mission to end homelessness," she added.

The Cummings \$30 Million Grant Program primarily supports Massachusetts nonprofits that are based in and serve Middlesex, Essex and Suffolk counties. The majority of the grant decisions was made by about 90 volunteers. They worked across a variety of committees to review and discuss the proposals and then, together, determine which requests would be funded. Among these community volunteers were business and nonprofit leaders, mayors, college presidents, and experts in areas such as finance and DEI (diversity, equity, and inclusion).

Cummings Foundation has now awarded \$480 million to greater Boston nonprofits. The complete list of this year's 150 grant winners, plus nearly 1,500 previous recipients, is available at [www.CummingsFoundation.org](http://www.CummingsFoundation.org). Pine Street Inn has received several Cummings Foundation grants in the past, and the current grant marks the largest to date.

# SERVICE GUIDE

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The South End News welcomes letters to the editor.

All letters must be signed and accompanied by a mailing address and phone number.

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## LEGAL NOTICES

<b>CITATION ON PETITION FOR FORMAL ADJUDICATION</b>		Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. SU23P1303EA
Estate of: Gloria Jean Ervin Date of Death: 04/14/2023		Suffolk Probate and Family Court 24 New Chardon Street PO Box 9667 Boston, MA 02114 (617)788-8300
To all interested persons: A petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by: Daylana Ervin-Parker of Boston, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that Daylana Ervin-Parker of Boston, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.		
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 08/03/2023.		
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.		
<b>UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b> A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.		
WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: June 22, 2023 <i>Vincent Procopio, Register of Probate</i>		

# MOH Income Restricted Rental Opportunity

## Dudley Crossing

375-397 Dudley Street, 204-210 Hampden Street, 2-4 Dunmore Street, Roxbury, MA 02119

### 33 Restricted Rental Units

# of Units	# of bedrooms	Estimated Square Feet	Rent	Maximum Income Limit	# built out for mobility impairments	# built out for Deaf/hard of hearing
*1	1BR	627	30% of HH Income	30% AMI	-	-
*5	2 BR	664	30% of HH Income	30% AMI	-	-
4	2 BR	782	30% of HH Income	50% AMI	-	-
5	2 BR	813	\$2,004	60% AMI	1	-
3	2 BR	810	\$2,160	80% AMI	-	-
*3	3 BR	875	30% of HH Income	30% AMI	-	-
1	3 BR	1057	30% of HH Income	50% AMI	-	1
4	3 BR	934	\$2,315	60% AMI	-	-
2	3 BR	869	\$2,670	80% AMI	-	-
*1	4 BR	1,050	30% of HH Income	30% AMI	-	-
2	4 BR	1,085	30% of HH Income	50% AMI	-	-
2	4 BR	1,174	\$2,583	60% AMI	-	-

**\*(1) One Bedroom, (2) Two Bedrooms, (1) Three Bedroom, (1) Four Bedroom Homeless Set-aside units will be filled through direct referral from HomeStart. For more information please contact us at the email address or phone number below. For direct referrals, please visit <https://www.homestart.org/bostonhsa>.**

Minimum Incomes (set by owner + based on # of bedrooms + Area Median Income (AMI))				
# of bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
1	N/A	N/A	N/A	N/A
2	N/A	N/A	\$57,300	\$74,057
3	N/A	N/A	\$65,888	\$91,542
4	N/A	N/A	\$73,200	N/A

Maximum Incomes (set by HUD/MOH + based on household size + Area Median Income (AMI))				
Household size	30% AMI	50% AMI	60% AMI	80% AMI
1	\$31,150	\$51,950	\$62,340	\$82,950
2	\$35,600	\$59,400	\$71,280	\$94,800
3	\$40,050	\$66,800	\$80,160	\$106,650
4	\$44,500	\$74,200	\$89,040	\$118,450
5	\$48,100	\$80,150	\$96,180	\$127,950
6	\$51,650	\$86,100	\$103,320	\$137,450

Minimum incomes do not apply to households with housing assistance (Section 8, MRVP, VASH) or for the units in this development that include a project-based voucher.

Applications are available during the application period for 42 days, from **June 12, 2023 to July 23, 2023**

Applications are available in person on the following days, dates, and times in the following place(s)			
Day	Date	Time	Location
Weekdays	6/12/23 to 7/21/23	9:00 am to noon	233 Blue Hill Avenue, Roxbury, MA 02119
Weekdays	6/12/23 to 7/21/23	1:00pm to 4:00pm	233 Blue Hill Avenue, Roxbury, MA 02119
Thursday	6/22/23	6:00pm to 8:00pm	215 Blue Hill Avenue, Roxbury, MA 02119
Saturday	6/24/23	10:00am to 2:00pm	233 Blue Hill Avenue, Roxbury, MA 02119
Tuesday	6/27/23	6:00pm to 8:00pm	233 Blue Hill Avenue, Roxbury, MA 02119
Thursday	6/15/23	6:00pm to 8:00pm	484 Tremont Street, Boston, MA 02116

To request an online application or to have one sent by email visit <https://bit.ly/DudleyCrossingAppRequest>

We will be holding informational meetings on **June 27, 2023 at 6:00pm at Thomas I. Atkins 215 Blue Hill Avenue, Roxbury, MA 02119.** Join virtually, too, through the following link: <https://us05web.zoom.us/j/83020707335?pwd=aDBSY0U5RDJoeVcvMXBpaXdKSTFOdz09>

We will be holding informational meetings on **June 15, 2023 at 6:00pm at Castle Square 484 Tremont Street, Boston, MA 02116.** Join virtually, too, through the following link: <https://us05web.zoom.us/j/82670889506?pwd=dklvN1hQT3N3REIHym5YdFVIVTBOUT09>

**DEADLINE:** Applications must be submitted online or postmarked no later than **Sunday July 23, 2023.** Mailed to **233 Blue Hill Avenue, Roxbury, MA 02119**

- Selection by Lottery.
- Asset & Use Restrictions apply.
- Preferences Apply.

For more information, language assistance, or reasonable accommodations for persons with disabilities please call **617-442-8472** or email [lnash@winnco.com](mailto:lnash@winnco.com).

