



# 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:**

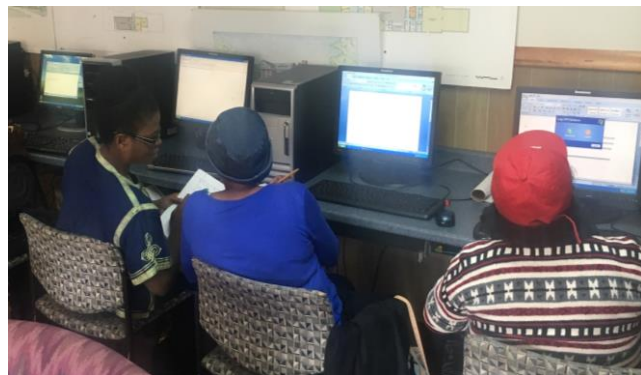
**Ray Dunetz Landscape Architecture, Inc**



**PROJECT TEAM**  
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# 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



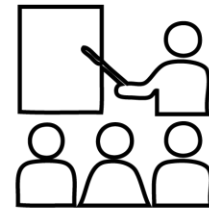
**GBNCC SERVICES TO COMMUNITY**  
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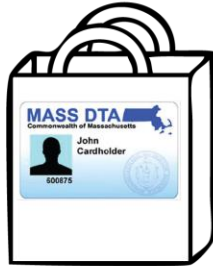
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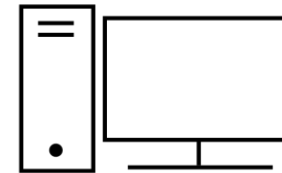
Food Pantry + Delivery



ESL programs



Food Stamp Assistance



Computer Lab



Utility Assistance



Intergenerational programs in arts + exercise



Women's Health Screenings



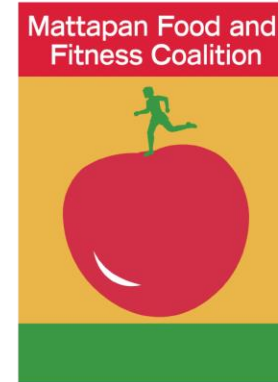
# GBNCC SERVICES & PROGRAMS

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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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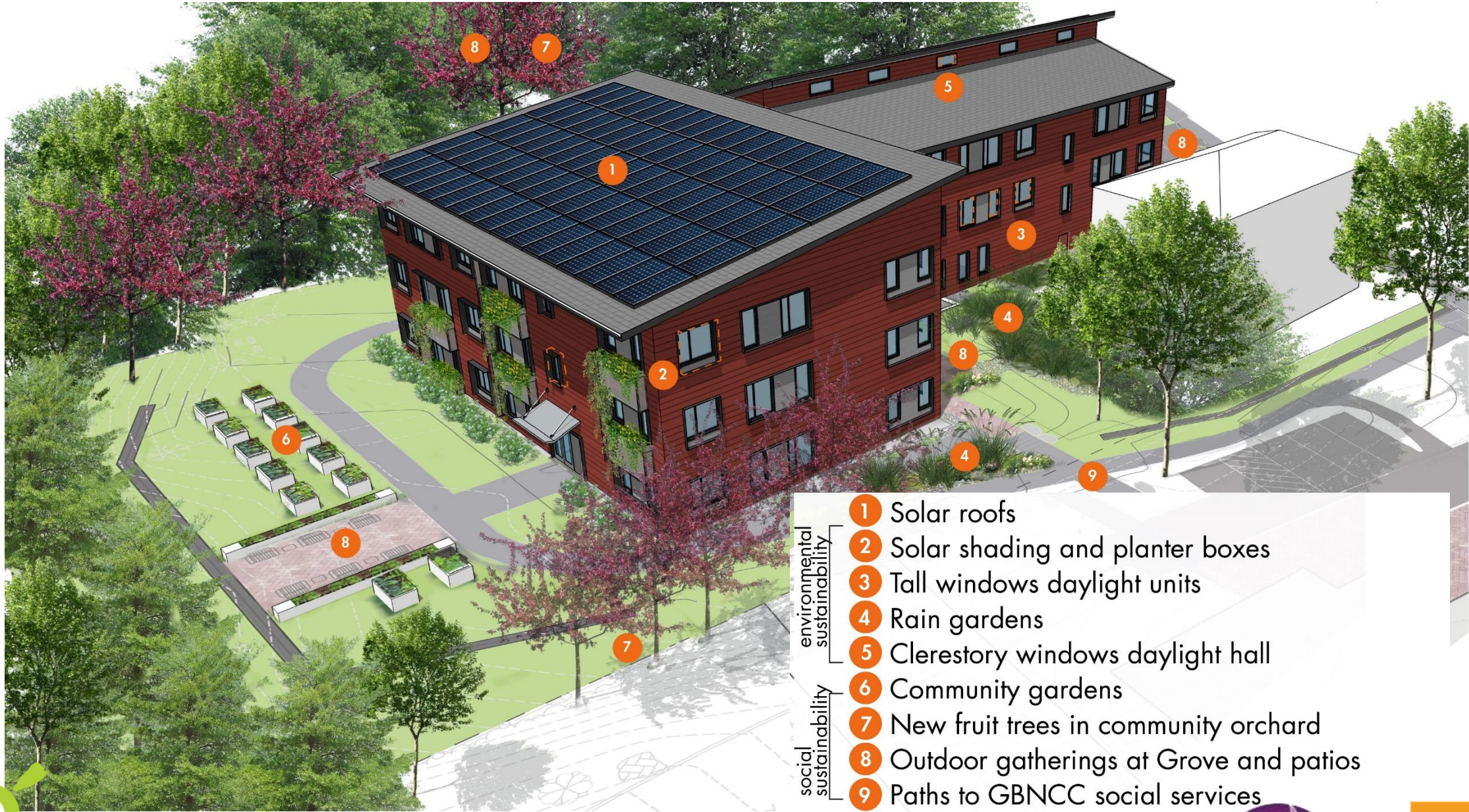


# BUILDING + LANDSCAPE ENHANCE NEIGHBORHOOD

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

environmental  
sustainability

social  
sustainability



# HEALTHY LIVING – FOOD + FITNESS + HEALTHY BUILDING

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- - - - - BARRIER FREE ROUTE  
 . . . . . STAIRS ON ROUTE  
 - . - . - STEEPER SLOPED ROUTE

- 1 Barrier free walkway
- 2 Non-barrier free walkway
- 3 Barrier free drop-off
- 4 Proposed crosswalk
- 5 Walk connects 150 River to GBNCC
- 6 Two barrier free parking spaces
- 7 Raised garden beds with benches
- 8 Fitness path
- 9 Ramped corridor

# ACCESSIBLE FOR ALL

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NEPONSET RIVER



## 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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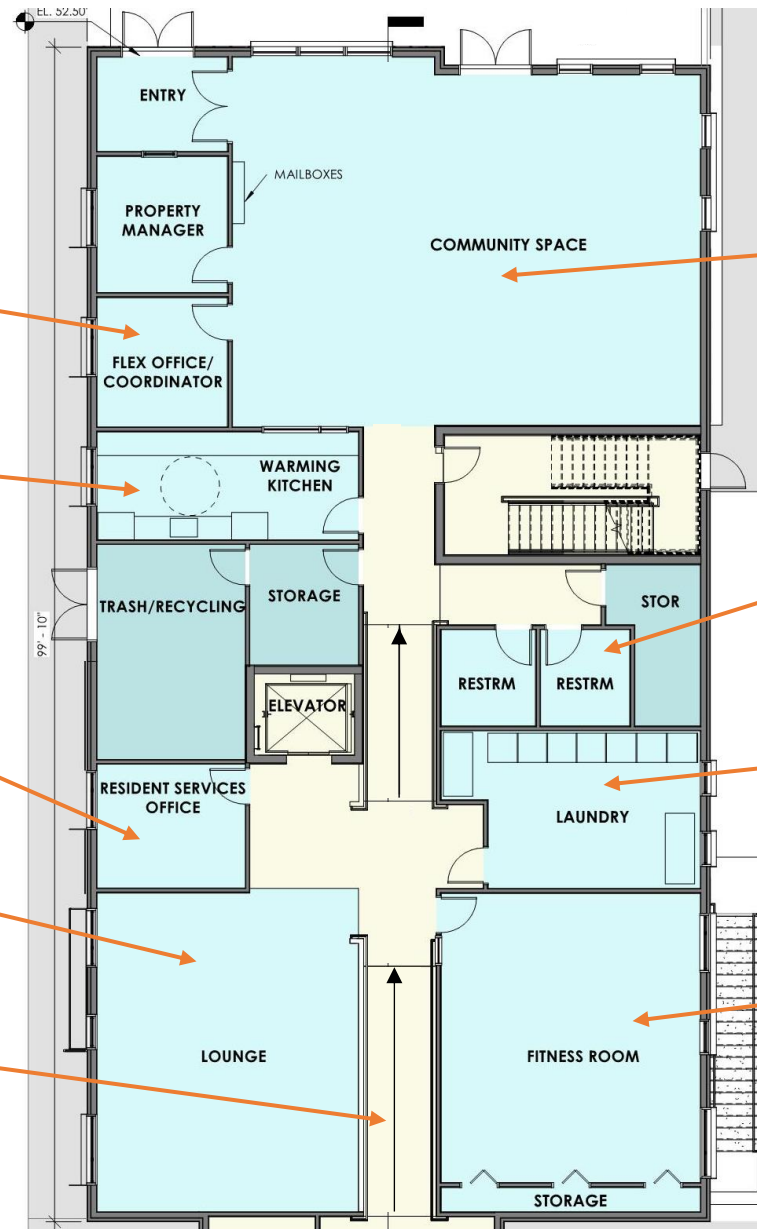
Small meetings + health screenings

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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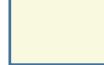


# FIRST FLOOR PLAN

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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/NUUESTRA PROPOSAL?**  
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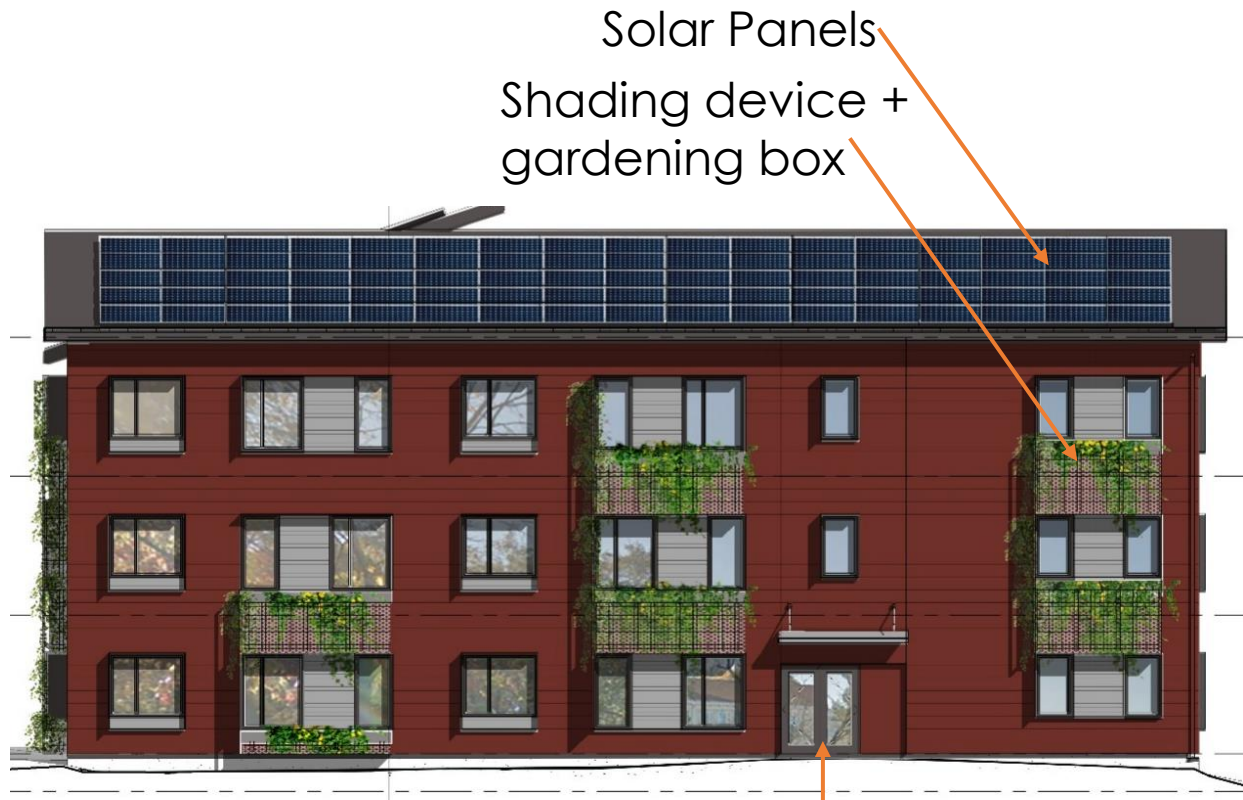
**QUESTIONS?**  
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Front Accessible Entry  
Facing River Street



Solar Panels  
Shading device +  
gardening box

Rear Patio  
Facing River



# FRONT + REAR ELEVATIONS

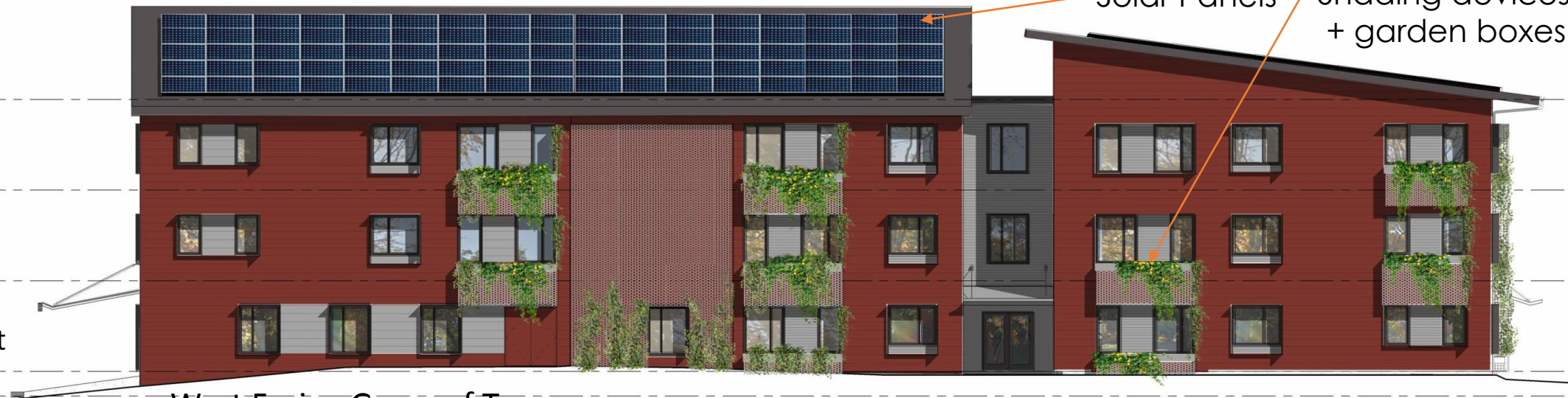
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East Facing GBNCC



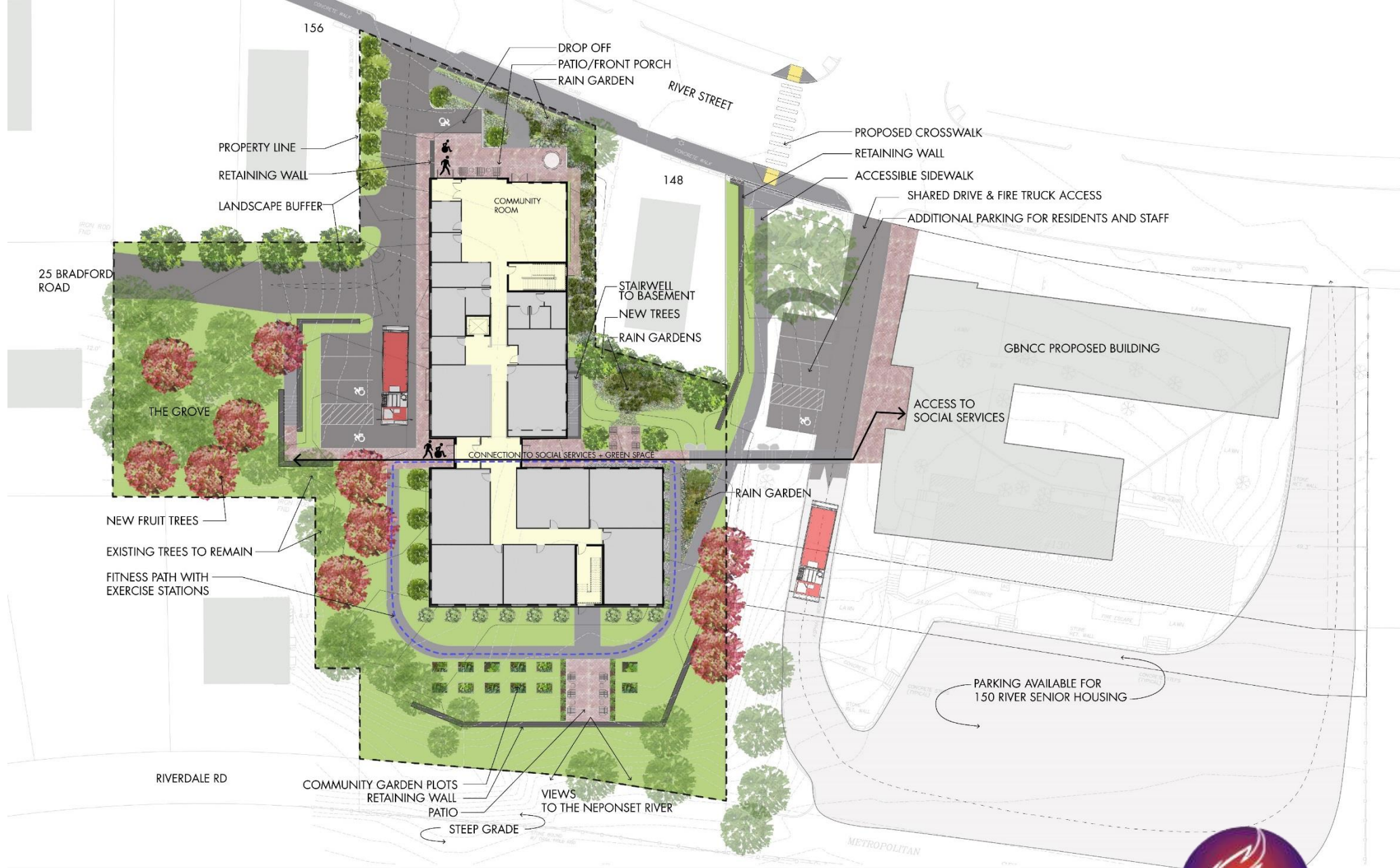
West Facing Grove of Trees



**SIDE ELEVATIONS**  
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# LANDSCAPE + SITE PLAN

## 150 RIVER STREET SENIOR HOUSING





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





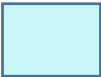
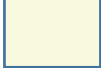
# SECOND/THIRD FLOOR PLAN

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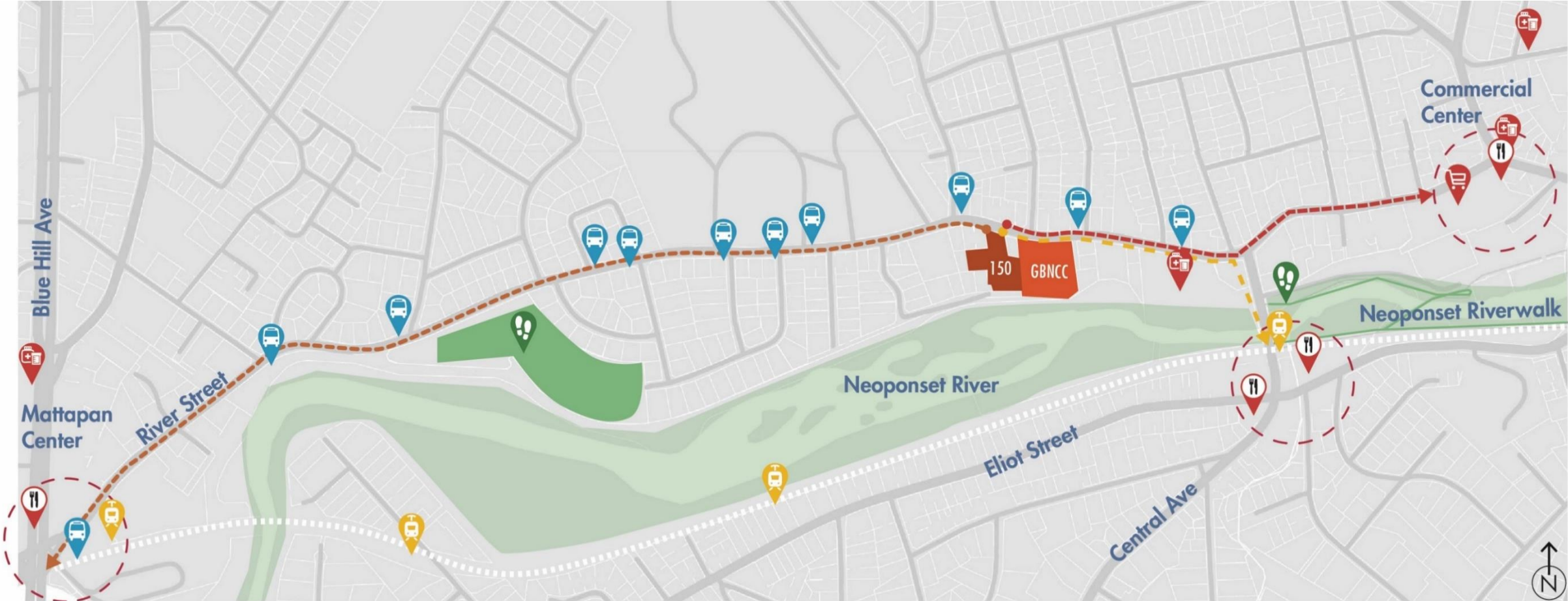
-  Residential Units
-  Service Space
-  Community Space
-  Circulation Space



**UNIT PLANS**  
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- - - 0.3 mi/ 6 min walk
- - - 0.4 mi/ 8 min walk
- - - 0.9 mi/ 18 min walk

					
<b>Grocery Store</b>	<b>Restaurants</b>	<b>Pharmacy</b>	<b>MBTA Mattapan Trolley</b>	<b>Bus lines: 15, 24, 27</b>	<b>Parks &amp; Rec</b>



# 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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