



OUR COMMUNITY | WORKING TOGETHER

NUESTRA COMUNIDAD

Community Investment Plan (CIP) 2017 - 2019

Executive Summary

Founded over 36 years ago by a group of Latino activists around kitchen tables in Boston's Roxbury neighborhood, Nuestra Comunidad's legacy is one of creating communities of opportunity, building new community assets, and transforming community through economic development. Since 1981, we've built over 800 apartments affordable to working families, built and sold nearly 150 homes that have created wealth and neighborhood stability. We've transformed neighborhoods destroyed by arson in the 1970s and crime in the 1980s and 1990s. Today we continue this work by assuring that all Bostonians – not just the wealthy – can enjoy the unprecedented economic growth seen in our city and region: by creating homes that families of all incomes can afford; encouraging homeownership and increasing financial resiliency; catalyzing entrepreneurship among people of color; harnessing the intrinsic leadership capacity of people in our neighborhood; creating jobs; and creating neighborhood spaces that foster creativity, safety, and opportunity.

Through its **Economic Development** initiative Nuestra Comunidad envisions that Roxbury residents will enjoy equitable opportunities for employment, small business ownership, homeownership and wealth accumulation, and as a result, Roxbury will be viewed by long-time residents and newcomers as a desirable place to live, work, invest, and do business.

- Job creation through real estate development, asset management, and small business technical assistance;
- Small business contracting;
- Technical assistance to 50 start-ups and existing businesses each year through Accelerate Boston in partnership with Epicenter Community and LISC Boston;
- First time homebuyer classes for 250 people annually;
- New homes built and sold. Thirty-eight for-sale homes will begin construction in 2017;
- Foreclosure prevention counseling for 30 families annually with the goal of preserving equity.

Nuestra Comunidad's largest ongoing real estate development effort is Bartlett Station, a transformative, equitable, anti-gentrification development beginning construction in 2017. On an 8-acre brownfield site, Nuestra and our partner Windale Developers are building 129 for-sale homes, 194 apartments and 48,000 SF of commercial space. The housing will be two-thirds affordable. The new homeowners will gain \$500 million in equity over 20 years. The project will generate 150 permanent jobs and approximately 900 construction jobs, with over 60% going to workers of color. Over 60% of the contracting dollars will go to MBEs.

Health and Wellness Nuestra Comunidad envisions a vibrant, resilient, and healthy community where residents of all incomes are empowered to make choices that promote personal and collective wellbeing, and in which equitable community development reduces racial health disparities.

- Permanent affordable housing development to promote tenant stability and avoid or reduce stress, including 60 new apartments under construction at Bartlett Station;
- Smoke free housing and smoking cessation, with 100% of Nuestra Comunidad housing being smoke free by July 2017;
- Mental health housing support for DMH clients;
- Physical activity and nutrition classes and programs to occur on a regular basis throughout the Nuestra Comunidad portfolio;
- Community safety initiatives in continued partnership with the Boston Police Area B-2 focused on identified crime hot spots in Dudley Square.

Placemaking Nuestra Comunidad envisions that Dudley Square will be a safe, welcoming, vibrant hub of commercial activity and neighborhood life, anchoring local small businesses and bringing together residents, business owners, local artists, employees, shoppers, and visitors to do business, live, work, and play.

- Arts initiatives to activate spaces at the Bartlett Station public plaza, in collaboration with local artists and members of the Roxbury Cultural District;
- Develop housing and commercial property on vacant land throughout Roxbury, including at Bartlett Station, and activate vacant retail spaces;
- Community policing that brings together business and residents and makes the neighborhood safer and more desirable;
- Promote walking and biking through complete streets improvements and advocacy
- Strengthen community stakeholder networks and advocate for resources for local business and property owners, including working toward the new Roxbury Cultural District and to advocate for a Business Improvement District/Community Benefits District (BID/CBD) to put on cultural events, improve community safety, and beautify the neighborhood.