

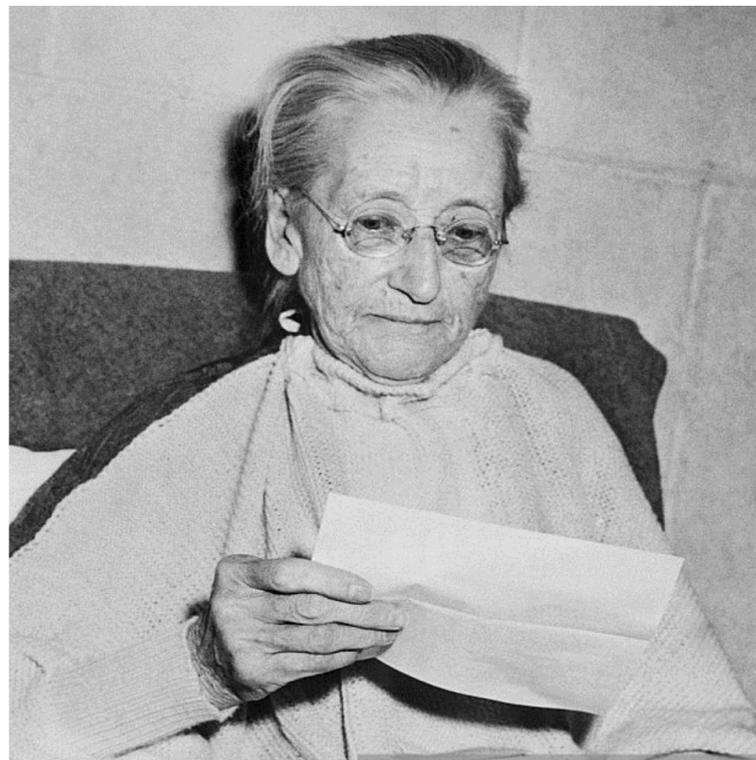
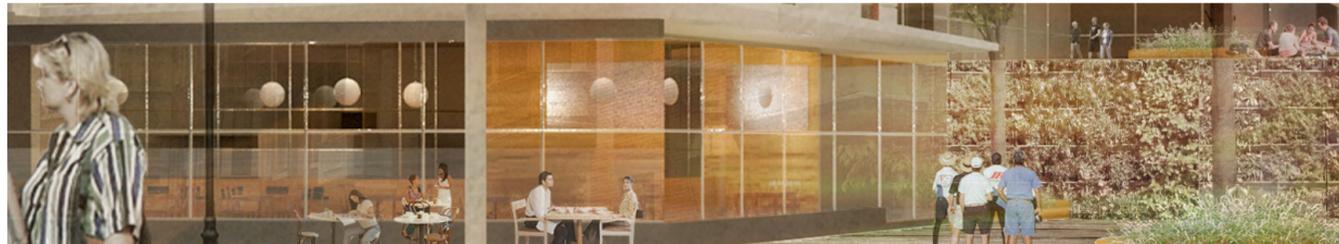
# BALCH HOUSE

*an integrated and supportive community for formerly homeless individuals and the growing neighborhood of Jamaica Plain*

**Kwaku Abrokwah  
Joseph Andorful  
Miriam Keller  
James Kendall  
Jeff Knapke  
Sarah Leitson  
Sam LaTronica  
Will Monson  
Kitty Tsui  
Dave Ullman**

*Federal Home Loan Bank of Boston's  
2016 Affordable Housing Development Competition*

# Project Team



## Emily Greene Balch

1867-1961  
1946 Nobel Peace Prize Winner  
founder of the Denison House  
born in Jamaica Plain

## Development Partners

The Community Builders  
James Madden  
Development Project Manager

Pine Street Inn  
Jan Griffin  
Director of Program Planning

## Faculty Advisor

Kristen Hunter, MDesS  
Doctoral Candidate in Real Estate Finance &  
Urban Development, Harvard GSD

## Design Mentor

Jeffrey Morgan  
Director of Real Estate Development,  
Historic Boston Incorporated

## Finance Mentor

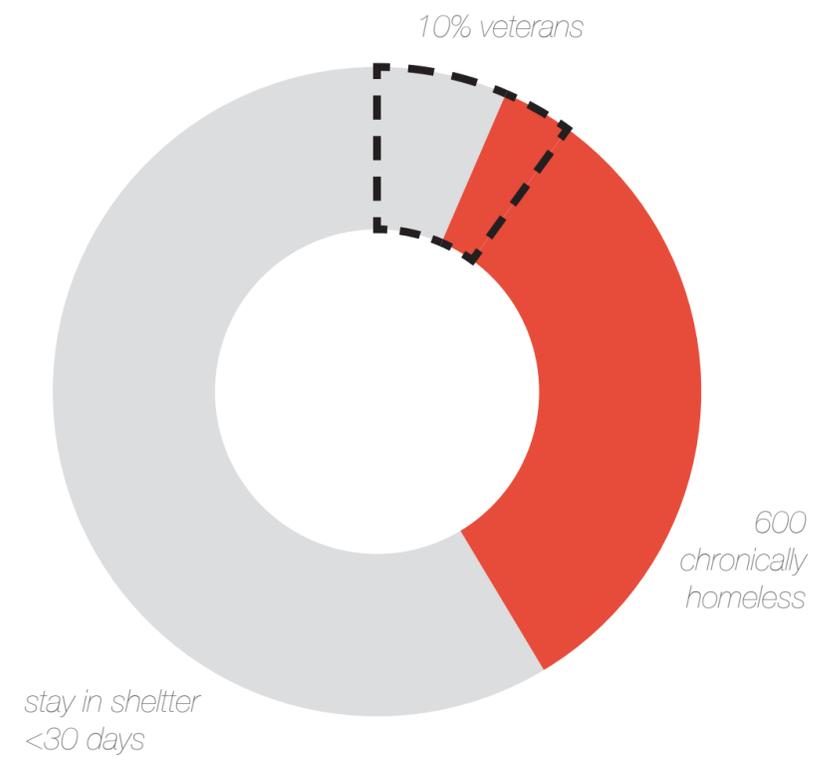
Ben Stillwell  
Associate  
The Grossman Companies

# Homelessness in Boston

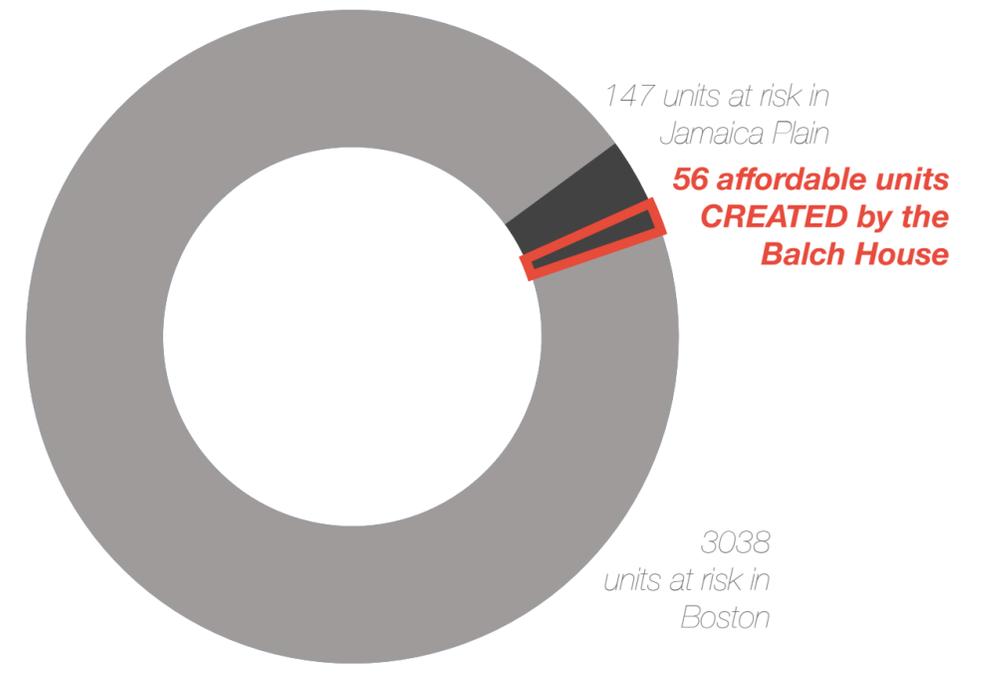


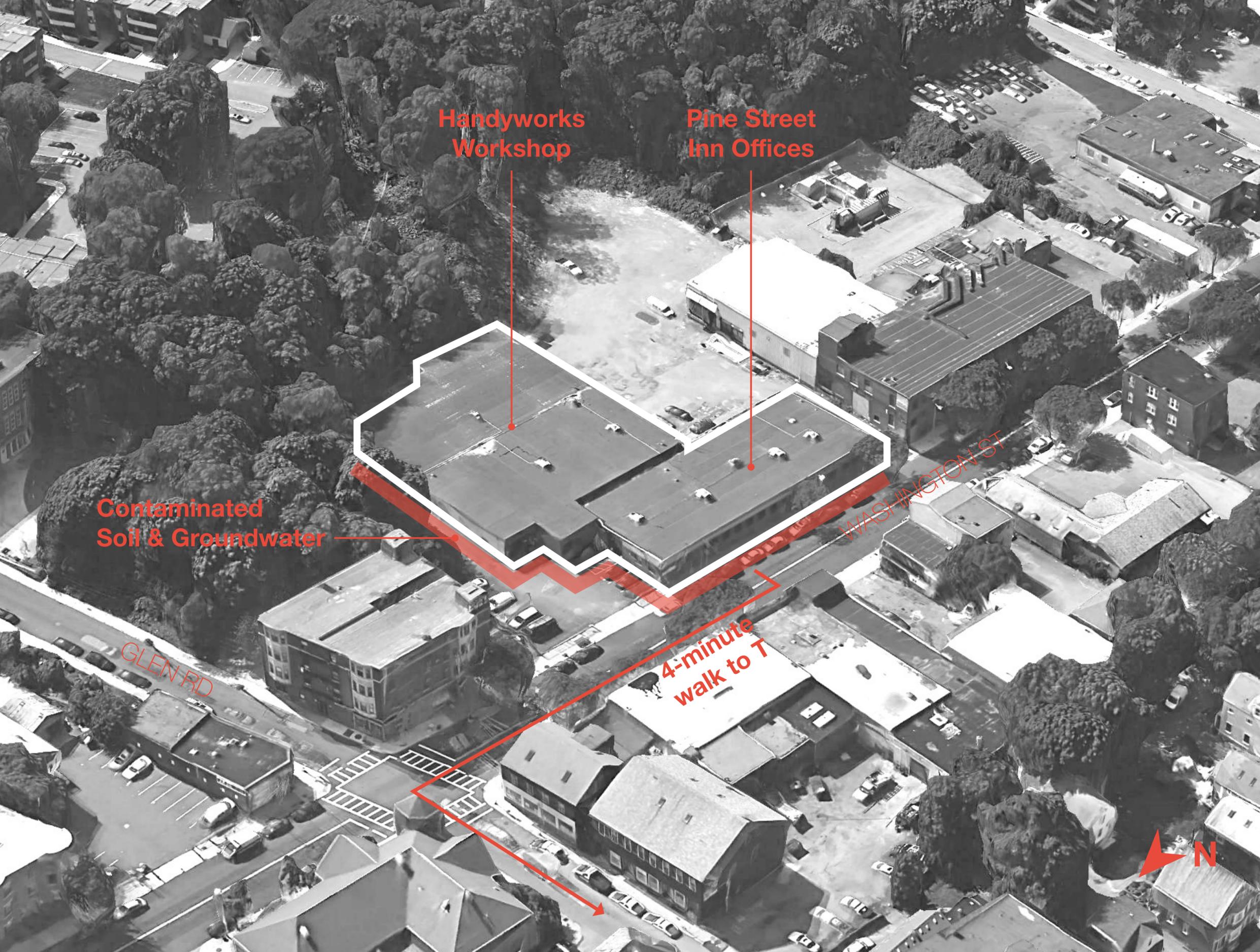
Lisa Jenkins  
photographed at her campsite  
in Jamaica Plain

## 1720 Single Homeless Adults in Boston, 2015



## Affordable Housing Units at Elevated Risk of Losing Subsidy





Existing

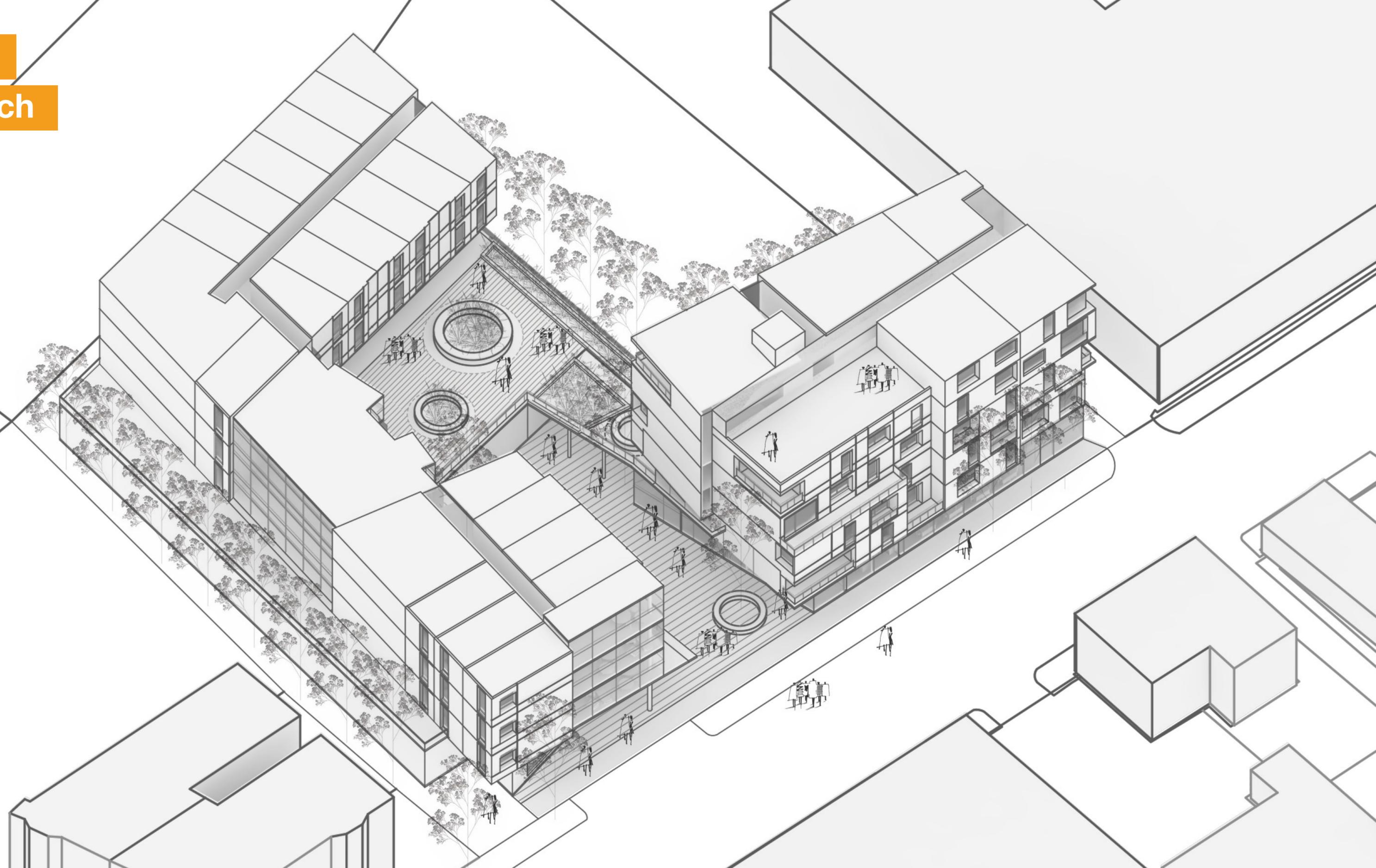
Condition



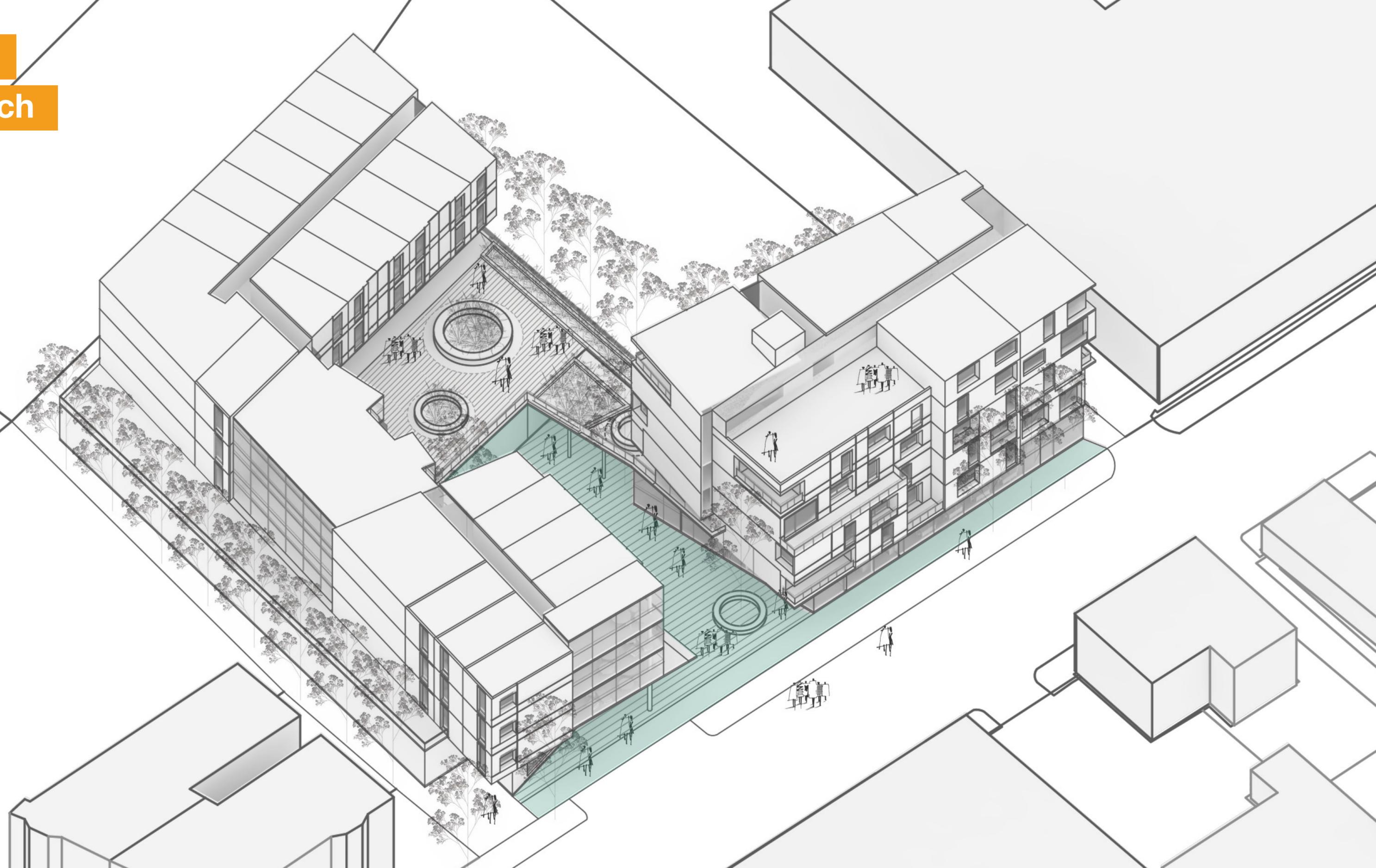
3368 Washington Street



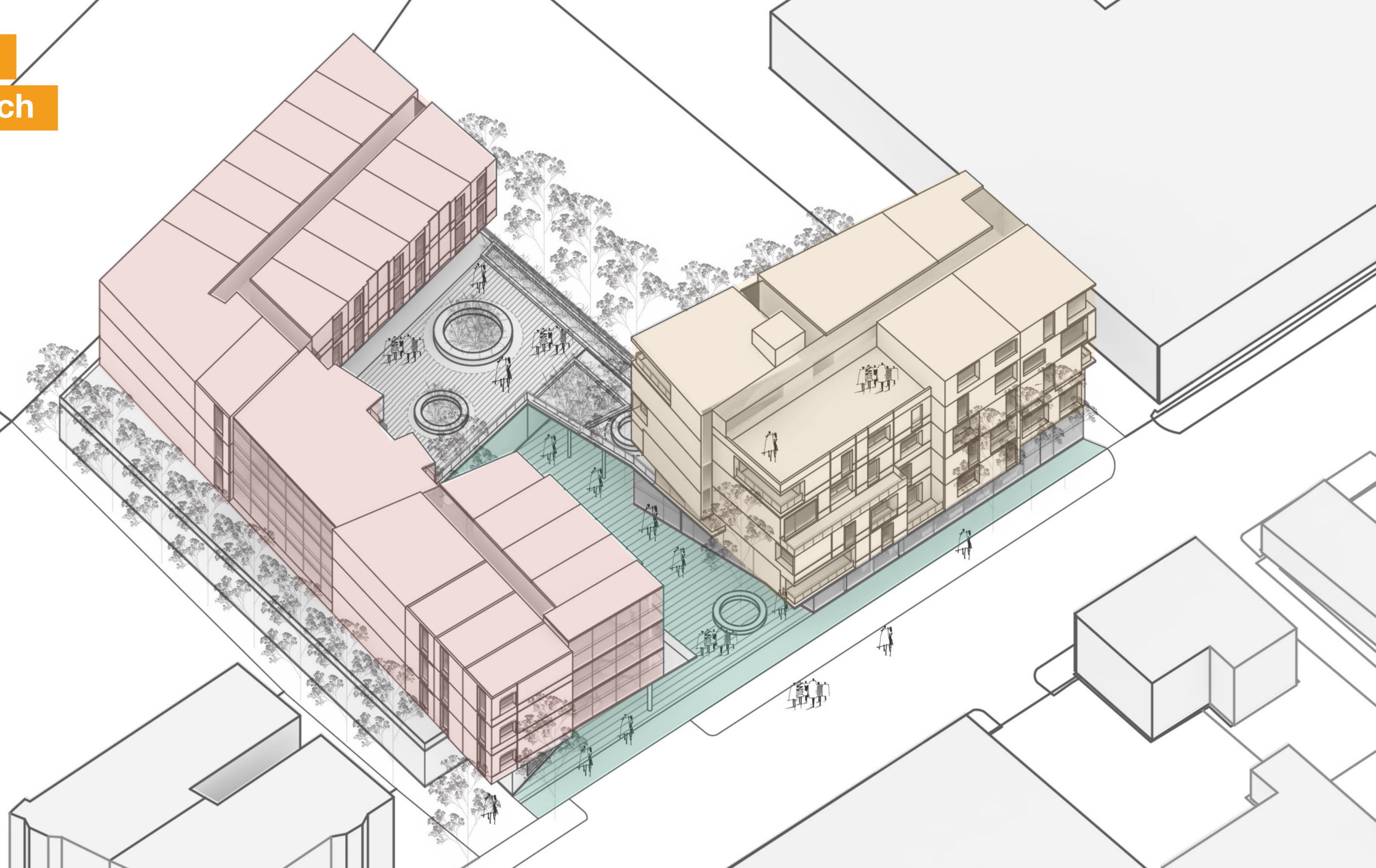
Design  
Approach



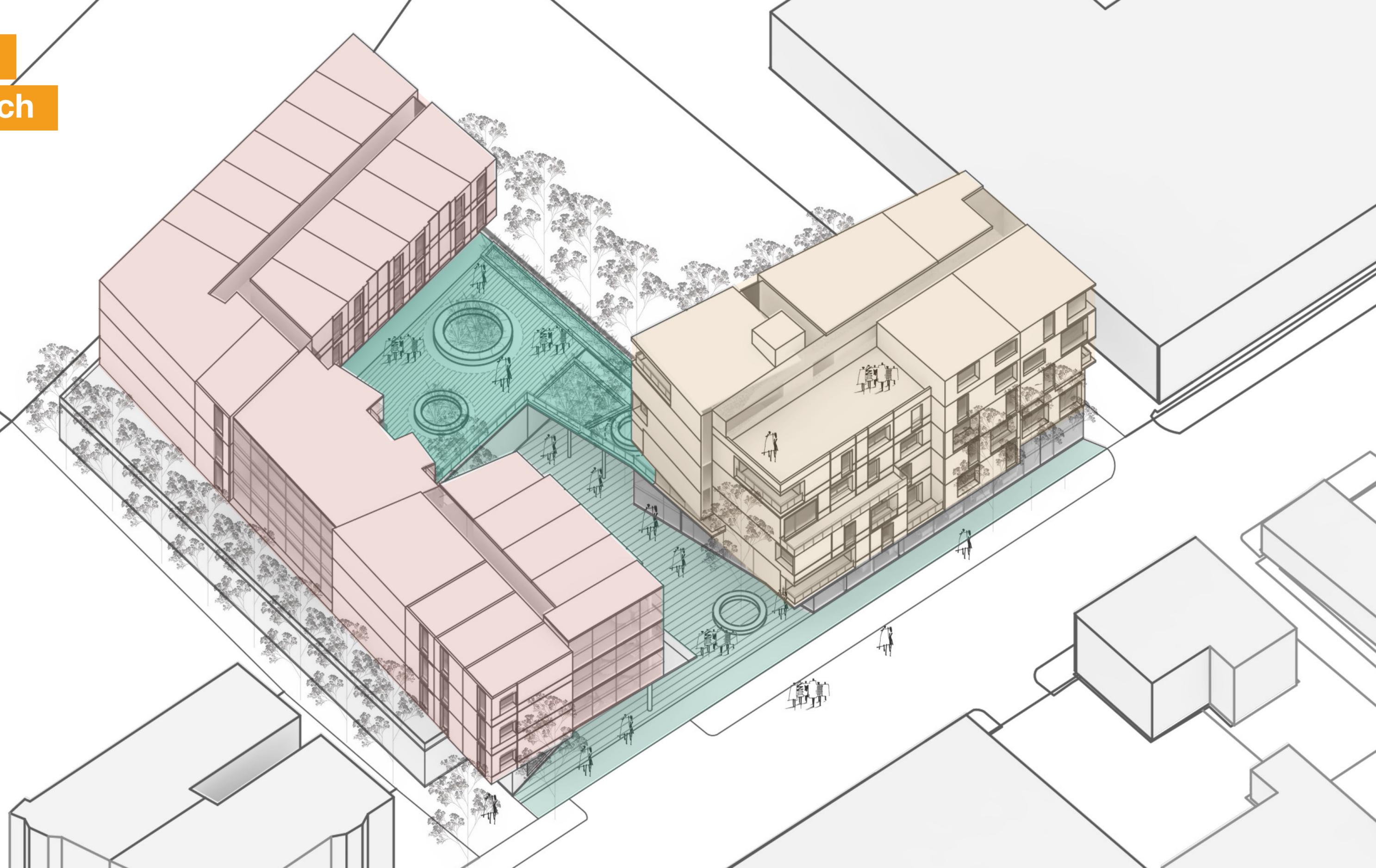
Design  
Approach



**Design  
Approach**

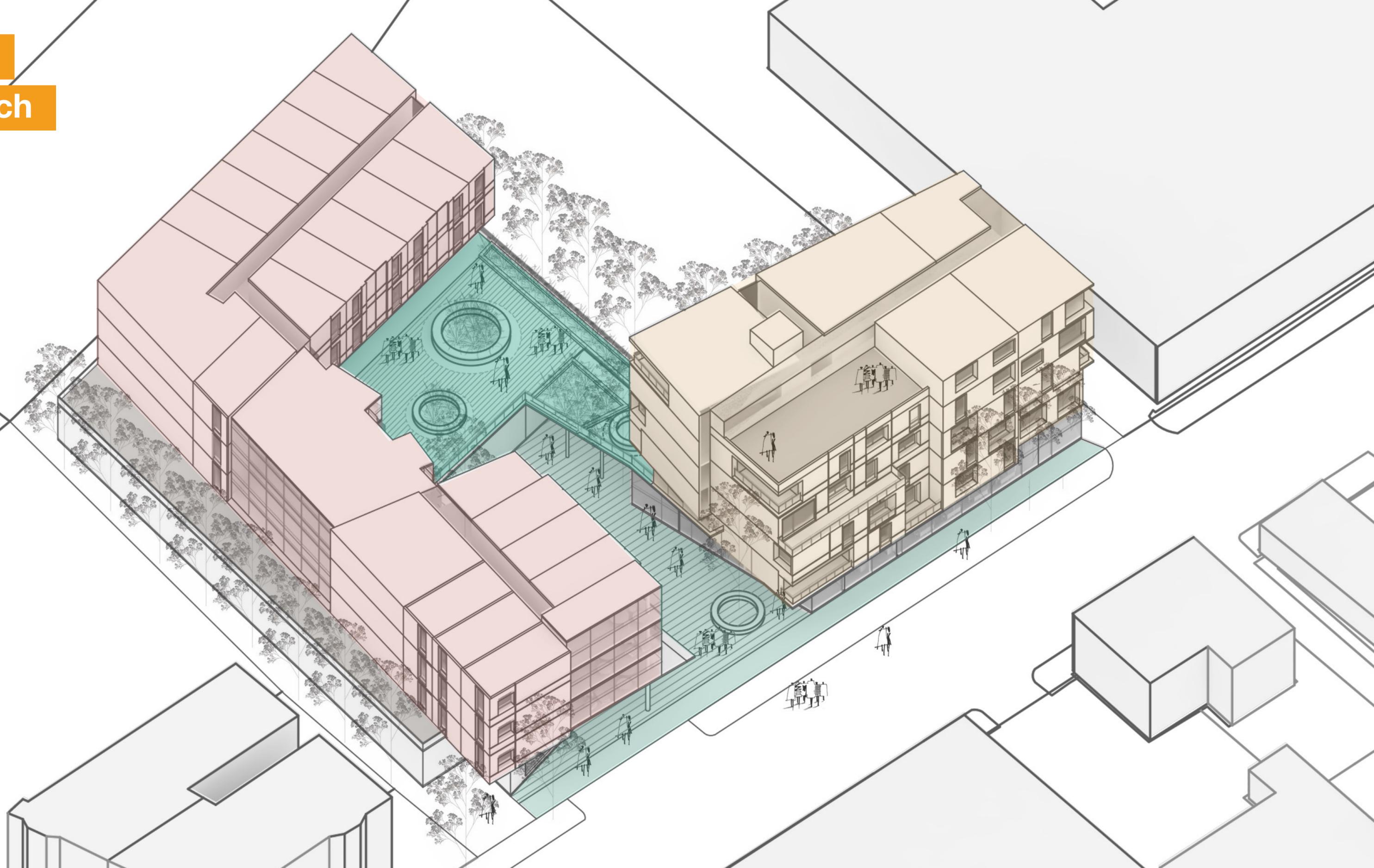


**Design  
Approach**



Design

Approach



# A Day at the Balch House

Get ready for bed in your efficiency studio unit, complete with private bath and kitchenette

Relax on the deck after tending to your garden plot

Play a game of shuffleboard or bocce ball on the outdoor recreation deck

Stop into the plant-filled plaza to take a break from the bustle of the Washington Street corridor

Enjoy time with your family in a brand new 2 bedroom apartment, just .2 miles from the Greene St T

Meet with your caseworker, walk to the Brookside Clinic together for an appointment

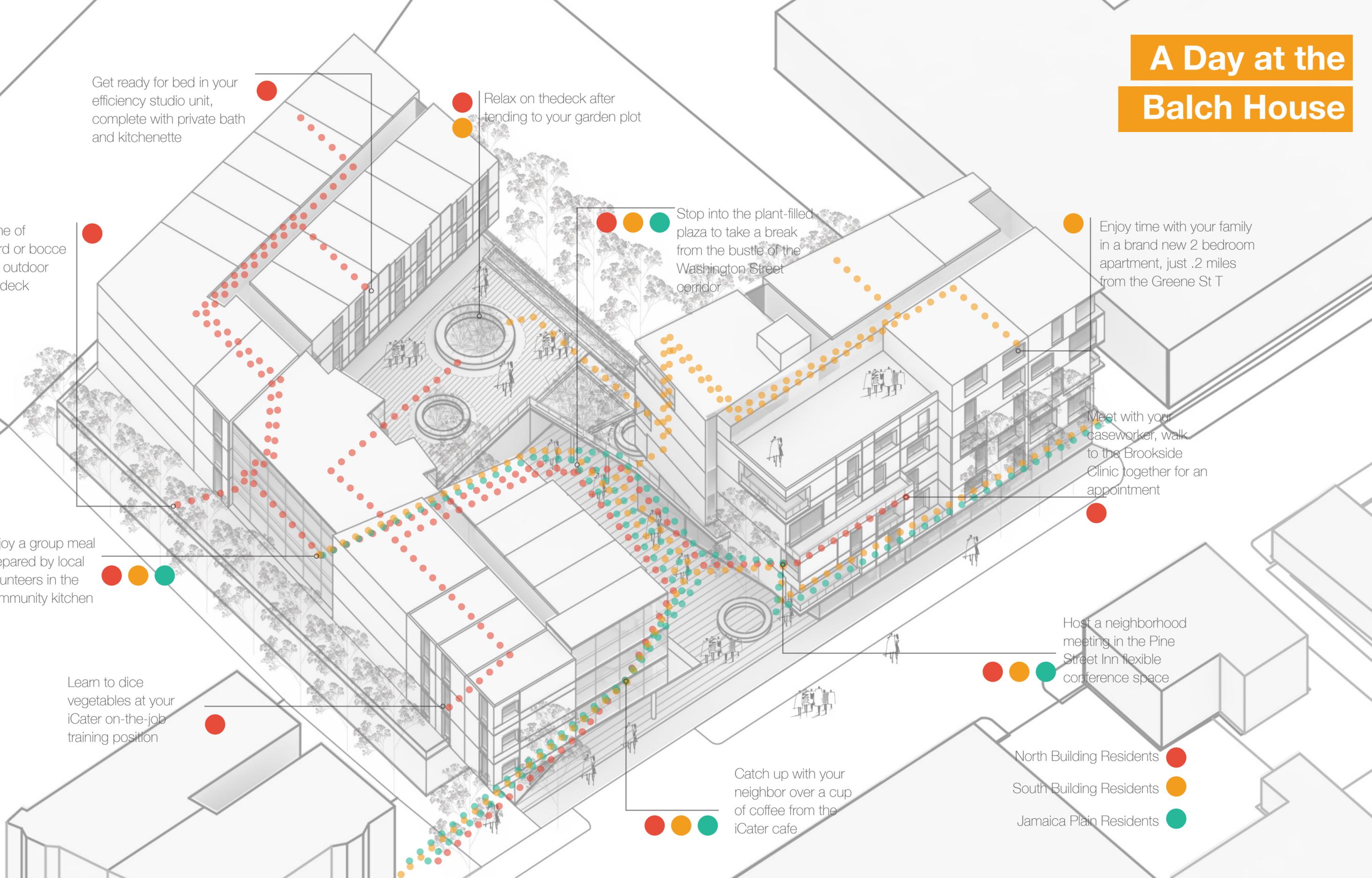
Enjoy a group meal prepared by local volunteers in the community kitchen

Host a neighborhood meeting in the Pine Street Inn flexible conference space

Learn to dice vegetables at your iCater on-the-job training position

Catch up with your neighbor over a cup of coffee from the iCater cafe

- North Building Residents
- South Building Residents
- Jamaica Plain Residents





**Program at a  
Glance**

**78 Housing Units**

- 46 Formerly Homeless Units
- 10 Very-Low Income Units
- 10 Workforce Units
- 12 Market-Rate Units

**33 Parking Spaces**

**9,100 SF of Commercial Space**

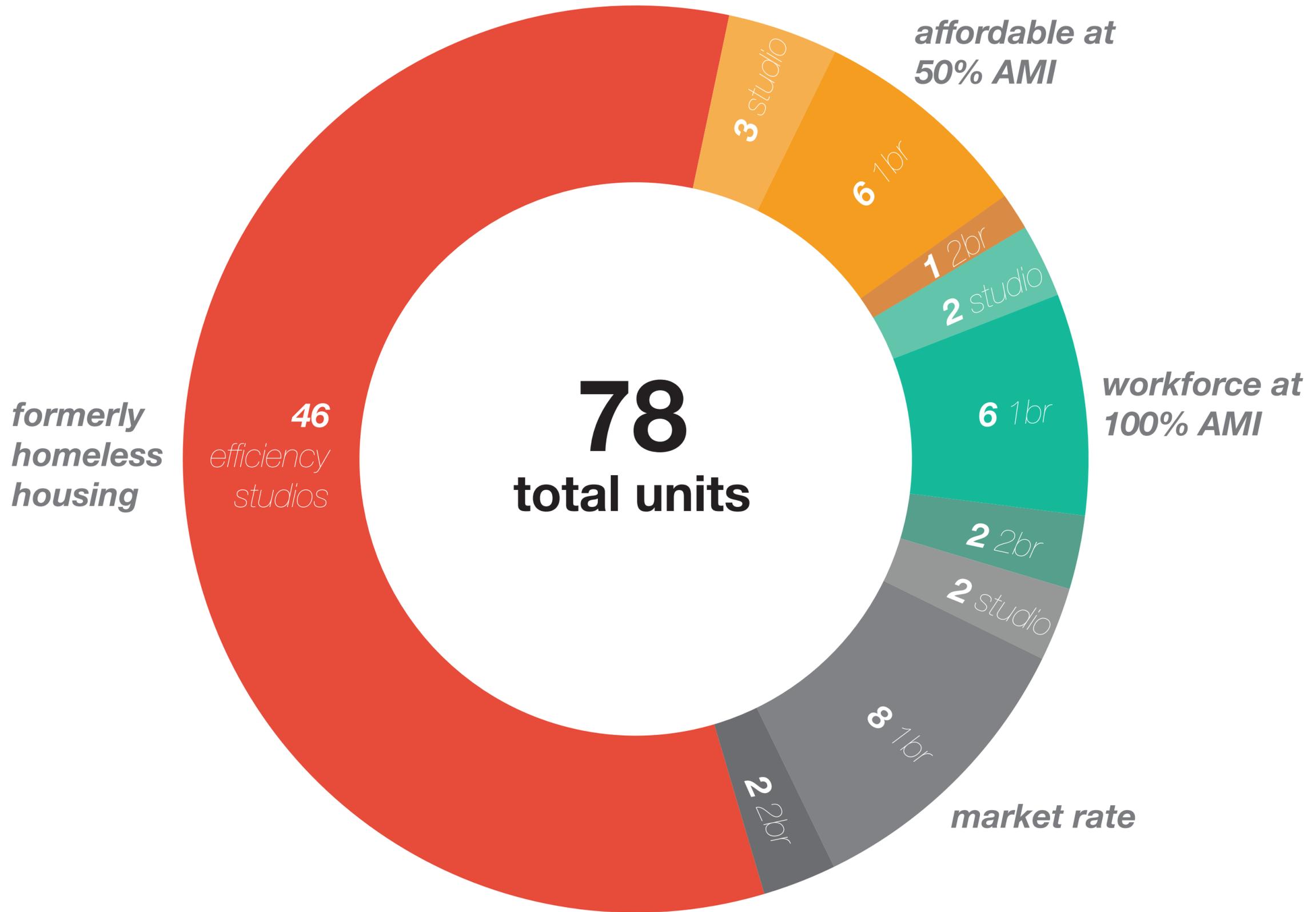
- 3,000 square feet for iCater
- 6,100 square feet for PSI

**14,716 SF of Open Space**

- Ground floor plaza
- Elevated Deck & Garden
- Outdoor Games Area

**8 Types of Internal  
Community Space**

- Gym
- Community Room
- Communal Kitchen
- Computer Lab
- Game Room
- Laundry Room
- Library Space
- Smaller Communal Nooks



## iCater & iCafe

expands Pine Street Inn's existing corporate catering social enterprise, while creating a new community asset

iCater Kitchen



### Other Services & Amenities

- IMPACT!
- Counseling
- Bocce Ball
- Community Room
- Exercise Room

### Potential Partnerships

- South JP Community Health Center
- Brookside Community Health Center
- Arbor Hospital Outpatient
- Urban Farming Institute
- Bikes Not Bombs



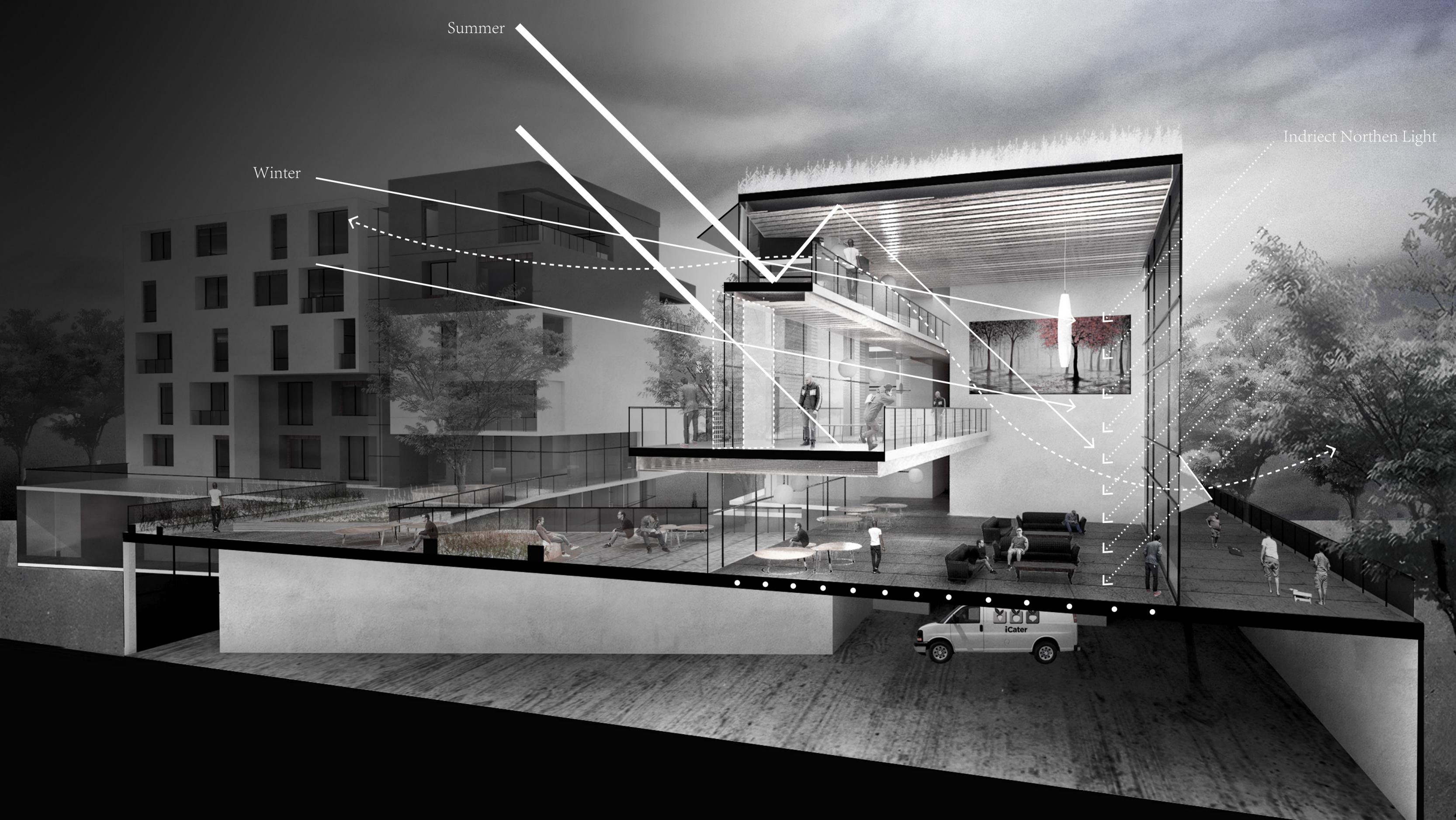
# Environmental Sustainability



Summer

Winter

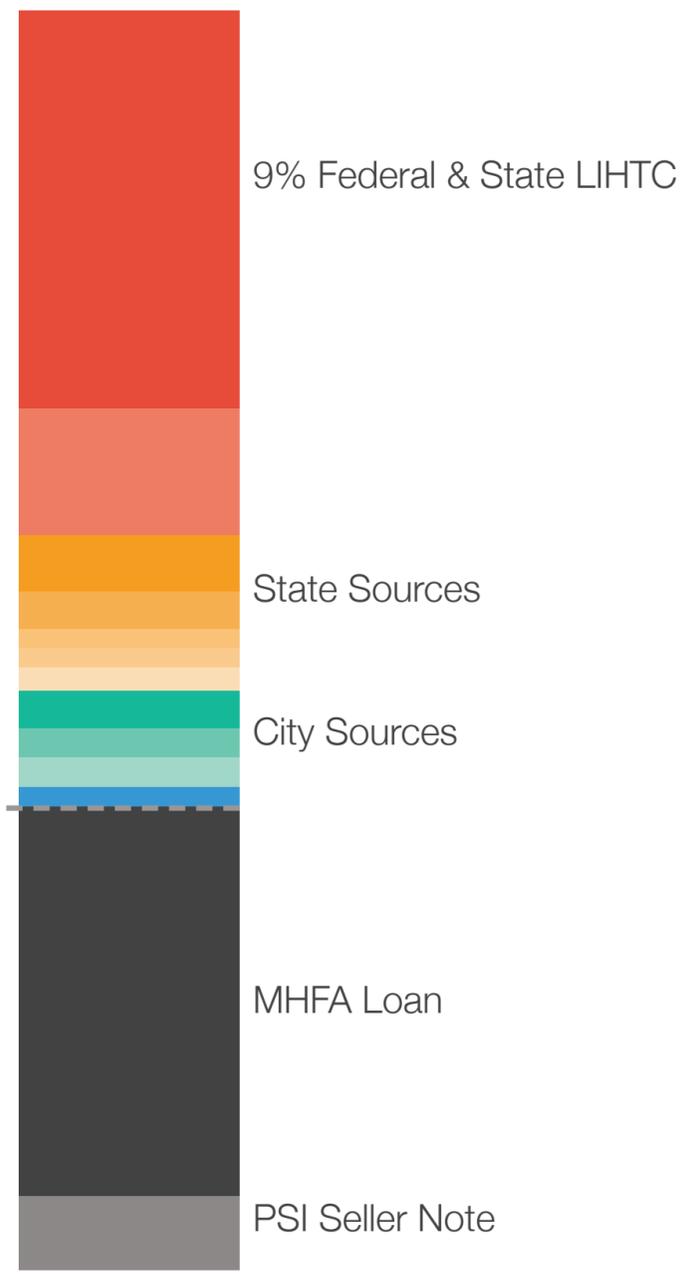
Indirect Northern Light



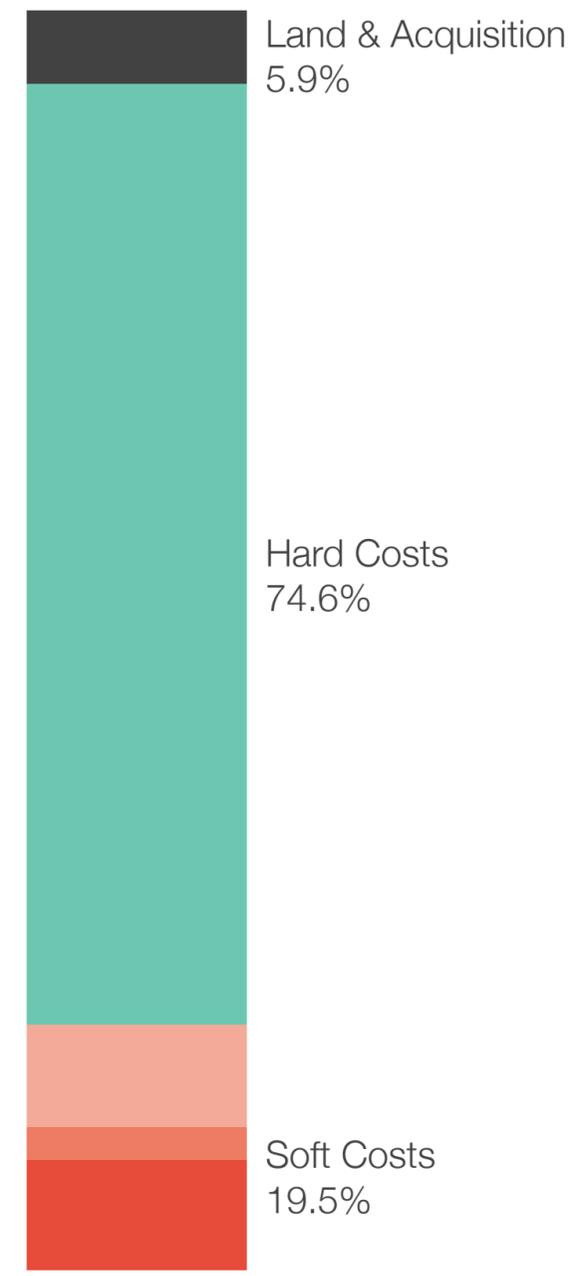
**Key**

**Financials**

**Sources**

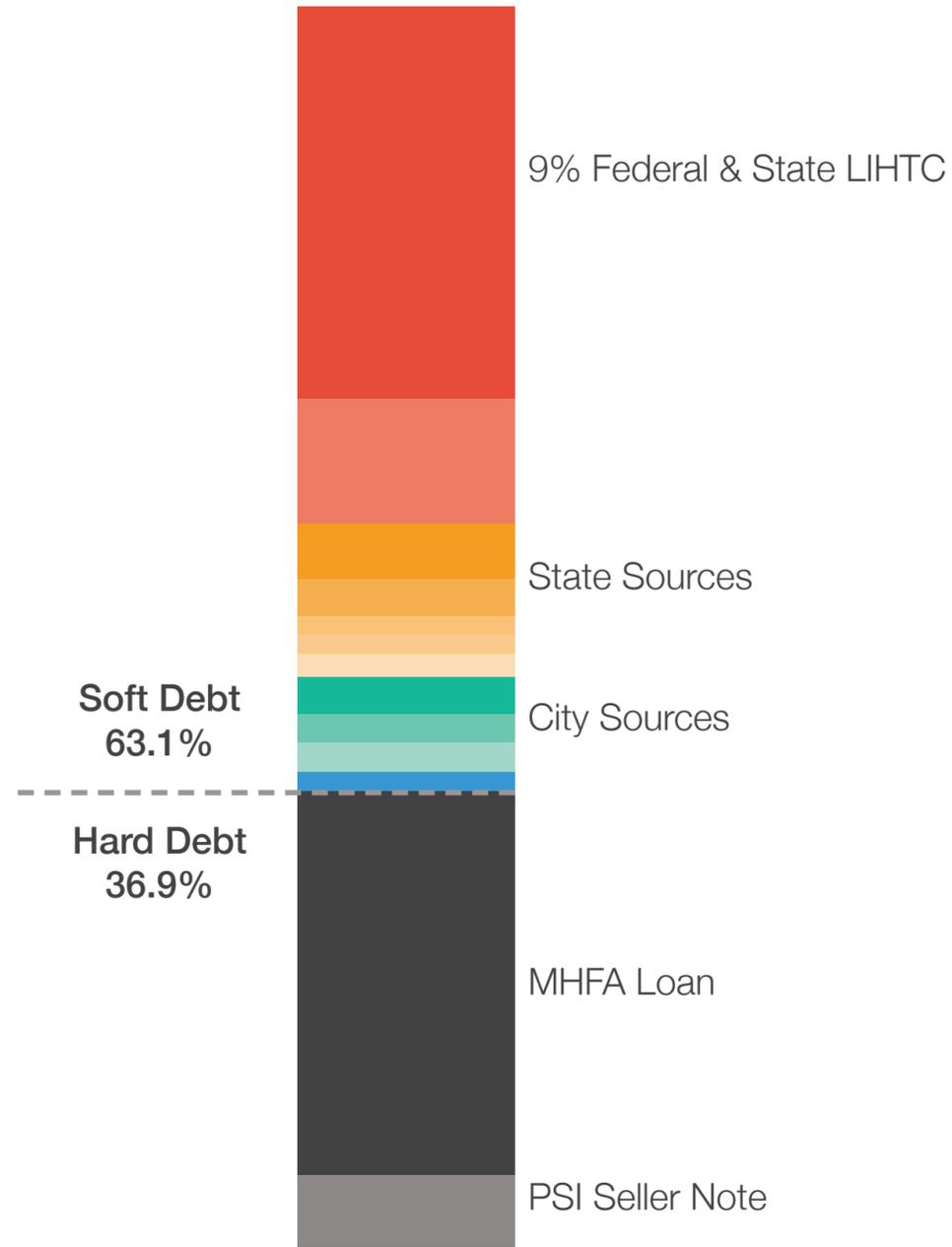


**Uses**

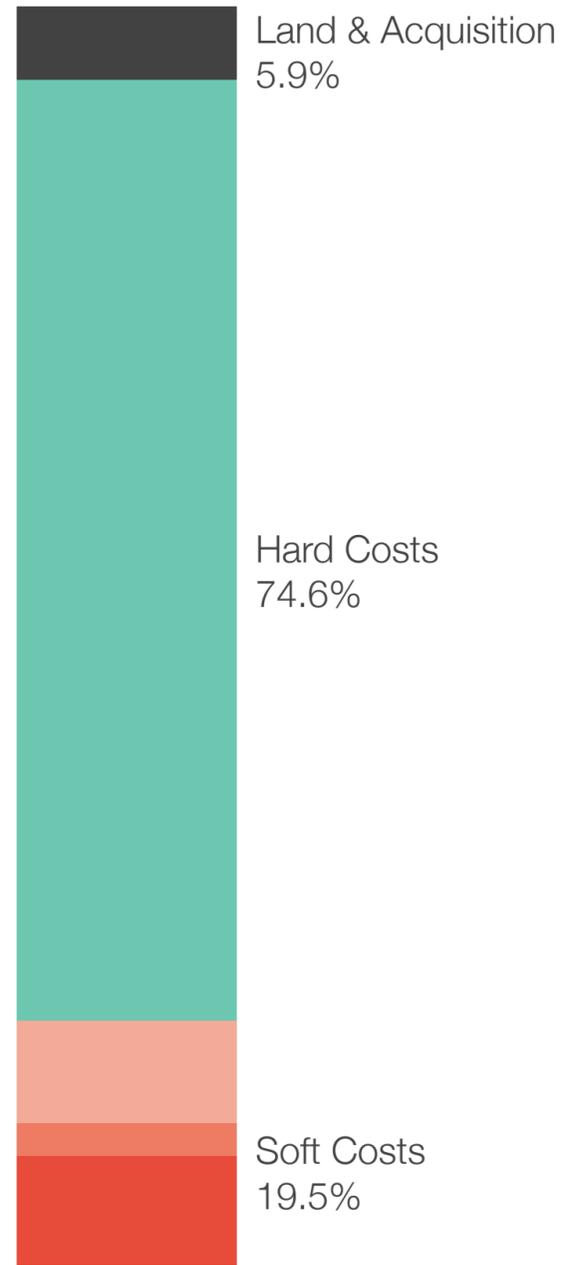


# Key Financials

## Sources



## Uses



**Bundling Project Based Vouchers**  
**Section 8:** Maximum of 8  
**MRVP:** Maximum of 8  
**Continuum of Care:**  
20 tenant-based, master-lease  
**HUD-VASH:** Likely to receive 10 in RFP

**Market Rate Cross Subsidy**

**PSI Seller Note**

**Funding Case Workers & Services**

THANK YOU

