

CHENEY STREET HOMES

INTRODUCTION

Seniors in Boston today are facing multiple forces that are pushing them out of their homes. Rising rents, service needs, and the physical layout of units are making it harder and harder to age in place or community. Because of these factors, housing security has become elusive for many seniors, especially those with incomes at or below 60% AMI.

Cheney Street Homes is a **48-unit innovative project that will disrupt inequity by providing seniors with a built environment adaptable to varying levels of mobility and full wrap-around services to sustain long-term success and aging in community.**

PROJECT

Cheney Street Homes will create 48 new units of service-rich affordable housing in the heart of Grove Hall in Boston, a neighborhood that carries a high concentration of the city's affordable multifamily housing stock, with very few existing units that meet the needs of seniors currently aging in place.

JPNDC is creating this project in partnership with the Uphams Corner Program of All-inclusive Care for the Elderly (PACE). PACE is a Medicare and Medicaid program whose model of care is based on the belief and experience that older adults with multiple care needs are better served living in their homes and communities with long-term care supports rather than in a nursing home or other care facility.

In addition, JPNDC will provide housing support and stabilization services to all residents.

HIGHLIGHTS OF PROJECT:

- ❖ Mission
 - Innovatory partnership with Uphams Corner PACE program that includes an on-site PACE Alternative Care Center, truly ensuring residents are able to age in place.
 - Replaces structurally deteriorated unrestricted commercial building with sustainable affordable housing asset, creating a new Zero Emissions / Passive House building with 48 new units of affordable housing.
 - Thirty-eight percent of units dedicated to households below 30% and 50% AMI; additional layer of services available to support seniors that are eligible for PACE.

- ❖ Design
 - All 48 units are designed to meet Group 2A accessibility needs
 - Passive House new construction

- ❖ Financial Feasibility

- Leverage project-based subsidies to generate significant loan values and support services
- Utilizes 4% LIHTC and State LIHTC to undertake creation of new housing on a site acquired on the open market

PROJECT DETAILS

The unit mix by floor is as follows:

	1BR	2BR
GARAGE		
LEVEL 1	10	0
LEVEL 2	14	1
LEVEL 3	14	1
LEVEL 4	8	0
TOTAL	46	2

OPERATING BUDGET

Cheney Street Homes’ revenue will rely on a variety of operating subsidy and unsubsidized LIHTC units. Two types of operating subsidy will support operations at Cheney Homes.

PROGRAM					
	30% AMI	30% AMI	50% AMI	60% AMI	Total
	Sec 8	Enhanced MRVP	Enhanced MRVP	LIHTC	
1-BR	8	6	2	30	46
2-BR			2		2
Total	8	6	4	30	48

The program includes project-based subsidy from the Department of Housing & Community Development in the form of eight project-based Section 8 and ten Enhanced Massachusetts Rental Voucher Program (MRVP) vouchers. Enhanced MRVPs include additional money to Three of these units will be reserved for seniors with disabilities through the Community Based Housing (CBH) program. 9 units will be reserved for homeless seniors. The remaining 30 units will be subsidized only by LIHTC and dedicated to 60% AMI households.

SERVICE MODEL

PACE eligible seniors will be offered enrollment in the PACE program. Uphams PACE assesses each participant and develops an individualized care plan designed with the intention of

keeping the participant safe at home and in their community. It is a unique form of supportive housing designed to provide individual care to participants as identified in their individualized care plans. Examples of these services include assistance with chores, companionship, accompaniment to medical appointments, homemaking support, and personal care services.

In addition, JPNDC has nearly 40 years' experience managing elderly housing and providing supportive services. The JPNDC will provide a full range of programming and services for all residents that will be determined through an individualized needs assessment process. Resident services staff will coordinate with PACE staff and offer a broad range of supplemental supportive programs and services to both frail and independent residents, including but not limited to regular programmed activities, on-site meal programs, and service coordination.