

# Charlesview Gazette

VOL 1 AUGUST 2009

**Welcome to our first quarterly publication of the Charlesview Gazette, brought to you by the Charlesview Apartments in Allston, MA.**

## Mayor Joins Charlesview Residents at Corner Cup

The coffee is poured, the tea is brewed, the muffins are baked – the Corner Cup is open for business! Charlesview's very own job-training program and café officially opened for business on July 17 with a special Grand Opening Celebration with Mayor Menino.

Our shop, which is the result of a renovation to the former police sub-station, is now open to the public with proceeds to be re-invested back into the job training program.

Our goal is to create a positive atmosphere for people to relax and enjoy a cup of coffee with their neighbors and friends. The shop will be freshly stocked every morning, offering coffee, cookies from Otis Spunkmeyer, and various pastries and desserts.

The Corner Cup is located on the first floor of the Charlesview Apartments, and can easily be accessed via public transportation along

Western Avenue. We invite everyone in the neighborhood to follow their nose to 190 North Harvard Street and enjoy some delicious treats.



Charlesview Board members visit the Corner Cup with Mayor Thomas Menino on July 17

## History and Mission of Charlesview

**The Charlesview story is one of community empowerment, interfaith cooperation and collaborative public-private partnerships. Incorporated forty years ago by five faith-based institutions, Charlesview was founded as a mixed-income housing resource for the community.**



In the early 1970s, recognizing the need for affordable, local housing in their neighborhood, a group of five religious institutions created the vision for Charlesview. Owned by Charlesview, Inc, a faith-based, mission-driven non-profit organization, Charlesview has served the families of Allston-Brighton for over 40 years, filling the continued need for additional affordable housing in the neighborhood.

Today, Charlesview is a mix of ethnicities and religions, languages and cultures, and represents a broad and diverse group of individuals and families --a true microcosm of the larger Allston-Brighton community.

# Development Update

*The new Charlesview Residences development team has recently filed the Draft Project Impact Report (DPIR) with the BRA*

As you know, the new Charlesview Residences development plan entails the relocation and new construction of the existing 213 unit Charlesview Apartments, and the construction of additional units that will include rental units as well as mixed-income homeownership opportunities.

The redevelopment team, comprised of the Charlesview, Inc. and The Community Builders (TCB), recently filed the Draft Project Impact Report (DPIR) with the Boston Redevelopment Authority (BRA).

The new development plan, known as the **Charlesview Residences**, will enable residents of the current Charlesview Apartments to move from older housing structures to new, high-quality units with modern amenities.

The new community will be transit-oriented, adjacent to three MBTA bus routes, and within walking distance to schools, shops, and other public resources. New construction will include LEED-certifiable green buildings, and an underground parking lot.



Rendering of proposed park looking west on Brighton Mills

The plan will increase income and housing diversity by providing 260 rentals with a mix of low, moderate and market rate units, plus 100 homeownership units with a mix of moderate and market rate flats and duplexes. The development will re-align the street grid to extend Telford Street and complement the residential character of the neighborhood. Additionally, the plan calls for the creation of a new community center on Western Ave., approximately 10,000 square feet in size, and 13,150 square feet of retail space.

*The Charlesview Board is made up of 15 dedicated members, representing three local religious congregations who share a collective vision in ensuring the best for all Charlesview residents. Each newsletter will profile a member to shed light on their background and an anecdote that articulates what Charlesview means to them.*

Community United Methodist Church

- 519 Washington St, Brighton, MA

Kadimah Toras Moshe Congregation

- 113 Washington St Brighton, MA

St. Anthony's Catholic Church

- 43 Holton St, Allston, MA



## Reverend Samuel Johnson

For the past four years Reverend Samuel Johnson has been a member of the Charlesview Board, overseeing all elements that make this living community a hospitable place for all residents. With his extensive work on affordable housing, Rev. Johnson ensures all residents have a positive living experience at Charlesview.

He views Charlesview as a truly special place; one that has allowed many immigrants or new citizens to the Boston area to find affordable housing and an opportunity to integrate themselves within the larger community. He also sees it as a place with deep roots, made up of residents who have spent years calling Charlesview home and creating friendships among neighbors. These residents provide the backbone of this strong living community.

Whether it's short lived or an entire lifetime, Charlesview residents live by the idea of "neighbor helping neighbor." Regardless of race, religion, or creed, this tight knit community is proud of its home and of its neighbors who share the same roof, and the same Allston-Brighton neighborhood.

## Program Spotlight: Infants & toddler program

**Each newsletter will profile a different program to show the wide range of services that Charlesview provides for its own residents, as well as the Allston-Brighton community.**



As a way to promote child development, along with interaction among Charlesview tenants and Allston-Brighton residents, the infant and toddler program has been created to provide a great service to mothers and fathers in the community looking to make friends and allow their children to meet and play with peers.

The program, which is free and open to the public, is overseen by a Charlesview resident who is a certified child care specialist. It runs every Tuesday and Thursday from 10 a.m. —noon at Charlesview's Youth Resource Center on the 3rd floor of 75 Stadium Way.

## Q&A with Michelle Archer—Manager, The Corner Cup



### *The Corner Cup*

If you have stopped by to visit Charlesview's new coffee shop, you've likely been greeted by Michelle Archer. Born and raised in Allston, Michelle has lived at Charlesview for the past six years, and is a part of the deeply rooted community that has been developed here.

**Q: Tell us about your background:**

*Michelle Archer:* In addition to serving as the manager of Corner Cup, I also work at the youth center at Charlesview, which allows me to interact with children from Charlesview and the Allston-Brighton community. Currently I am working...a lot! But I plan to go back to school in the spring.

**Q: What are your goals and aspirations?**

*MA:* Well I have four years experience at Goldman Sachs, serving as an intern. I learned a lot about investment banking and the many things that they do there. I intend to get a degree in accounting, and would love to go back there when I get the opportunity and start a career in that industry.

**Q: What does Charlesview mean to you?**

*MA:* It's a safe community where everyone knows everybody. It's filled with nice people that you can trust. As an employee at the youth center, I know that all the parents know that their kids are going to a safe, nurturing place when they are with me. Growing up, they didn't have these types of programs that they do now. It's great to see the residents of Allston-Brighton take advantage of them.

**Q: How does serving as the manager of Corner Cup give you experience into what you want to do after college?**

*MA:* The wide range of management skills and being able to work with people. It's going to help me communicate better with a lot of different people—and provide customer service in many different ways.

**Q: Why should we stop by the Corner Cup every morning?**

*MA:* We have cheaper prices than similar places in Allston-Brighton, and all the proceeds are going back to benefit Charlesview

**Q: What's your favorite treat here at the Corner Cup?**

*MA:* Chocolate ice cream with chocolate syrup, with chocolate sprinkles, with whipped cream. What can I say, I love chocolate!

## Learn about how you can become a homeowner!

The new Charlesview Residences development plan offers increased housing diversity—including 260 rentals with a mix of low, moderate and market rate units, plus **100 homeownership units** with a mix of moderate and market rate flats and duplexes.

In preparation for a city lottery process of qualified homebuyers, The Community Builders will be offering residents the chance to receive more information on homeownership along with:

- **Financial planning and budgeting**
- **Credit repair and counseling**
- **Opening a savings account**

Please contact Claudia Sierra at The Community Builders for more information!

[Csierra@tcbinc.org](mailto:Csierra@tcbinc.org) or 857.221.8653

The lottery will be administered by the City of Boston.