



December 8, 2021

JPNDC (Jamaica Plain Neighborhood Development Corporation) is renovating its 11,000-SF headquarters, located in The Brewery, to create the [Center for Equity & Prosperity](#) (CEP). The CEP will be a new, permanent resource that will put thousands of Boston families on a trajectory of upward financial mobility.

To develop the CEP, JPNDC will need to include the space currently occupied by Brewery tenant 21st Century Foods. We care about this business and know that it is painful for them to think about relocating after more than four decades. **We do not want to displace them from The Brewery, but rather to relocate them within The Brewery.** JPNDC and 21st Century Foods are in active discussions about alternative spaces within The Brewery, and about what the business would need to make a move acceptable and as smooth as possible.

We are grateful that we are in a community that cares so much about small businesses, and ask for patience as this transition is worked out.

This document provides background and context about the CEP and the need to relocate 21st Century Foods.

Center for Equity & Prosperity Highlights

- Expanding JPNDC's current space in the historic Brewery complex, renovating more than 6,000 sq. ft. on the ground floor of 31 Germania Street
- Locating all public-facing services on one floor that is fully accessible.
- Creating a welcoming reception area that will encourage people to take advantage of multiple services – a proven best practice.
- Building training space designed for adult and two-generation learning, including state-of-the-art technology, ergonomic seating, warm and abundant lighting, capacity for 80 people, and a child care area.
- Technology resources to assist people in job search, submitting online applications, writing resumes and cover letters, or working on their bookkeeping or family budget.

Why We are Creating the Center for Equity & Prosperity

The number of people coming to JPNDC today has quadrupled since our current offices were developed. JPNDC has become a significant provider of economic prosperity services to families from all over Boston. These families are struggling to stay in this city and working hard not just to survive, but to build security for the future and assets for their children. In the most recent

year, we worked with more than 850 households on building financial stability, income, credit, savings, and children's school readiness. Among these households were 192 small business owners, including 45 home-based educators who receive intensive professional development on providing high-quality early education to nearly 500 low-income children a year.

The CEP will allow us to serve 30% more families a year—and do so in high-quality space that these families deserve.

Renovation and Reconfiguration of 31 Germania Street

JPNDC has been headquartered in The Brewery within the same footprint since we acquired the crumbling Haffenreffer complex in 1983. Over the next generation, we brought all 16 buildings back to productive use, primarily for small businesses and nonprofits. JPNDC's growth as an organization, meanwhile, means we no longer fit in our own space. Redeveloping 31 Germania Street as the Center for Equity & Prosperity will address the following issues and more:

- A maze of cramped rooms, halls, and cubicles.
- Stairs that fragment JPNDC services.
- A cramped reception area that discourages people from extending their visit for multiple services and is not child-friendly.
- Limited meeting space that cannot accommodate the dozens of in-person workshops JPNDC offered each year before COVID, and will offer again.
- Meeting rooms that aren't designed for education.
- No play or childcare space to allow parents to during workshops or when parents come for appointments.
- Not enough private, soundproofed space for simultaneous confidential coaching appointments

Long-time tenant 21st Century Foods occupies 1,900 SF on the first floor of 31 Germania Street. JPNDC occupies the rest of the building - literally to the left, to the right, and above. Relocating this business will allow the Center for Equity and Prosperity to occupy a continuous and fully accessible first-floor space.

Steps Taken to Date to Create the CEP

- Planning began in 2019, when the goal of creating the CEP was prioritized in JPNDC's 2019-2023 Strategic Plan.
- We informed 21st Century Foods in 2019 of our plan, including our need to relocate them by 2022. Since that time, we have stayed in communication and identified possible alternative spaces. The owners let us know that they did not want to discuss a move.
- We launched a capital campaign in 2020. More than 250 donors have contributed nearly \$2.3 million so far, bringing us to 85% of our campaign goal of \$2.7 million and giving us certainty we would be able to raise the full amount.

- Given this progress, we anticipate beginning construction in summer 2022. This fall, we let 21st Century Foods know that we will need their space in spring 2022 in order to prepare for construction.
- JPNDC and 21st Century Foods are now in active discussions about possible alternative locations within The Brewery, and about what the business would need to make such a move acceptable and successful.

Our Commitment to Small Businesses

JPNDC takes its commitment to small businesses very seriously. Our work during COVID, for example, helped independent small businesses access \$3.8 million in federal and state assistance, saving nearly 600 jobs. As a developer, JPNDC stands out in prioritizing construction firms owned by people of color. In our nine affordable housing developments over the past ten years, BIPOC-owned businesses earned \$103.7 million, 47% of project dollars.

As a community landlord, JPNDC offers business tenants many benefits that distinguish us from most commercial landlords. If a business is struggling, we will work with them. A brief summary of what we offer business tenants (none of which they are required to accept) includes:

- Small business coaching related to market viability, accounting/bookkeeping, financial management, capital opportunities, grant opportunities, business plan development, micro-loans, health/safety support, permitting, etc.
- Rent concession, deferral, or forgiveness
- Other creative solutions such as co-relocating space, when and if available.

Next Steps

JPNDC will:

- Continue to sit down with 21st Century Foods, as long as they are willing to meet with us.
- Together with the business, identify an alternative space and resolve barriers to relocation.
- Update the community on any progress.