

Whitmarsh Center

May 30th, 2023



Welcome & Introductions - Staff



Jennifer Schanck-
Bolwell
Executive Director of
WCHR



Andy Howarth
Director of Development
& Financing



Allison Lee
Senior Project Manager



Mazin Al-Khamees
Project Manager

Welcome & Introductions - Partners



Owner, Developer
& Manager



Shelter Operator



Grace Lutheran
Ministries (ELCA)



Agenda

- Welcome and Introductions
- Community Center Components
 - Zion Lutheran Church Services
 - WCHR Offices
 - Community Hall
 - Family Shelter
 - Commercial Kitchen
 - Affordable Rental Housing
- Building Plan
- Next Steps and Timeline
- Updates Based on Community Feedback
- Questions

Pastor Andrew Borden Grace Lutheran Ministries



"Worcester Community Housing Resources has been a dedicated partner on this project. We know they will continue to serve the community well as we have for over 100 years. This is a unique opportunity to create new housing for six families, our neighbors in need, and to welcome WCHR's offices to our campus."

Zion Lutheran Church Services

- Providing permanent space for Zion Lutheran worship services
- Church services and coffee hour on Sundays
- Wednesday meal program for seniors
- Continued availability of all shared spaces for other church functions and events



WCHR Overview

WCHR is a non-for-profit organization whose mission is to create and preserve affordable housing opportunities for low to moderate income households and to initiate and support neighborhood revitalization throughout Worcester County.



WCHR Office Space

- WCHR will be moving its offices to Whitmarsh Ave, continuing its variety of services and operations onsite:
 - Affordable Housing Development
 - Property Management
 - Community Lending & Investments
 - Financial Coaching
 - Landlord Liaison Program
- Space will include offices, meeting rooms, work stations, and storage



Community Hall

- Community Hall
 - Use for WCHR and Church events
 - Continued use as a City election site
 - Rent to other organizations



Friendly House Overview

Founded as a settlement house in 1920, the mission of Friendly House is to further the educational, social, individual and family development of residents of Worcester, Massachusetts. Our focus is on helping the entire family, especially those under-served and under-resourced.



Family Shelter

- Emergency family shelter run by Friendly House, open 24/7
- 6 private bedrooms, able to accommodate up to 24 people
- Host room for 24/7 staffing
- Common space and amenities include a playroom, bathroom facilities, laundry room, kitchen, and media room



Commercial Kitchen

- Possible use as a meal preparation site for a Meals on Wheels type program
- Potential future community nutrition classes



Affordable Rental Housing

- Will continue under WCHR's ownership

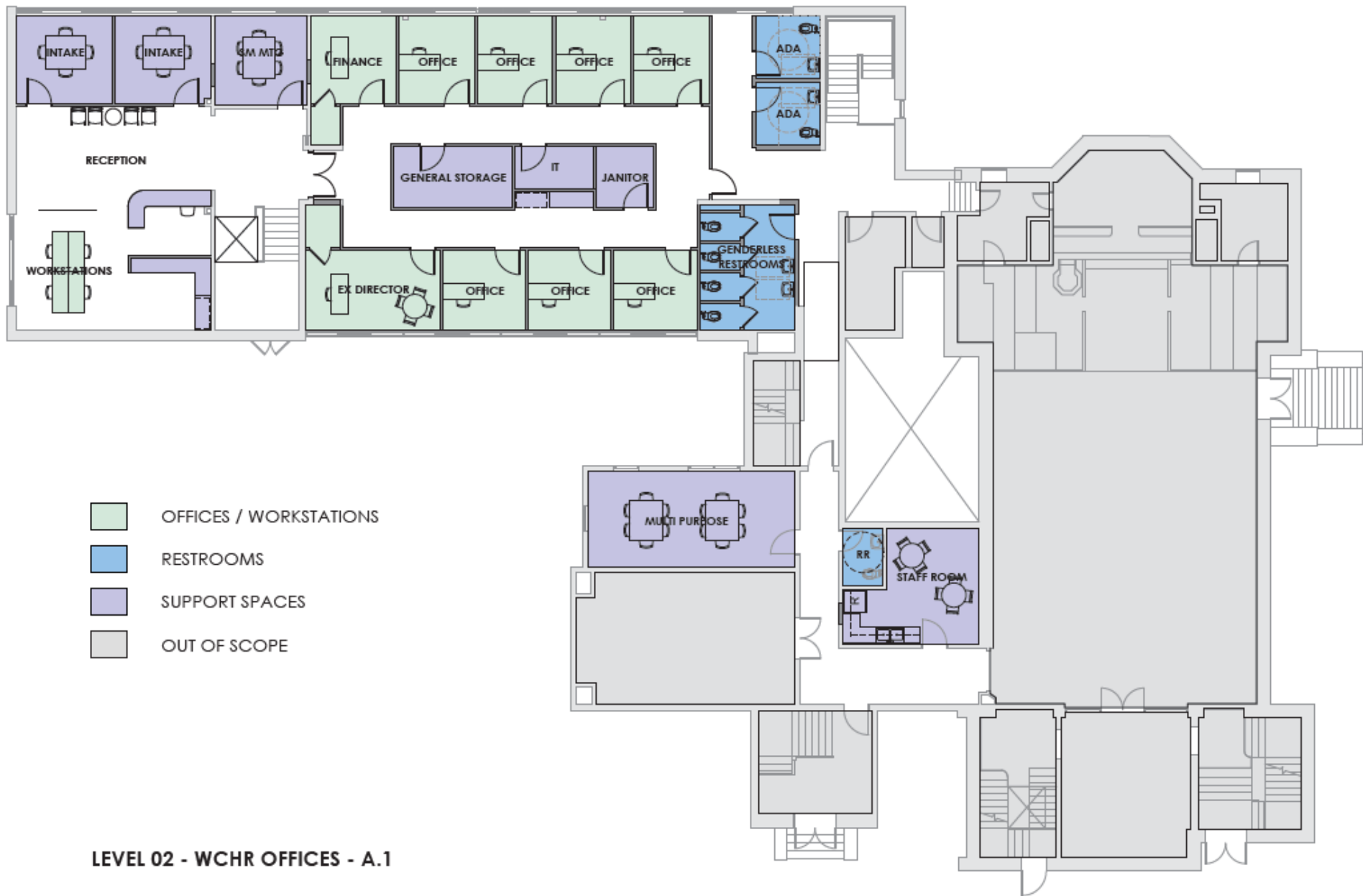


Building Plan

- Purchase and rehabilitation of the Zion Lutheran Campus
- Convert the various parts of the building as discussed in prior slide, with associated parking across the street
- Exterior and interior upgrades will take place, including overall increased accessibility and energy efficiency



LEVEL 01 - TRANSITIONAL HOUSING



LEVEL 02 - WCHR OFFICES - A.1

Next Steps & Timeline

(Timeline Subject to Change)

- Continue to meet with stakeholders
- Zoning Board on June 5th
- Secure all financing (by Summer 2023)
- Construction 4 to 6 months
- Begin moving in WCHR Offices by late 2023 and Family Shelter sometime in 2024

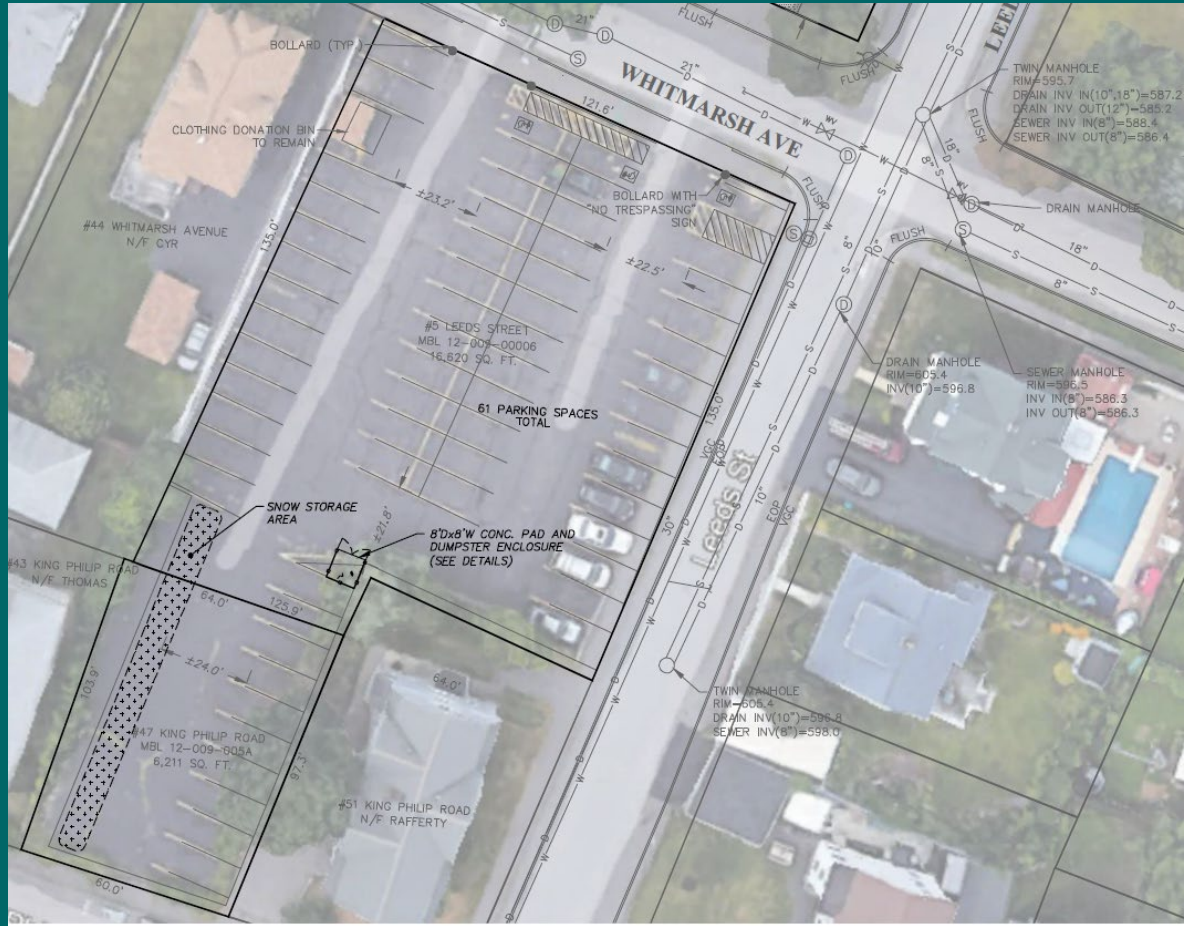


What We Heard

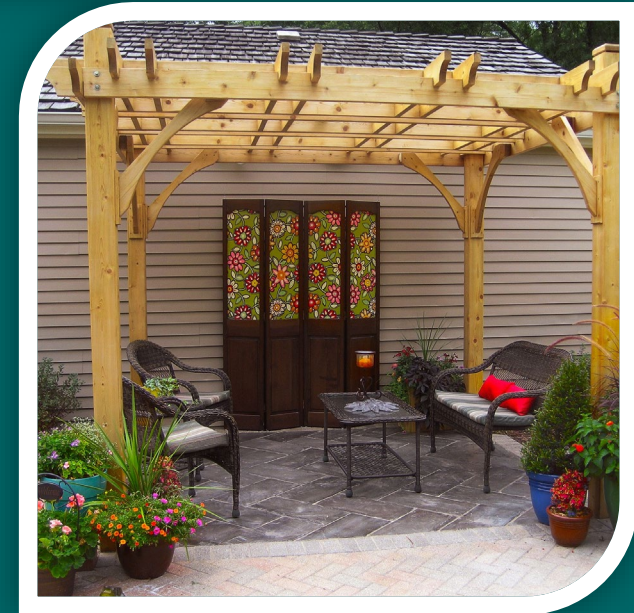
- Need for fencing
- Concerns about the intersection
- More details needed about trash plan
- Potential design on outdoor play space



Updated Site Plan



Examples of New Design Ideas



Questions?



Contact Information

Jennifer Schanck-Bolwell

Executive Director - WCHR

jsbolwell@wchr.org

508-799-0322 ext. 114

Trish Appert

Executive Director - Friendly House

tappert@friendlyhousema.org

508-755-4362

Pastor Andrew Borden

Grace Lutheran Ministries

pastor_andrew.b@verizon.net

508-832-3427

