

THE IMPORTANCE OF LOCAL GOVERNMENT IN CHOICE NEIGHBORHOODS: THE BOSTON EXAMPLE

A Presentation for the
Choice Neighborhoods Annual Conference
June 18-19, 2014

The Boston Project: Overview

Award: \$20.5 million

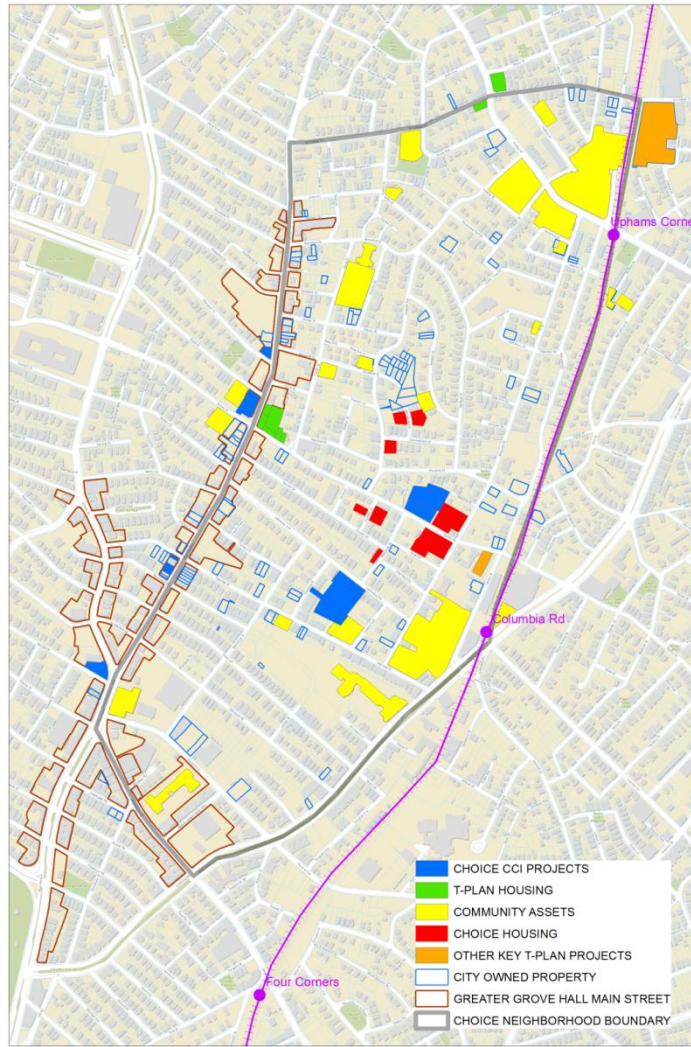
Target Area: Quincy Corridor neighborhood, 1/2 square mile home to about 8900 people in the Roxbury and Dorchester neighborhoods.

Target Development: Woodledge/ Marrant Bay 129-unit Severely-Distressed HUD-Assisted Multi-Family Redeveloped as 129-unit Quincy Heights (49 units new construction and 80 units renovated).

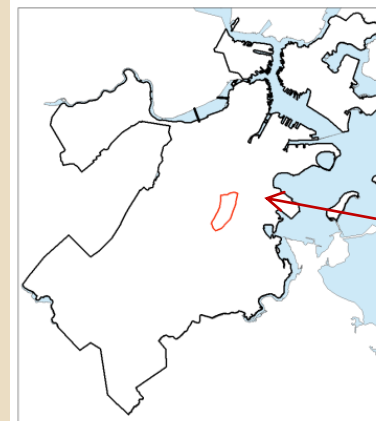
5 Public Schools and about 150 businesses

Accessible to public transit and “very walkable” 83 score

Target Area – Quincy Corridor



City of Boston



Quincy Corridor Target Area

City's Role: Application Phase



City's Role: Application Phase

City (DND) served as Lead Applicant

City took lead in identifying potential housing projects and target areas that would meet HUD criteria

Convened City agencies and community partners to identify needs and available resources

City was responsible for overall coordination and submission of application

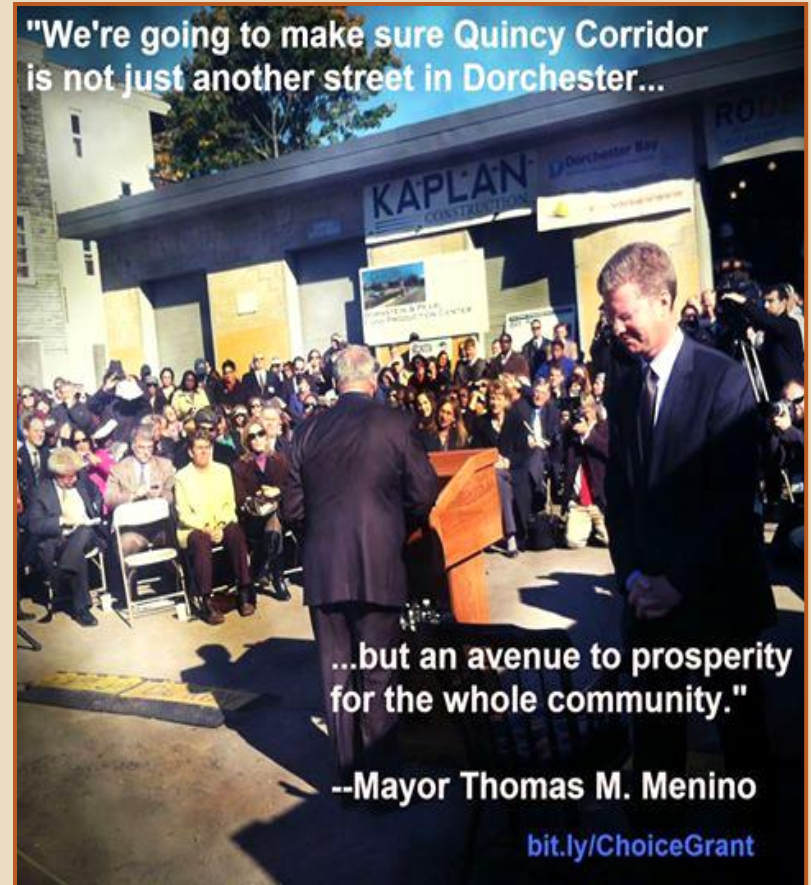
City provided matching funds and in-kind matches (land, CDBG, HOME, Section 108 funds) for housing and neighborhood components.

City's Role: Post Award – Pre Implementation Phase

City served as primary point of contact for months of negotiations with HUD between announcement of award and execution of grant agreement, approval of budget and approval to proceed.

City prepared budget and package of proposed projects for the Critical Community Improvements component.

HUD Secretary Donovan and Boston's Mayor Menino Celebrate Start of \$20.5 Million Transformation of Quincy Corridor (October 2013)



Secretary Donovan Catches Red Sox Fever

- On a dare, Secretary Donovan dons a Red Sox cap at the October 24th groundbreaking for Boston's Quincy Corridor. A few days later on October 30th the Red Sox defeated the St. Louis Cardinals to be crowned 2013 World Series Champions!



City's Role: Housing Implementation

DND identified the 129 unit Woodledge / Marrant Bay (Quincy Heights) redevelopment as the focus for housing transformation of the Quincy Corridor

DND, with its development partner, Dorchester Bay (DB), took the lead in identifying additional City and State resources to close the funding gap

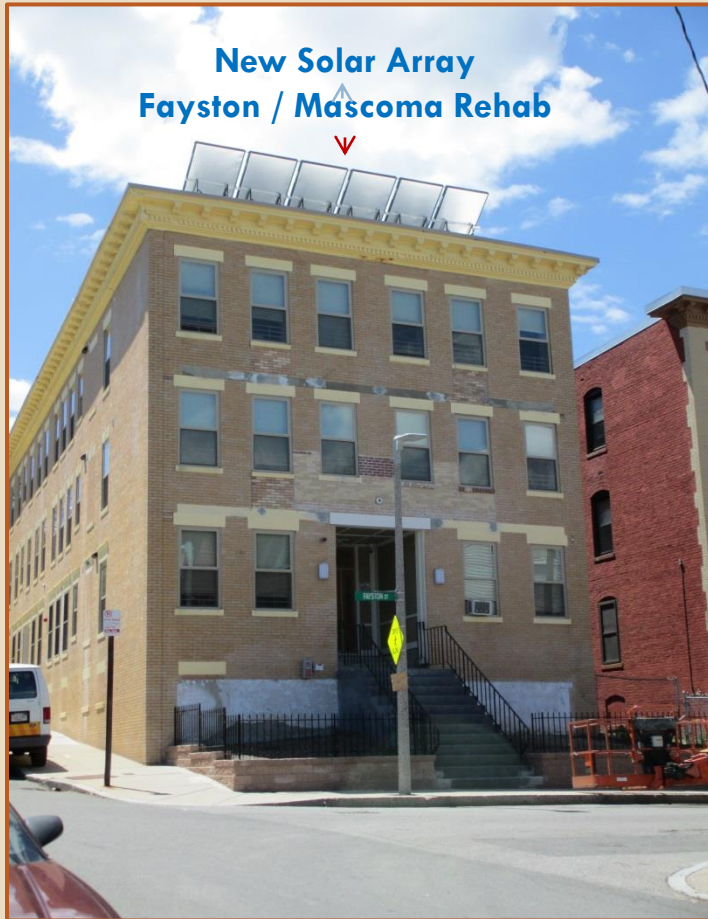
DND and DB worked together to improve the design through the inclusion of adjacent City land that adds open space and parking

DND has continued to work with DB and Choice Partners through project construction and the completion of the first 41 of 129 units

Housing New Construction Quincy Street



Quincy Heights Housing Exterior / Interior Rehab Units



City's Role: People Transformation

Choice funded after-school program



Mayor's Office of Jobs and Community Services (JCS) managed procurement of services and provides oversight of service delivery

A key component is case management for Quincy Heights residents provided by Institute for Health & Recovery

Other services include after school programs, ReadBoston, Mental Health Services at Burke High, Violence Intervention Program trauma counseling, outreach, asset building, adult education and ESOL.

City's Role: Neighborhood Transformation

DND and the Mayor's Office of Advocacy and Strategic Investments requested projects that promote reinvestment and provide critical support for residents and businesses. The priority projects were identified over many months through a community-led engagement process.

HUD recognized this community-led process as a "Promising Practice" and published a guide available online:

<http://portal.hud.gov/hudportal/documents/huddoc?id=cnppguide-boston.pdf>

A webinar on the Promising Practice is scheduled for July 16th

City's Role: Neighborhood Transformation

The \$3.075 million investment in Choice dollars will leverage \$17+ million.

Choice funded projects include: Grove Hall Wi-Fi, Bornstein & Pearl Food Production and Small Business Center, the playground at the Haynes Early Learning Center, the park and playground at the M.L., King School, and a retail business façade improvement program.

City also funded the Leyland Street and the Julian, Judson, Dean Community Gardens through the CDBG-funded "Grassroots" program.

Neighborhood Transformation

Wicked Free Wi-Fi



April 2014, Boston's Public Wireless Network reaches thousands of users with the largest concentration in the Grove Hall neighborhood. An innovative use of Choice Neighborhood funding to an underserved area.

Critical Community Improvements

Bornstein & Pearl Food Production and Small Business Center: Renovation of a former 36,000 square foot former meat packing plant (Pearl Meats) to a state of the art food production and small business incubator.



Bornstein & Pearl: Interior Photos



Choice Funded Playground Haynes Early Education Center



Property and Construction Management Department
Public Facilities Department
Martin J. Walsh, Mayor

Prepared by:
ICON
park design



No.	Date	Revised

Project Name:
**Schoolyard Improvements
at the
Haynes Early Education Center**
Dorchester, MA

Date	Revised

Project No.:
Layout & Materials
Sheet No.:
L-2

Community Gardens Grassroots Program



Leyland Street

Julian, Judson & Dean



City's Role: Governance

Mayor appointed an Advisory Committee consisting of representatives of City agencies and community partners.

DND convenes the monthly Advisory Committee meetings, decisions generally made by consensus.

DND also convenes separate monthly meetings of the City partner agencies to address internal coordination, implementation issues, etc.

City's Role: Reporting, Etc.

DND has primary responsibility for required annual and quarterly reporting

DND does the reporting on the Housing and Neighborhood components

Office of Jobs and Community Services coordinates data collection from partners and service providers and does the reporting on the People component.

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- Boston Choice Neighborhoods website:

www.cityofboston.gov/dnd/pdr/choice_neighborhoods.asp