Housing Visioning Session
May 2, 2019
AGENDA

JPNDC (15 mins)
- Services and Participants
- Examples of our Housing and Practices

Housing Visioning Session (45 mins)
- Issues and Goals (what concerns can we help address on this site?)
- Funding Cycles
- Context Images

Next Steps (10 mins)
- Choosing a timeline – 2019 or 2020
- Community Input Meeting II
JPNDC MISSION

To transform the lives and amplify the voices of Boston residents who have been excluded from prosperity by an inequitable economic system. We invest in affordable housing that allows people to thrive, services that help people build on their strengths, and community organizing that empowers people to pursue the change they desire.
In 2018 our Family Child Care system grew to include 44 early educators who cared for 434 children all over Boston.

Our educators are dedicated professionals. They take 80+ hours of classes a year and get intensive 1:1 support around curriculum, emotional and social development, nutrition, child assessment, asthma prevention and much more.
In 2018, individualized technical assistance from JPNDC helped 14 new businesses to start, 21 to expand and 73 to stabilize. This created at least 23 jobs and retained 224!

We launched our Contractors of Color Success Initiative, which leveraged our business expertise and real estate connections to help small contractors access more than $2 million in new contracts.

The City has provided a total of $15,000 in funding to this effort since 2007.
188 people took part in JPNDC’s Family Prosperity Services in 2018.
90% of people raised their credit score after two coaching sessions
$425 was the average decrease in credit card debt after two sessions
101 was the biggest credit score increase after six months
Rooted in JP, working for a more equitable Boston
Senior Housing

Julia Martin House
90 Bickford Street, Jamaica Plain
Family Housing

75 Amory Avenue, Jamaica Plain
Multi-family Preservation

105-11 Lawrence Avenue, Dorchester
41 Intervale Street, Dorchester
Homeownership

11-13 Armstrong Street, Jamaica Plain

11-15 Ashley Street, Jamaica Plain
35 Creighton Street, Jamaica Plain

Francis Grady Apartments, Jamaica Plain
1. Safety protocols including lighting, sight lines, interior and exterior monitoring, on-site management or frequent touches by property management and security services are integral to the design of the housing in our portfolio.

2. The JPNDC’s Mission is to deliver homes to those with the greatest need. We have not developed moderate or market rate rental housing.
Visioning – Cheney / Grove Hall
Context
1. City Round – September
   - Do the numbers work “TDC”?  
   - Do we have strong community support for the idea?  
   - Based Design and Housing Type = “Program”  
   - Are there drawings to support Zoning with reasonable relief and Article 80 requests?

2. State Round – February
   (invitation only – required City Commitment)
   - All of the above +  
   - Article 80 approval  
   - Zoning approval (or very close)  
   - Minimum Funding Thresholds – “QAP”

3. Develop Team/Design/Budget and Housing Program (Ongoing)
Next Steps – How would we like to proceed?

Expedited Community Process

- Meetings II –IV (Spring – Summer 2019)
  - Define the Housing Goals and Preliminary Design
- Zoning and Article 80 application (June - Aug)
- Funding City Application (September)
- Funding State Application (February 2020) *If invited
- Repeat City and State Applications in 2021-2022
- Spring 2023 Construction Start

Earliest Construction Start, Spring 2022

Extended Community Process 2020

- City application (September)
- Ongoing community conversations 2019-2020
  - One on ones, smaller group discussions
  - Zoning and Article 80
    - March-Aug
- State Application (February 2021, if invited)
- Repeat City and State Applications in 2021-2022
- Spring 2023 Construction Start
Help JPNDC Bring Housing that is Affordable to Grove Hall!

Attend and voice your thoughts during our next community meetings. Please sign in and we will contact you…targeting late May.
Community priorities

Step 1: Discussing the needs ...

- Safety
- Density – “FAR”
- Traffic
- Parking
- Open space – flow/connection
- Community benefit space
- Gentrification
- Other?

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Thank You

Questions / Comments?

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