



150 RIVER STREET SENIOR HOUSING



WORKING TOGETHER | TRABAJANDO JUNTOS

150 RIVER STREET SENIOR HOUSING

Sponsors:

**Greater Boston Nazarene Compassionate Center, Inc (GBNCC)
Nuestra Comunidad Development Corporation**

Architect:

Studio G Architects (WBE)

Civil:

Bayassociates (MBE)
(Luckner Bayas is a GBNCC Board Member)

**Landscape
Architect:**

Ray Dunetz Landscape Architecture, Inc

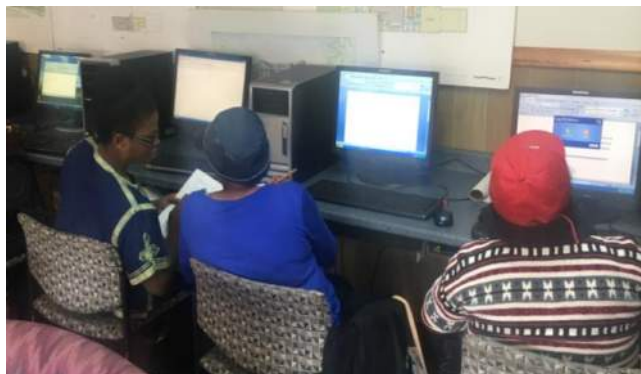
GBNCC in Mattapan

20+ year history addressing the social needs of Mattapan & Dorchester residents

12 member Board with engineers, financial advisors, health care professionals

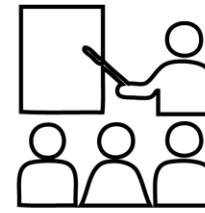
Focus on food security, education, youth, health, and affordable housing

Food pantry serves 800 households
2 times per week





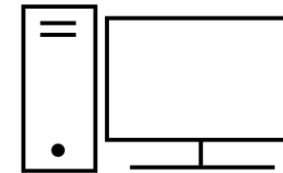
Food Pantry + Delivery



ESL programs



Food Stamp Assistance



Computer Lab



Utility Assistance



Intergenerational
programs in arts + exercise



Women's Health Screenings



GBNCC SERVICES & PROGRAMS

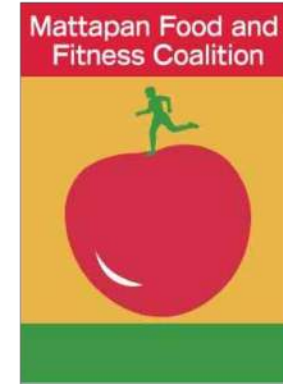
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Mattapan Health Center
On-Site
Community
Health Visits



Community
Garden Support

Fitness Classes

Mattapan Food
and Fitness Coalition



Services Available



GBNCC PARTNERSHIPS & RESIDENT SERVICES

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Nuestra Comunidad is GBNCC's Development Partner

Nuestra brings 37 years of experience developing and operating affordable housing and commercial development in Roxbury, Dorchester, and Mattapan

- Developed over 800 affordable rental units
- Renovated Adams Courts buildings near Mattapan Station in 2005
- Developing 135 units at Mattapan Station w/non-profit (POAH)
- Developed successful senior housing and active in a senior housing collaborative led by the Enterprise Foundation

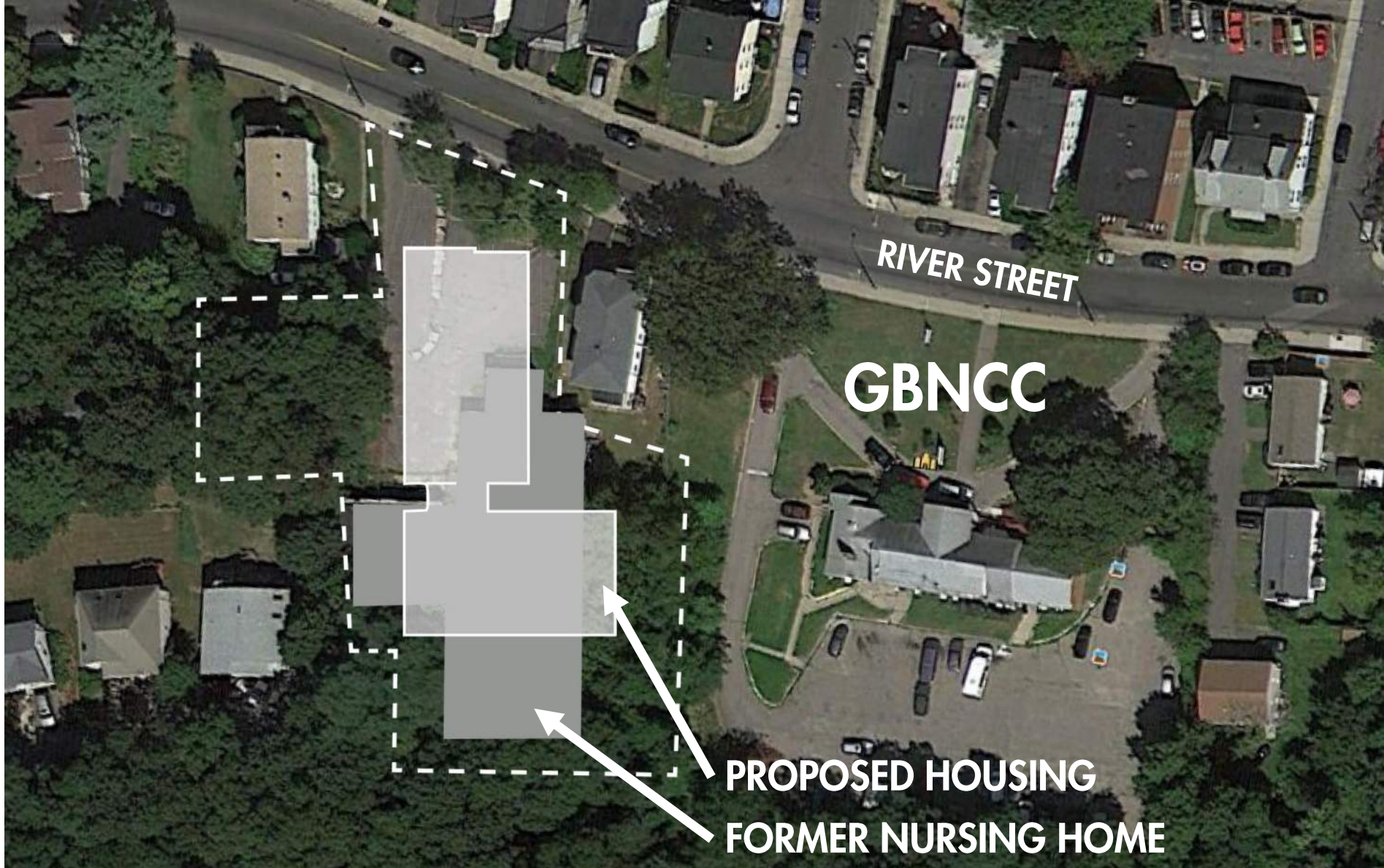
Nuestra's partnership with GBNCC means the Project Team has the **development experience** and **financial capacity** to complete this project on time and on budget



DEVELOPMENT PARTNER: NUESTRA COMUNIDAD
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SITE HISTORY

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RIGHT SIZED

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FRIENDLY FIT INTO THE NEIGHBORHOOD

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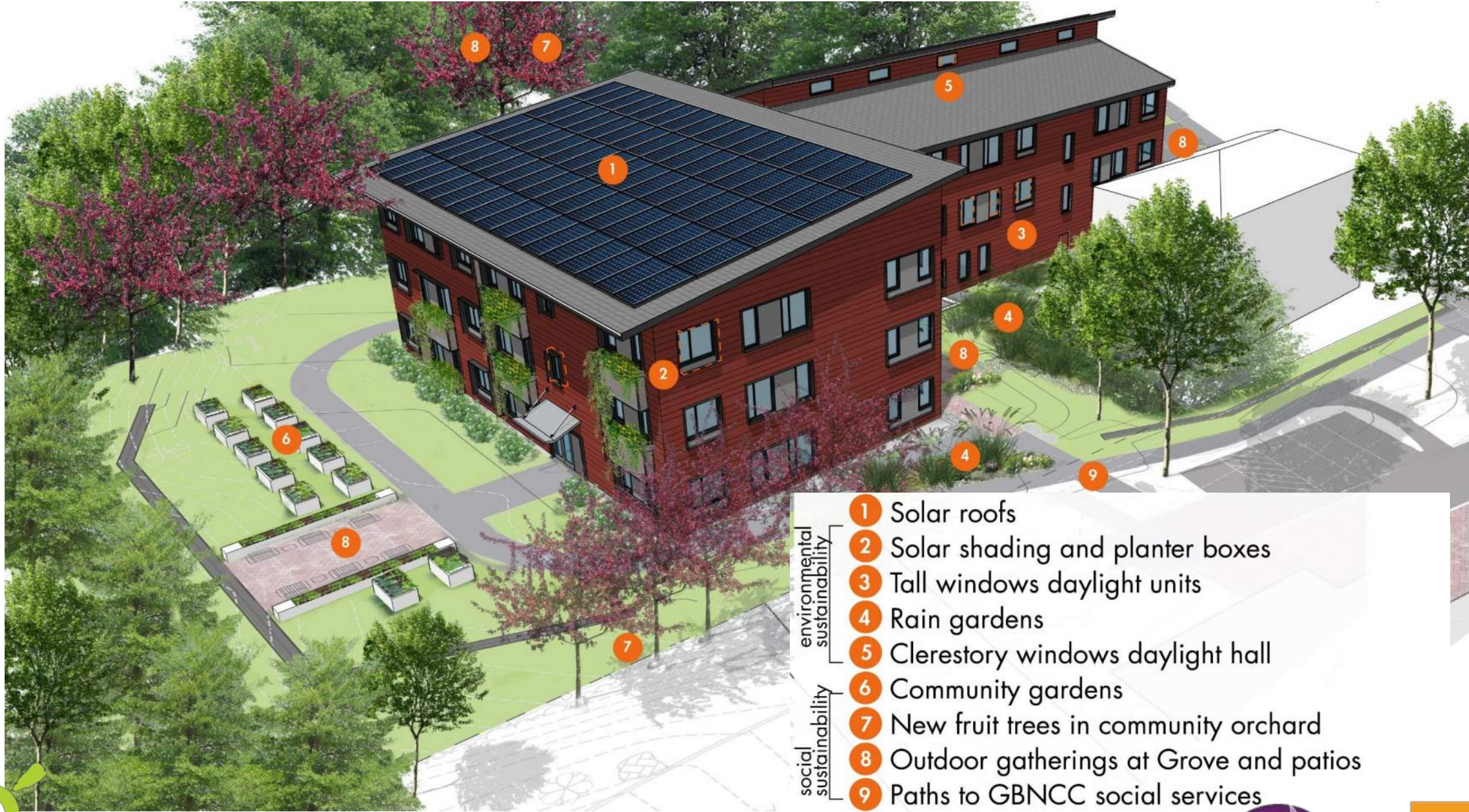


BUILDING + LANDSCAPE ENHANCE NEIGHBORHOOD

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- | | | |
|---------------------------------|---|--|
| environmental
sustainability | 1 | Solar roofs |
| | 2 | Solar shading and planter boxes |
| | 3 | Tall windows daylight units |
| | 4 | Rain gardens |
| | 5 | Clerestory windows daylight hall |
| social
sustainability | 6 | Community gardens |
| | 7 | New fruit trees in community orchard |
| | 8 | Outdoor gatherings at Grove and patios |
| | 9 | Paths to GBNCC social services |

HEALTHY LIVING – FOOD + FITNESS + HEALTHY BUILDING

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Responded to neighborhood input

- Preserved green space for neighbors
- Increased parking ratio
- Landscape buffer on all sides
- Reduced unit count to 30
- Enhanced interior community spaces



LISTENING TO THE COMMUNITY
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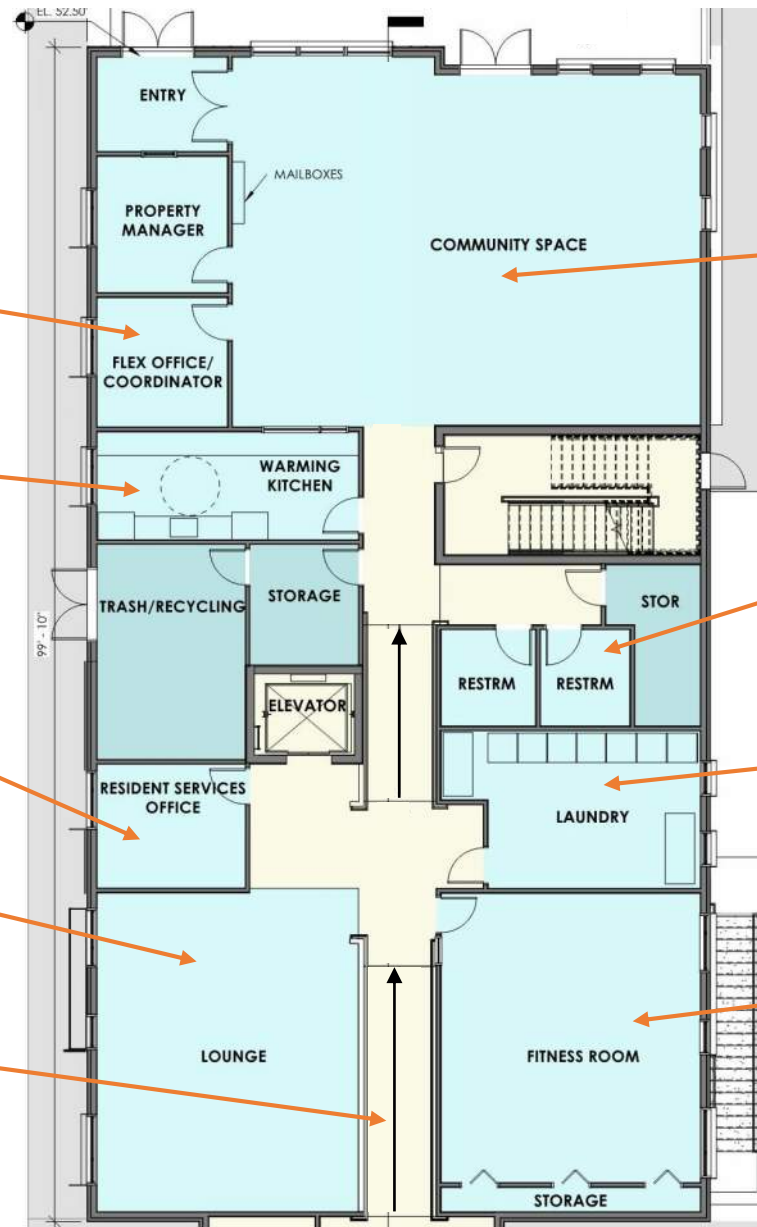
Small meetings +
health screenings

Community Kitchen

Resident Services
Coordinator office

Lounge space for
residents

Ramped hallway
= barrier free



Community event space

Community restrooms

Shared laundry

Fitness classes
for seniors



INDOOR COMMUNITY AMENITIES

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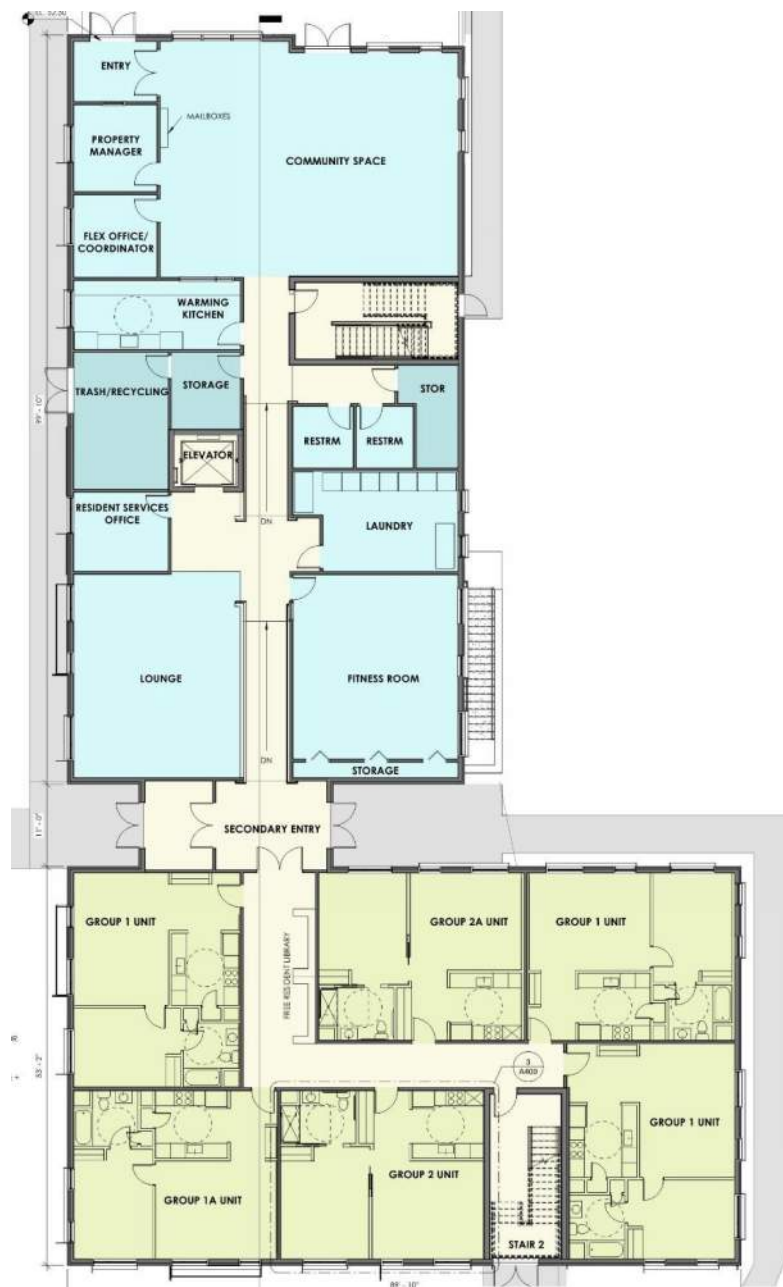


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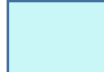
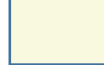


FIRST FLOOR PLAN

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First Floor

-  Residential Units
-  Service Space
-  Community Space
-  Circulation Space



Project Summary:

Estimated Project cost: \$12.56 million (or \$405,023/unit)

Number of Units: 30 (1 bedroom units)

Rents @ 30% AMI : \$401 + \$146 (Utility Allowance) = \$547/month

Rents @ 60% AMI : \$967 + \$146 (Utility Allowance) = \$1,113/month

Funding Sources:

- Federal and State Low Income Housing Tax credits
- City and State Capital funds



PROJECT SUMMARY
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Start City's
Article 80
Process

DND Funding
Application

Zoning
Approval

DHCD Funding
Application

Financing
Secured

Construction
Starts

Building
Opens

Summer
2018

Fall
2018

December
2018

February
2019

December
2019

Spring
2020

Summer
2021



PROJECT TIMELINE

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6 Reasons to Choose the GBNCC/Nuestra Proposal

1. **GBNCC is right next door.**
Nuestra has developed and planned 235 Mattapan residences
2. **Community engagement:** canvassed 300 homes in 2017 within ¼ mile; **93% support** GBNCC
3. **Local Economic Opportunity:** Team is local, minority, and women owned businesses with a track record of exceeding the City's construction jobs goals
4. **Community Benefits:** Design enhances the environment with an urban orchard, community gardens, and rain gardens and community event spaces that can be enjoyed by neighbors
5. **Services:** GBNCC social programs are 25 steps away.
Nuestra also has experience in resident services for seniors.
6. **Healthy, aging in place** for seniors through food, fitness, & health



WHY CHOOSE THE GBNCC/NUESTRA PROPOSAL?
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QUESTIONS?

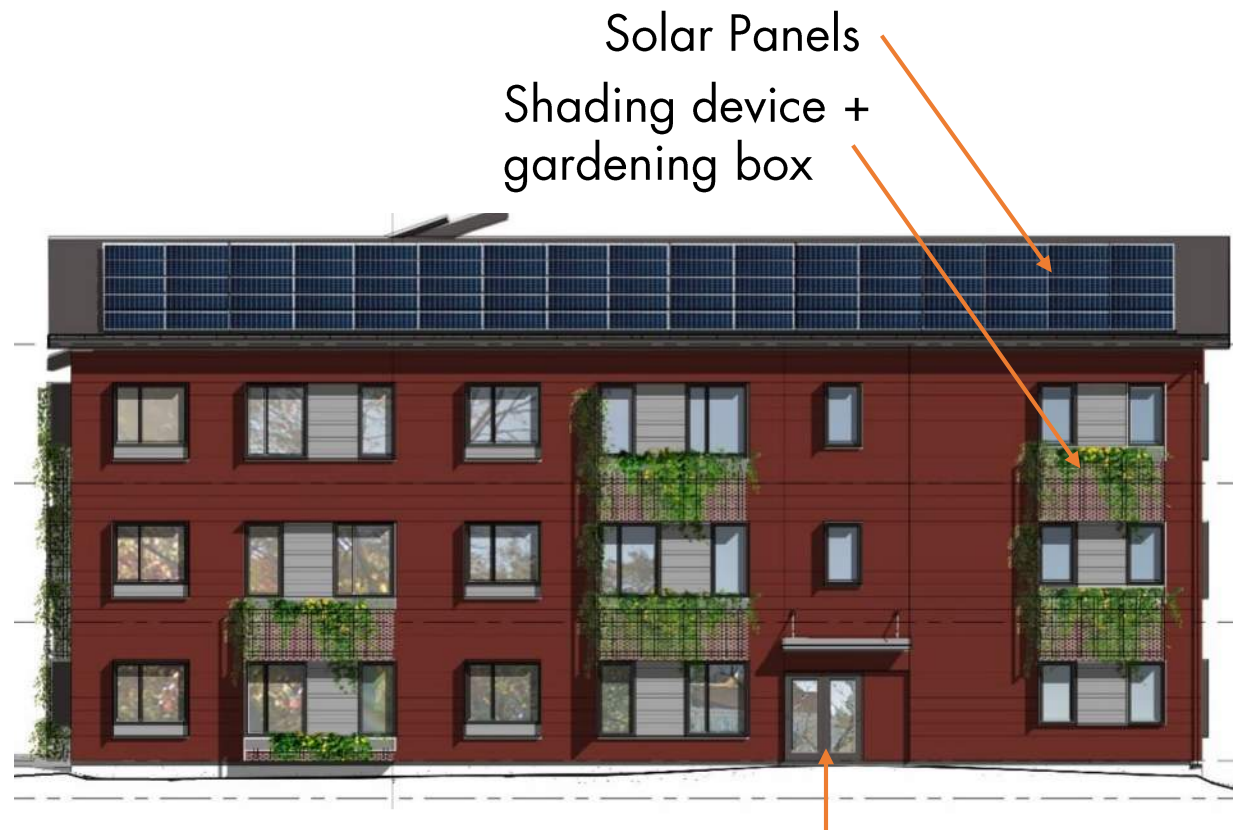
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Front Accessible Entry
Facing River Street



Solar Panels
Shading device +
gardening box

Rear Patio
Facing River



FRONT + REAR ELEVATIONS

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SIDE ELEVATIONS

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- Residential Units
- Service Space
- Community Space
- Circulation Space



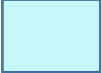
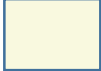


SECOND/THIRD FLOOR PLAN

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-  Residential Units
-  Service Space
-  Community Space
-  Circulation Space

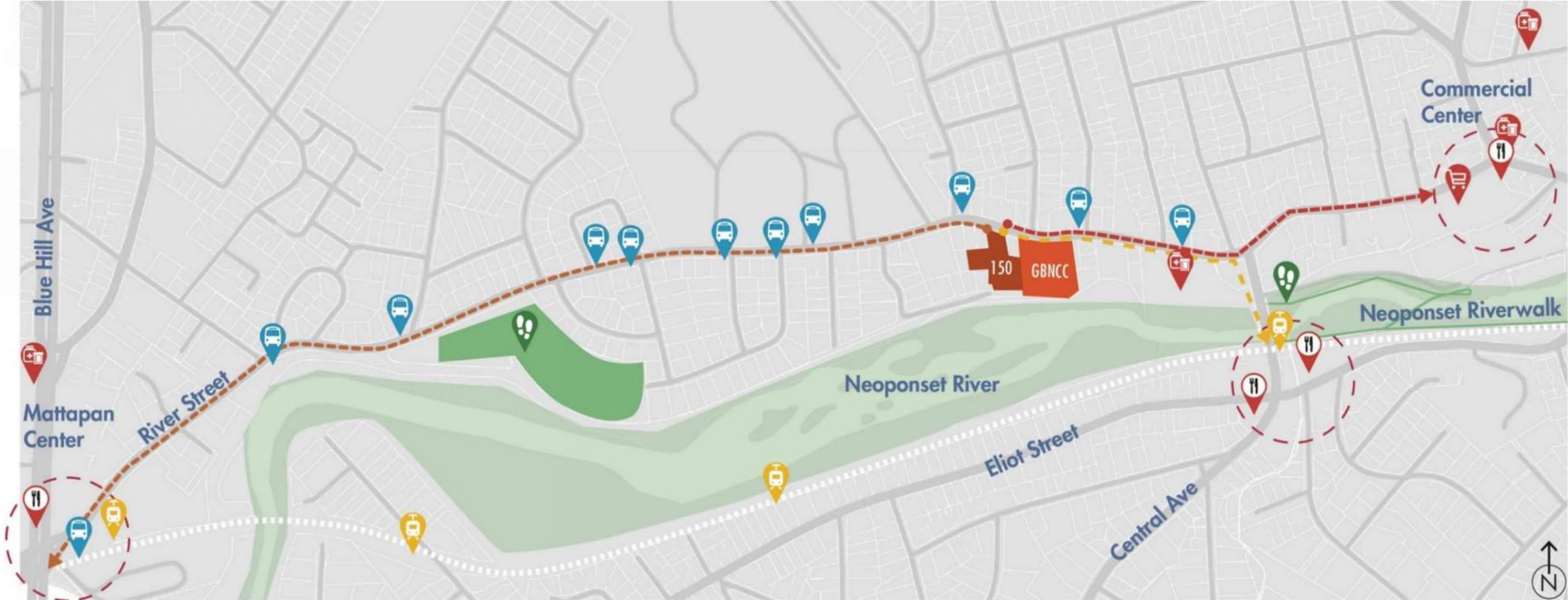


UNIT PLANS

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- 0.3 mi/ 6 min walk
- 0.4 mi/ 8 min walk
- 0.9 mi/ 18 min walk



TRANSPORTATION + AMENITIES

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Importance of Senior Housing

1. Overall demand for affordable housing is increasing
2. Many households are getting priced out of the neighborhoods they call home
3. Number of seniors is expected to increase by 56 percent between 2010 and 2030
 - 70 percent of seniors living in rental housing have extremely low-incomes (under \$25,000); 16 percent have incomes greater than \$50,000 (source: City of Boston. Housing a Changing City: Boston 2030)
4. There are no longer Federal programs to encourage developing affordable housing for seniors.
5. There is no age-restricted housing planned area (Source: LDS Consulting)
6. One Bedroom rents in the area are averaging \$1,827/month - \$723 more than the max affordable rents (Source: LDS Consulting)



KEEPING SENIORS IN NEIGHBORHOOD/AGING IN PLACE
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