

**55 Norfolk Street
Financial Opportunity Center**



Overview

JAS's vision is a better future for all: **a secure home, a sustaining career, and a connection to the community.**

To achieve this, JAS:

- **Builds** affordable housing
- **Supplies** rental units for low- to moderate-income community members
- **Expands and preserves** affordable homeownership opportunities
- **Renovates** privately owned low- to middle-income housing
- **Stabilizes** at-risk tenancies
- **Educates and trains** low-income community members

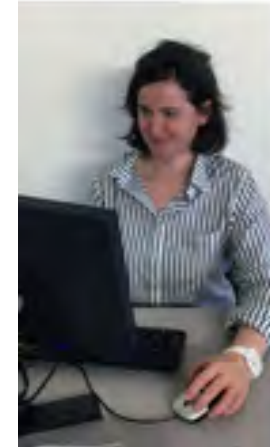




Financial Opportunity Program

A Just-A-Start program since 2016, now serving 375+ residents each year:

- One-on-one financial coaching
- Financial literacy for JAS Education & Training programs (Bio, IT, YouthBuild)
- Workshops in the community upon invitation
- Volunteer Income Tax Assistance (VITA) site, January to April
- Cash flow analysis to organize and optimize, standard metrics for debt/savings/credit score
- Association of Financial Counselors and Professional Educators (AFCPE) certified
- Network of referral sources:
 - Multi-Service Center, Cambridge Employment Program, Cambridge Community Learning Center, JAS residents and students





Mobility Mentoring Program

- 3-year program for low-income parents
- Coaching model informed by EMPATH's Mobility Mentoring.
 - Financial stability
 - Behavioral health (mental health + substance abuse)
 - Housing stability
- Just-A-Start was awarded a planning grant from City of Cambridge Community Benefits Fund
- Partnerships with Cambridge Housing Authority, Cambridge Health Alliance, Institute for Health and Recovery, CAAS Head Start, and Cambridge Family and Children Services.



Program Limitations and Aspirations

JAS Headquarters @ 1035 Cambridge Street

- Limited hours of operation
- Lack of private counseling space, accessible training space
- Transit access is difficult
- No public face and walk-in opportunities

Aspirations:

- Walk-in tax preparation services
- One-on-one coaching space
- Public seminars and educational events

55 Norfolk Street



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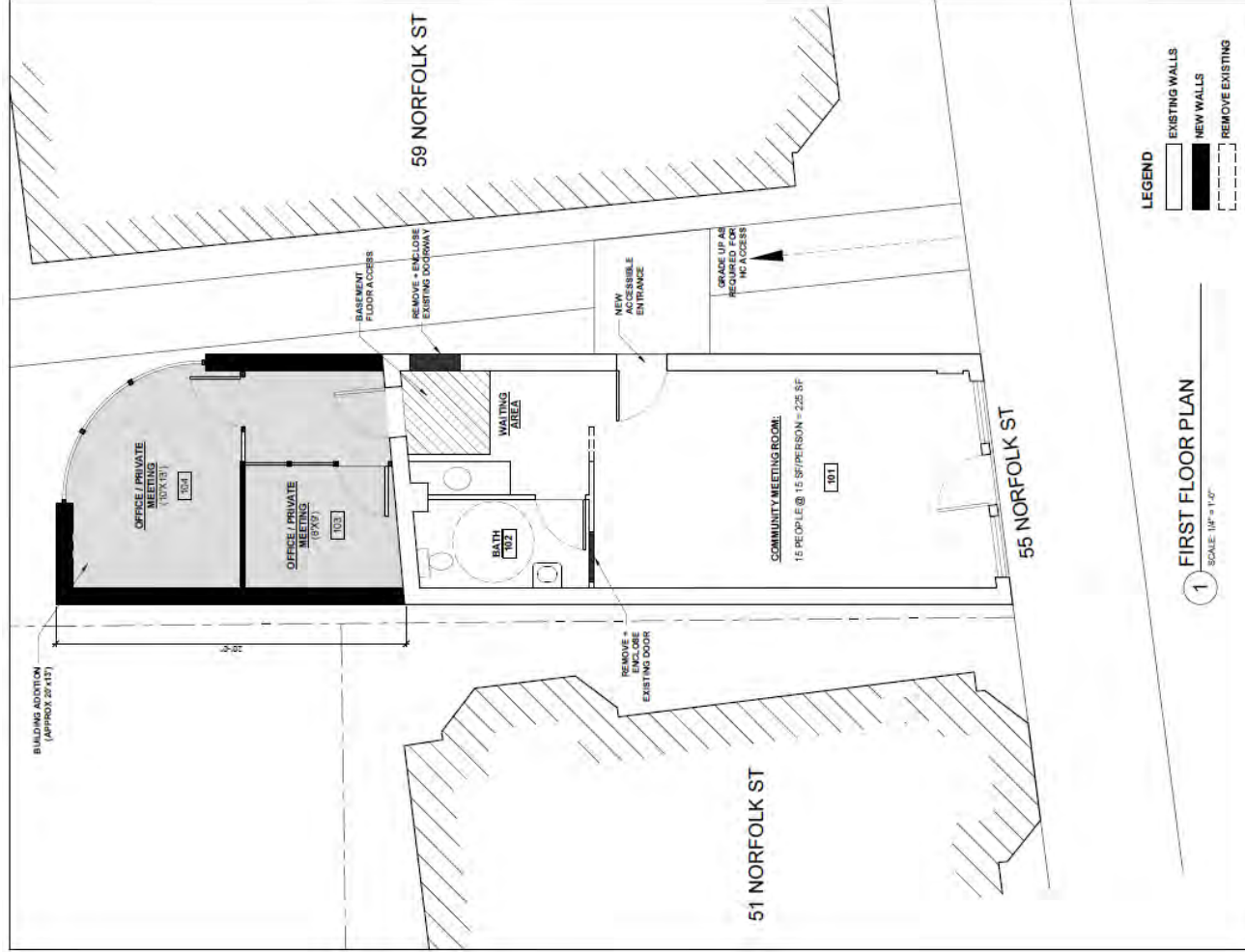




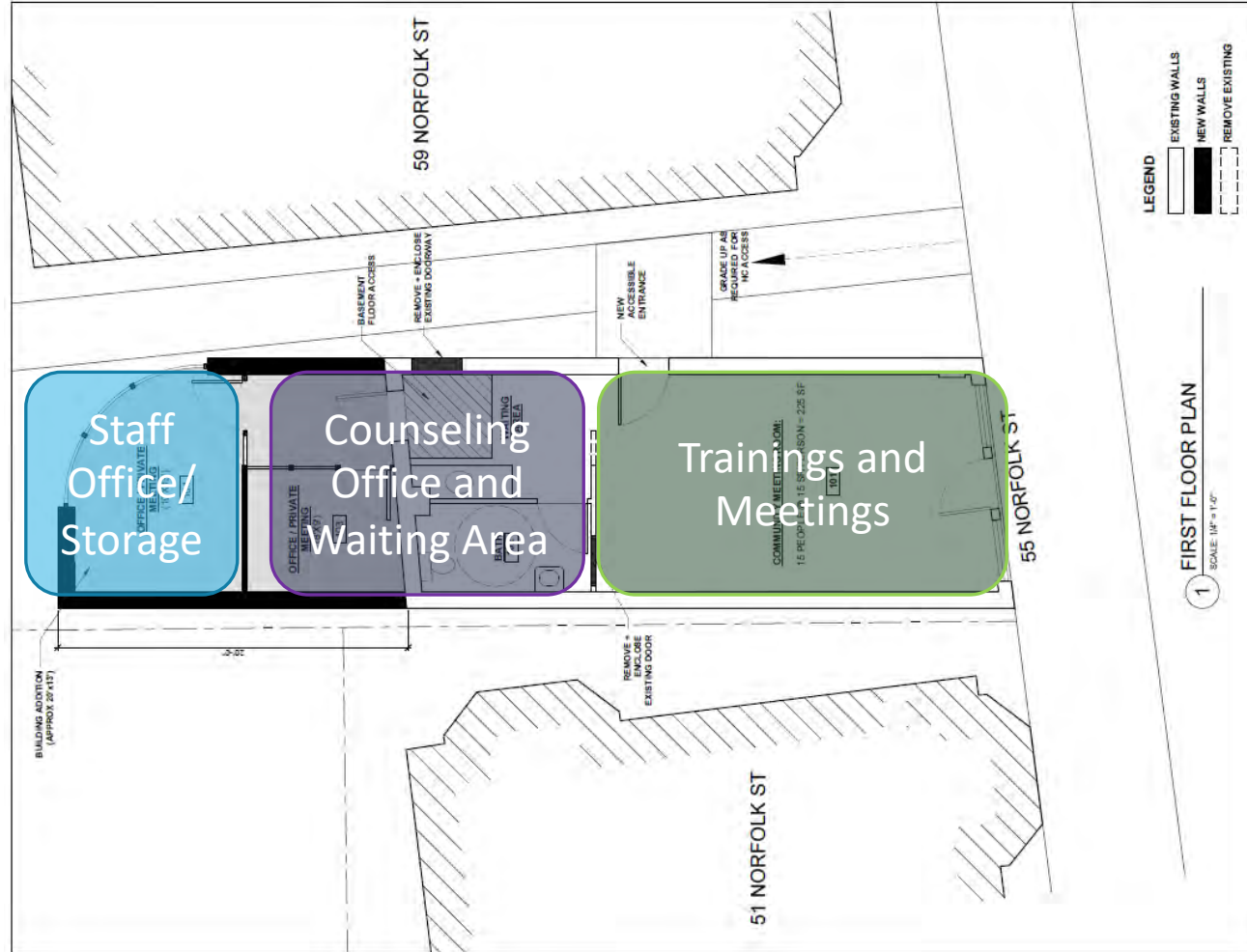
55 Norfolk Street



Proposed Design



Proposed Design





Project Budget

Total Development Cost: \$158,500

- Construction \$135,000
- Architecture, Engineering: \$15,000
- Permits and Legal: \$4,000
- Furnishing and Equipment: \$4,500

Sources:

- Forward Fund: \$100,000
- JAS Investment: \$58,000



Schedule and Next Steps

- Schematic Design: Complete
- Permitting: October 2019- February 2020
- Design Development: October- December 2019
- Construction: March- August 2020
- Certificate of Occupancy: September, 2020
- Center Opening: Fall, 2020



Thank You!



Cambridge Community Center
Family. History. Community.

Building Modernization Project

Cambridge Community Center
5 Callender Street
Cambridge, MA 02139



Accessibility | Efficiency | Safety | Resiliency



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EXTERIOR RENDERING - CORNER PERSPECTIVE



EXTERIOR RENDERING - EAST FACADE (HOWARD STREET)



EXTERIOR RENDERING - SOUTH FACADE (CALLENDER STREET)



EXTERIOR RENDERING - FROM SLOPED ENTRY PATH

Accessibility | Efficiency | Safety | Resiliency



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Through our fundraising efforts, we were able to complete Phase 1 of our BMP in 2015. Capital improvements during Phase 1 included:

- Installed a new playground with the help of Kaboom! and over 250 volunteers
- Repaired fire escapes for all building levels
- Installed a high efficiency heating system
- Renovated the gym and common room hardwood floors
- Added an energy efficient, reflective rubber roof on the gym
- Replaced the cracked and lead paint covered windows in the gym with new, energy efficient windows that allow natural light
- Replaced broken floor tiles throughout the building

Phase 2 planning has been underway since 2016. We have new architectural drawings for the work and we are finalizing the budget. Preliminary fundraising efforts have also begun. Proposed capital improvements for Phase 2 include:

- Safely remove all hazardous materials on the exterior
- Replace windows and doors in the Main Building to increase energy efficiency and functionality
- Build ADA compliant handicap accessible entrance
- Insulate the building
- Renovate the exterior trim and siding
- Address accessibility issues by installing an elevator that serves all floors
- Add two new classroom spaces to accommodate increasing enrollment
- Install a security alarm system

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Connecting Children with Growing:
Nurtury Outdoor Garden



Nurtury's mission is to give Greater Boston and Cambridge's youngest children in need, birth to age five, the opportunity to reach their full potential by investing in school readiness, promoting healthy development and strengthening families. Over 75% of our children are living poverty. Children experiencing poverty are at risk for many difficult health and developmental outcomes throughout their lifetime.



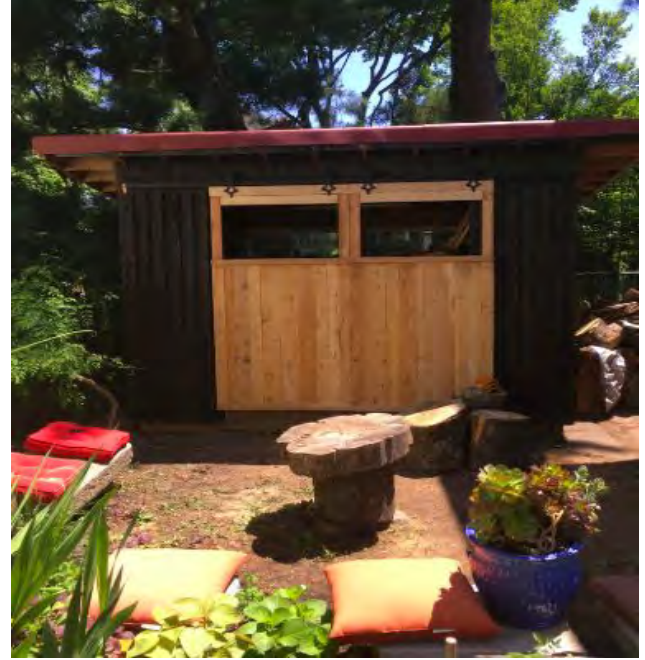
Our Project

By leveraging our existing resources of outside space, knowledgeable community partners like Green Cambridge and Lesley University, and the desire of our staff, we can use this capital investment as an age-appropriate learning experience for reconnecting to our local growing cycle and provide an opportunity to demonstrate how healthy sustainable food can be grown -- even by preschoolers.

We propose a gardening space outside our two main entrances to the program that will not only support our children's nutritional values, but engage the children in skill building and the staff in community partnerships.

Preschoolers at Green Cambridge's farm





Benefits of gardening with preschoolers

- Reliability and responsibility when it comes to taking care of a plant day after day;
- Self-confidence: nothing is more rewarding than the fruits of our own labour;
- Learning cause and effect – do good, not bad;
- Curiosity in species, growing tips, Botanics and more;
- Physical activity: gardening makes you move a lot;
- Exploring texture: Gaining insight on density, weight, malleability, permeability, and more;
- Growing the love of nature: putting love in what they grow;
- Teamwork: friends or family;
- Math: counting days, measuring nutrition, light exposure and more;

Project Design Plan



FRONT EXISTING



Level out soil, add
playground mulch,
and a raised planting
bed for shade loving
edible annuals.



REAR EXISTING



REAR CONCEPT

Add edible perennials behind railing like dwarf fruit trees and thornless compact berries

Build child-level raised beds with low-maintenance annuals, that can be turned into lunch, like spinach and cherry tomatoes, and snap peas

Detailed Work Plan and Project Implementation Schedule

Nurtury Outdoor Garden

Sept-Dec 2019

- Funding search- looking for available funding for our garden project
- Grant awards- Apply and obtain Forward Fund Grant and Lesley Bio/Gen Grant
- Community charrette with families- Invite families to share ideas and discuss project to receive community input and support for the upcoming project

Jan-Feb 2020

- Detailed design- Finalize design layout with contractor
- Materials procurement- Obtain all necessary materials proposed in the budget that are needed for construction and seed starting inside to begin
- Curriculum development - Meet with Lesley University for preschool curriculum material; Meet with the teachers to begin planning units for the classrooms

Feb-March 2020

- Begin seed starting inside- Begin introducing students to gardening with our Indoor Grow Center

March-April 2020

- Construction + soil delivery- Contractor begins work on project
- Garden day to help move the soil with our volunteer parents

April-May 2020

- Transplanting and outside seeding- After outside design is completed, begin transplanting the plants from the inside to the outside and planting new seeds outside with students

Planning and Feasibility for Agassiz Baldwin Community Renovation



The Project:

ABC is planning to renovate a large part of our main building at 20 Sacramento Street, with improved service to our Children's Programs being the highest priority. This part of the building gets heavy usage and hasn't had any major improvement since 1985.



Our Goals:

- Improve and ideally expand the space we have for Children's Programs
- Reconfiguration of our first floor to be a more welcoming entrance and community gathering space
- Make our Gallery space more welcoming and accessible

What the Grant Will Fund:

- We have hired an outside project manager to help us structure and manage an in-depth feasibility study and coordinate:
 - Our vision for the future of the space (possible new programs in the space, expansion of existing programs, etc.)
 - Design Concepts and Construction
 - Impact on program income
 - Financing and capital fundraising potential
 - Logistics

Questions?

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