

River Street Senior Housing

An Initiative of

**NEW ENGLAND CENTER AND HOME FOR
VETERANS**



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New England Center and Home for Veterans

River Street Housing Community

Affordable and Supportive Homes for Veterans and Seniors of Mattapan



Presentation Outline

- Who We Are
 - NECHV
 - Newly Renovated Downtown Home
 - Our Team
- Our Proposal
 - City's Request for Proposals
 - Neighborhood Character
 - Preliminary Site Plan
 - Building Plans
 - Apartment Layout
- Neighborhood Benefit





NECHV



New England Center and Home for Veterans



A Community-based Service and Housing Provider for Veterans

Founded in Boston, 1989

Major Service Categories

Supportive Housing – Human and Social and Services – Training, Education and Employment – A Community of Support



Serving Those Who Have Served



Who We Are: NECHV

- ✓ Boston-based, Non-profit organization, (incorporated in the Commonwealth)
- ✓ Serve 1500+ Veterans of all eras each year
- ✓ Provide Veterans housing, human services and support programs
- ✓ 20+ years of experience providing affordable and supportive Veterans housing
- ✓ Recognize the increasing need in Boston for (affordable and supportive) housing
- ✓ Committed to providing opportunities for Veterans to age in their communities



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Who We Are: Our New Home



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Why Senior Housing?

- Seniors represent Boston's fastest-growing and most economically-challenged demographic group
- The number of Boston residents **ages 60 and over is projected to rise to 130,000** within Ten years
- A third of low-income senior renters must pay more than half of their income on rent

The City's *Boston 2030 Plan: Housing a Changing City*,

→ "These low-income seniors are a priority for attention and action"

→ GOAL: Produce 5,000 new older adult housing units by 2030



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Why Senior Housing for Veterans?

Any informed and meaningful discussion of Veterans' issues today, and the challenges they face in this country, **by definition, MUST** be about the *issues and complications associated with aging*, and how to ensure that people can age with dignity and with supports in a community



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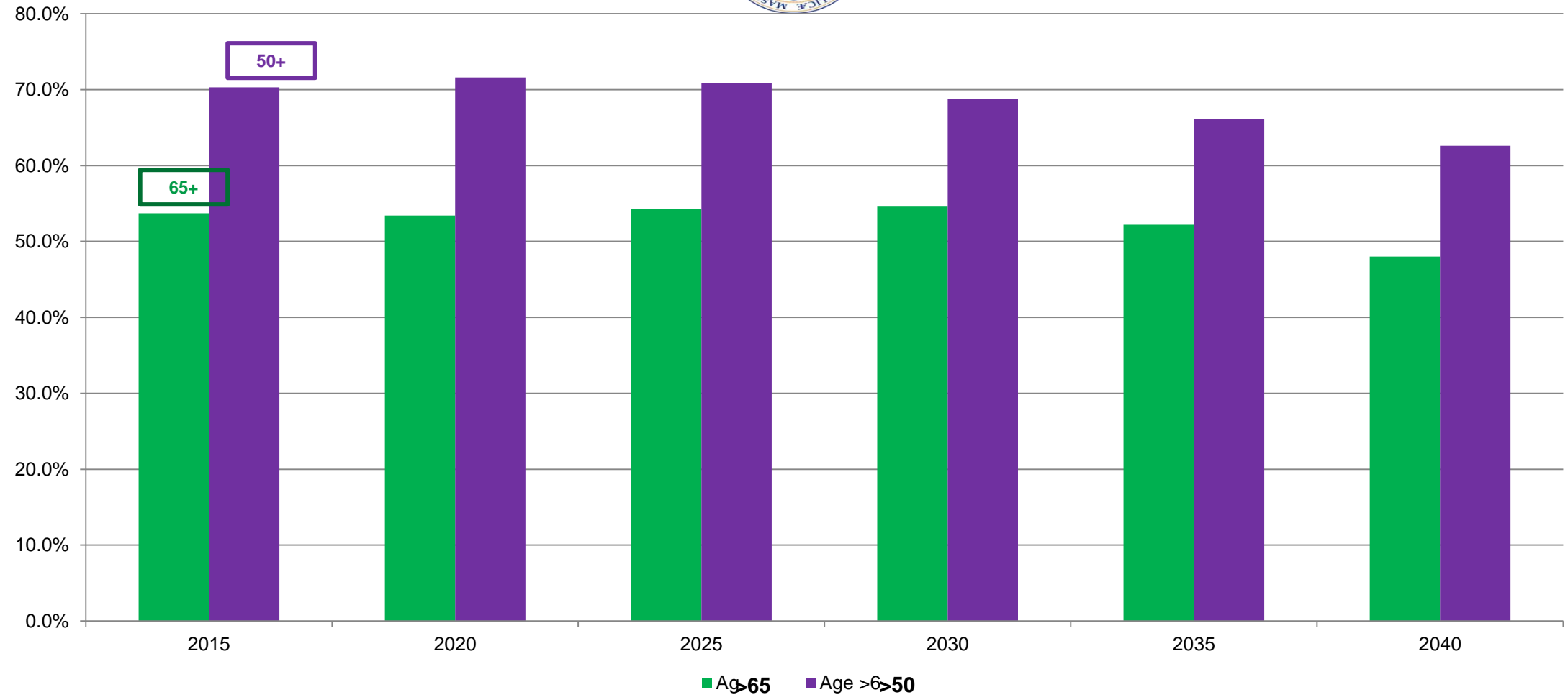
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NECHV



Veteran Population Trends – Massachusetts (Percentage of MA Veterans over 50yrs and 65yrs)



Who We Are: Our Team

We have a great team that includes Roxbury-based Project Manager Pinck & Co. and architect Elton + Hampton



SPARK Center, Mattapan



Neponset Field Apartments, Dorchester



Puerto Rican Vets Outreach, Springfield



Father Bill's Mainspring, Brockton



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Our Proposal: City's Request for Proposals

The City's RFP has asked for a project design that will:

- Provide housing for low, moderate and middle income elders (62+), approximately 30 units, with a mix of studio and one-bedroom apts
- Reflect the character of the neighborhood
- Provide an entry to the site from River Street which will minimize impact
- Incorporate passive open green space and screen parking from neighbors
- Provide a meeting space that is available to the surrounding community
- Be healthy, green and energy efficient



Need for Affordability

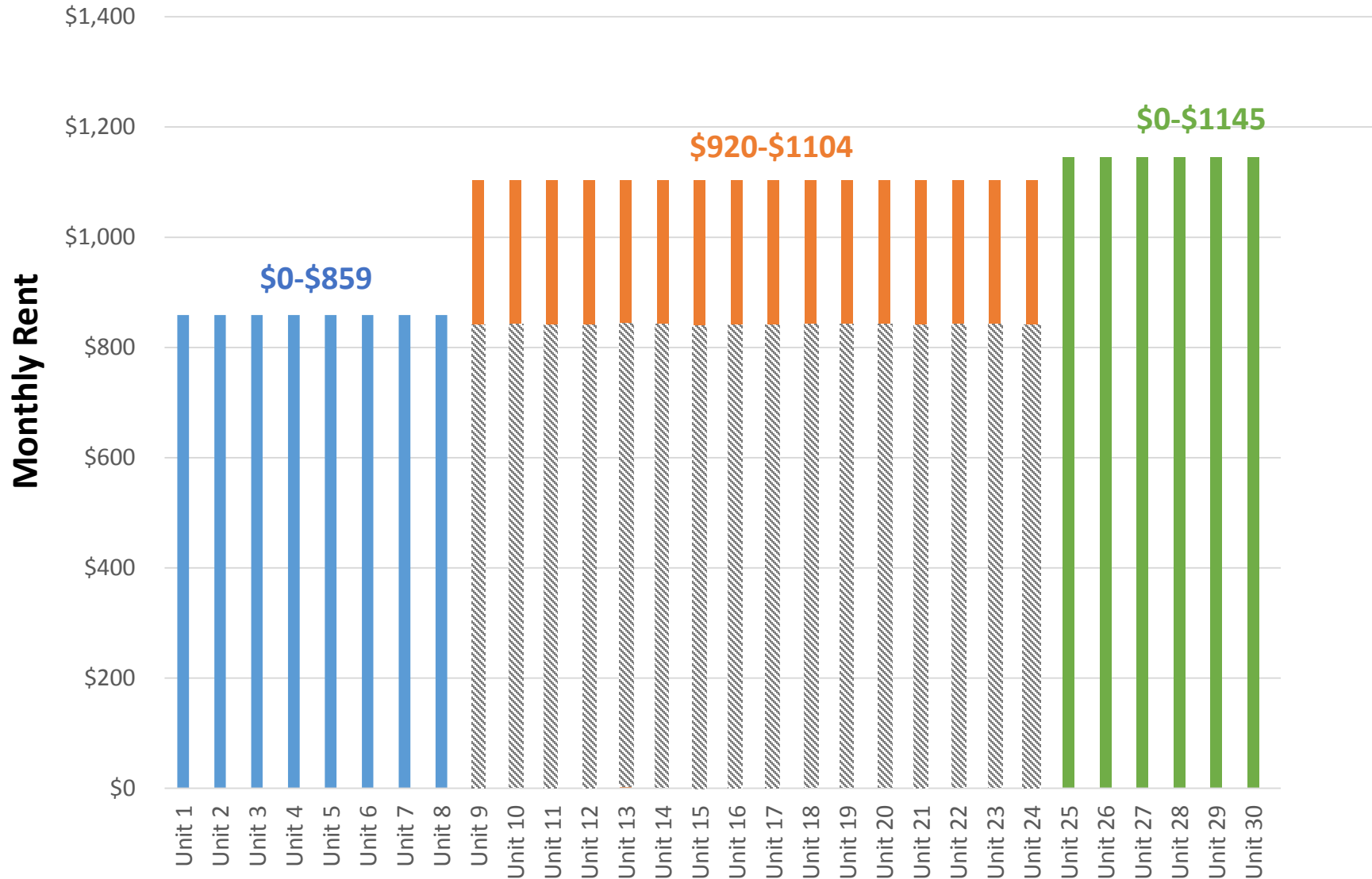
- 84% of Boston's senior households are considered to be low-income
- Most of these low-income seniors have housing they cannot afford
- A third are spending more than half of their income on rent and are classified as *highly rent burdened*.
- These low-income seniors are a priority for action.



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30 Affordable Apartments



Notional Unit Mix

Type A = 8 units

Type B = 16 units

Type C = 6 units



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Our Proposal: Neighborhood scale



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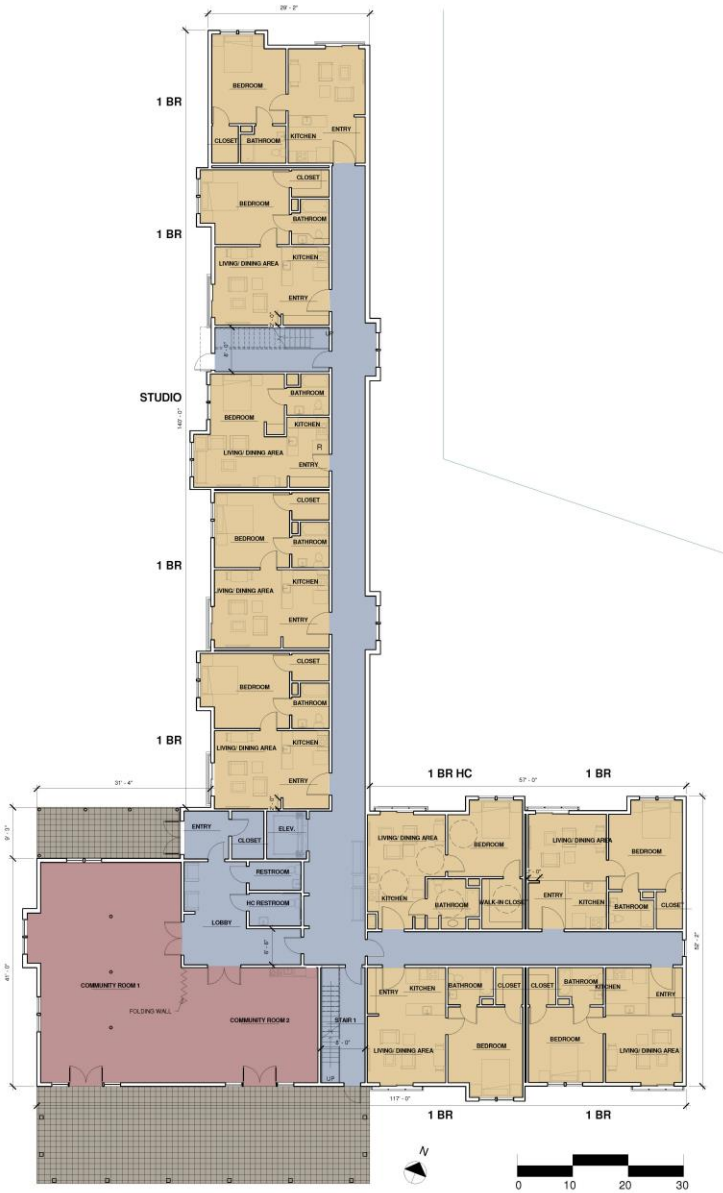
Our Proposal: Site Plan



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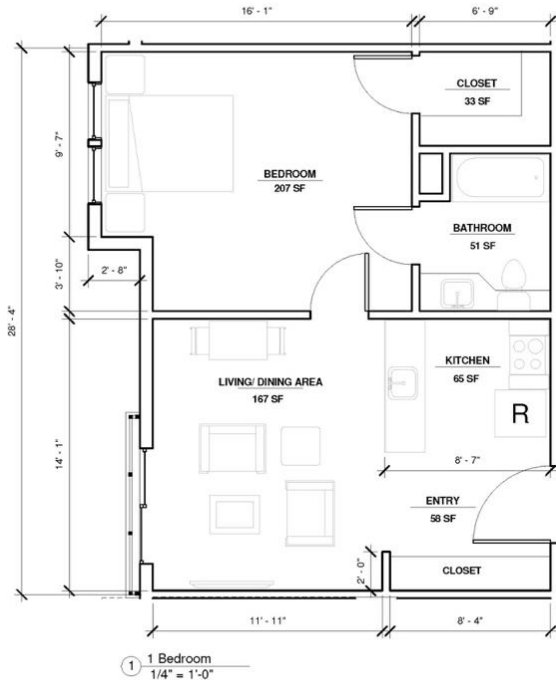
Our Proposal: Building Plans



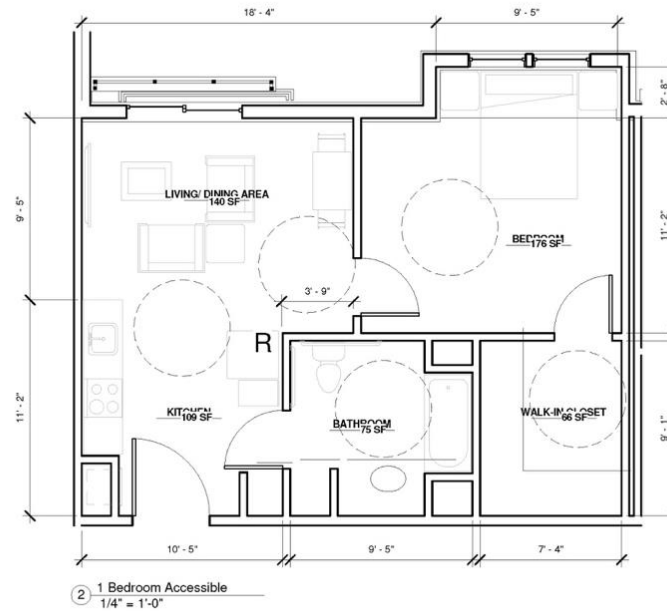
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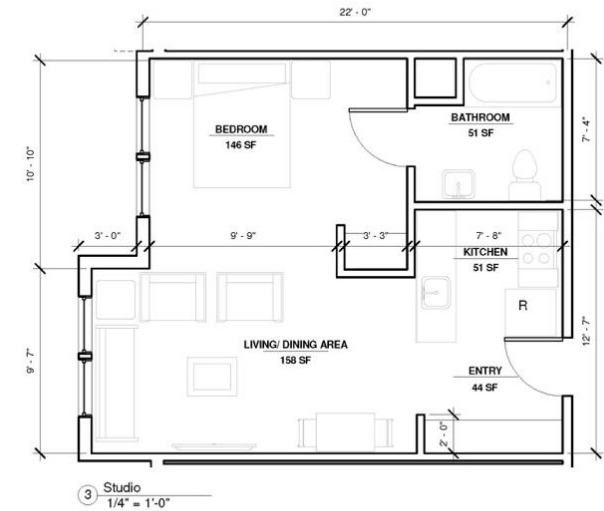
Our Proposal: NECHV Apartments



1 BEDROOM



1 BEDROOM ACCESSIBLE



STUDIO



Neighborhood Benefit

- ✓ **NECHV will Create Sustainable and Affordable Housing for Neighborhood Seniors**
- ✓ **NECHV will be good neighbors and community members**
- ✓ **NECHV will provide professional management services and a Community Space**
- ✓ **NECHV will build a quality housing facility, beautify the site and add to the Neighborhood**
- ✓ **The Project will provide local job opportunities, during construction and operations**



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