

## The BHA Gives Franklin Hill a Face-lift

The BHA is revamping the Dorchester Franklin Hill housing development and neighborhood through the creation of new housing and street patterns.

The Mayor, the BHA, and several city departments have prioritized the project as “a key initiative that will revitalize the community at Franklin Hill, improving the quality of life for current residents, and hopefully, act as a catalyst to revitalize the surrounding neighborhood.”

With Trinity Financial as developer, this undertaking calls for the new construction of 200 replacement public housing rental units and 66 Section 8 project-based voucher rental units for a total of 266 low-income rental units. There will be as many as 50 affordable for-sale opportunities.

“This whole project is a good thing for Franklin Hill,” said Pat Terry, co-chairperson of the Franklin Hill Tenant Task Force. “Everyone so far is happy about the situation.”

The BHA held a demolition event at the site in January to initiate the revitalization. Community members looked on as a bulldozer clamped down on the skeletal frame of the dull dark-red, age-worn building. With a strident roar, the machine then ripped hunks of brick to the ground.

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## ‘Happy New Year!’ ‘Got chopsticks?’

Red lanterns, red balloons, red dragons and mobiles made with origami cranes ornamented the recreation room at Washington Manor. Guests began to gather as Zhou Wong finished frying a large plate of pork filled spring rolls that her husband, Woon Wong, had prepared earlier.

It is the year of the pig.

About 60 tenants from the “Three Sister” developments – consisting of Frederick Douglas, the Hampton House, and Washington Manor – united for a Chinese New Year celebration on February 16. It is already tradition at the Torre Unidad development, said Neyda Gomez, housing manager at Washington Manor.

“But this is the first time we hosted a formal celebration,” she said. “We have more Chinese residents at the Three Sisters now and the residents are very excited about this.”

Chinese residents were not the only ones excited. Latino, black and white residents were warmly welcomed as well.

“The idea of blending and coming together is just a great feeling,” said Henry Kemp, treasurer of the Hampton House Tenant Task Force.

**CHOPSTICKS, Page 5**

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# Out & About



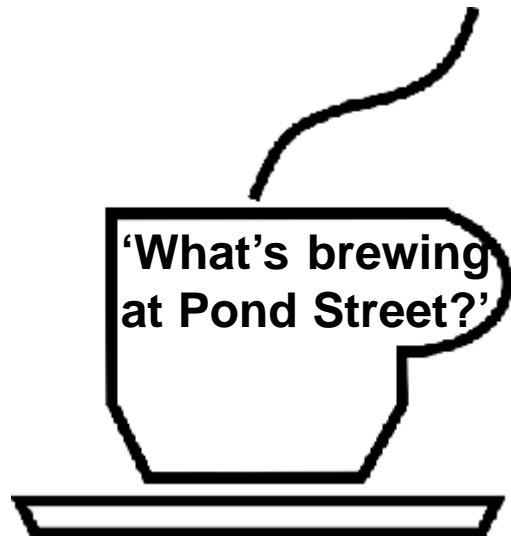
**Mamie (left) brings her own coffee. “Your coffee makes my heart beat so, so fast,” she said to Carol.**

## Pond Street Happenings

- Residents attended RESPECT, the musical at the Stuart Street Playhouse on April 19.
- Residents participated in Boston SHINES, a citywide landscape revitalization. Residents pushed wheel barrows to-and-fro and planted flowers.
- Residents hosted performers from the New England Conservatory of Music for their Spring Concert with classical guitar and singing.



**‘BINGO! I won!!**



**Loba (left) arrived for the tail end of coffee hour at the Pond Street community room. She came from the doctor's office and showed Miriam her hands, now in bandages to aid her arthritis.**

**Rita (left) “just got BINGO.” She sports a smiling toy elf for her BINGO good luck charm. Other players used charms such as a Shrek figure or twin puppies. Katheline (right) looks over her numbers for BINGO mistakes.**

Is something happening at your development?? Call the BHA communications department at (617) 988-4380 for event coverage and announcements for the next newsletter or weekly employee bulletin.

# Accommodating Residents During Rebuild

## FRANKLIN, continued from page 1

“As they tear it down the current Franklin Hill Building, we know it’s getting done,” Terry said. She is grouped in phase two of the two-part project. This means she is waiting to be relocated during construction of the new units, while members of phase one have already done so.

But she is excited about the change.

“This is a good sign for us up here now because we have old pipes, leaky roofs, and backups,” she said. “There are a lot of things that housing can’t correct because it is just so old.”

Throughout the planning process, BHA and the Task Force were committed to working closely with residents and other community representatives to ensure that the resulting plan reflects the experience and vision of those who live and work in the Franklin Hill development and neighborhood. The BHA convened over 20 well-attended public meetings about the plans.

“I relocated to Mattapan. It was great and I love it here,” said Sylvia Brewer, President of the Franklin Hill Tenant Task Force and a resident grouped in phase one. “They got the truck for us and they gave us boxes, tape and papers to wrap dishes and glasses in. Everybody that has been relocated – when I’ve run into them – has been happy where they’re at.”

Maintaining a meaningful partnership with the residents during the planning, implementation, and ongoing operations phases is important to the BHA. The Franklin Hill Tenant Task Force is continuing to be an important partner to the BHA throughout the entire process.

“I am just happy they’re getting it done,” Brewer said. “I stayed, waiting for 32 years, for it to get done. Now I leave it in God’s hands for its completion.”

High-quality housing, including new construction that incorporates eco-friendly technology, is being used in the project. Phase 1 consists of the construction of 114 affordable rental units. Ninety affordable rental units (67 public housing units and 23 project based Section 8 units) will be located in two mid-rise buildings. The remaining 24 affordable rental units will be townhouse style units.

Phase 1 construction, which began in February 2007, will take approximately 16 months with units available for occupancy in Spring 2008.

Housing Opportunities Unlimited, an experienced firm with much success at the BHA Maverick HOPE VI site, was hired to assist the Franklin Hill residents with all aspects of the relocation program. Their goal throughout the relocation process is to provide counseling and services to every household so that the household can make an educated decision regarding its relocation options. The bilingual relocation team which maintains an office on-site, provides an extensive array of services to Franklin Hill residents to assist with all aspects of their relocation.

HOU also provided the Franklin Hill residents with assistance with school transfers; referrals to community and support services for residents who choose to move to a new neighborhood; education focused on how to reduce a household’s utility consumption and expenses; and workshops on house-keeping and budgeting.

Also, the team assists with the creation and distribution of a monthly Happenings on the Hill newsletter designed to keep residents aware of the redevelopment process while also informing them of key services and activities in the greater Boston area.

In addition to funding from the U.S. Department of Housing and Urban Development, the Franklin Hill redevelopment has received generous support from the City of Boston, the Commonwealth of Massachusetts, MassHousing, and from private investors.

The BHA and Trinity Financial, Inc. plan to build on its extensive Greening Public Housing Program, an eco-friendly initiative, at Franklin Hill. At the award-winning Maverick Landing development in East Boston, the BHA and Trinity Financial, Inc. facilitated a fully integrated design process with financial assistance from the Massachusetts Technology Collaborative (MTC), resulting in solar panels, co-generation, and greener envelope, roof, and HVAC systems. The BHA intends to build upon the Franklin Hill revitalization with additional investment from MTC.

# A Princely Profile

Air in the Amory Street recreation room was teeming with laughter layered on soul music. The party was Prince style.

About 50 residents and leaders from the Amory Street development and many others around Boston gathered on February 11 to celebrate his life. His name was added to the Amory Street Tree of Life and many attendants shared warm and amusing anecdotes about how he affected their lives.

Prince Edward Haraway, an active member of the Amory Street Task Force and advocate for health care and housing, died on January 1 at his home, at the development he served. He was 66.

Prince liked to dance and party. He enjoyed the music of Marvin Gay, Al Green, and Luther Vandross, said Ernest Power, a resident at Amory Street.

“But he wasn’t limited to soul though, he liked all music,” Power said. “Even more than that, he liked to go to plays and read books. He had a real lust for life.”



**Above: BHA residents Richard Miles, Ruthie Hardamin, Jeina Rictor, and Gene Cummings, commemorate Prince Haraway, by adding his name to the Amory St. Tree of life.**

Besides living well, Prince was a compassionate person and affected the lives of many. He helped the Amory Street development become more safe for residents, said Al Davis, BHA Program Director For Resident Services.

“Remember how rough this building used to be?” Davis said. “But Prince – with the help of the BPD and his residents – cleaned up this building. He was willing to put forth that effort.”

Earl Frost, a member of the Frederick Douglas Task Force remembered his “wealth of information,” in respect to his blindness. Frost first spoke to Prince over the phone in a discussion about work that needed to be done at the developments.

“I could hear the smile in his voice as he asked me how I was taking notes,” Frost said. “He knew about the devices that the blind use to take notes: State Stylist, Brail writer, Perkins writer, notetaker, and the octacon.”

When Pat Wade was struggling with drug addiction, Prince assured her that she would be okay as she entered rehab.

“He called me every day when I was in there to encourage me to strive and stay strong,” Wade said. “He was there when I graduated and, after, when I was homeless, he helped me get housing here at Amory Street.”

She has now been drug-free for 10 years.

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# Chinese New Year Party at Washington Manor

**CHOPSTICKS, continued from page 1**

And, the residents were enthused about the party when some would normally be “hugging pillows.”

“It’s nice that we can have this turnout in this weather. We usually don’t,” Kemp said. “We really should have more events like this one.”

The mouths of celebrators salivated as large tin bins of spare ribs, chicken wings, low mein, fried rice and crag ragoons were spread buffet-style upon a table.

But first, a brief history on the origins and traditions of the Chinese New Year was presented by Washington Manor Tenant Task Force President John Po Tsui.

According to legend, in ancient China, there was a man-eating beast from the mountains which came out every 12 months somewhere around winter to prey on humans, he said. The Chinese people later believed that the beast was sensitive to loud noises and the color red, so they scared it away with explosions, fireworks and the liberal use of the color red.

Based on this lore, he said, the Chinese continue to celebrate the New Year as their most traditional holiday. Celebrations last for 15 days, starting on the first day of the initial lunar month on the Chinese calendar.



*‘The idea of blending and coming together is just a great feeling.’*



**Above: Sword wielding Chun Yang demonstrates Tai Chi to fellow BHA residents. Right: Members of Washington Manor Tenant Task Force pose with the lion dancers.**

“Nowadays everyone is really busy on the Chinese New Year,” said Shirley Ngo, a resident at 755 Tremont Street. “And all the children are given one dollar to enjoy while everyone is cooking or decorating.” Children attending the Washington Manor celebration played tag, hiding between their parents legs.

But Stephanie, Po Tsui’s daughter, stopped to perform a Chinese dance for everyone. Following, was a Tai Chi presentation by the sword wielding Chun Yang, a resident of Washington Manor who offers free one hour classes once a week to other residents. While watching, some stomachs began rumbling.

Then suddenly came the rumble of a deep Oriental drum. The eyes of guests gleamed as the lion dancers, resplendent in costumes adorned by bright-blue frilled pants, came running in and started to chop, punch and dropkick the air.

Finally, the eager and hungry crowd enjoyed an endless amount of Chinese food. Some used chopsticks; some used forks.

“I am going to eat the hell out of this food,” said Bernice Harrison, a resident of Washington Manor. After filling up, she left the celebration with a feeling of residual happiness.

“The lion dance was beautiful,” she said, “and tomorrow, before I go in for dialysis treatment, I’ll be able to think about all this and be happy.”

# Ray Dooley doors opens doors for powerless

Community residents watched as Boston Housing Authority Administrator Sandra Henriquez joined Allston Brighton Community Development Corporation (ABCDC) Executive Director Bob Van Meter in the ribbon cutting for the new Ray Dooley Apartments on April 5. The units will provide housing for an underserved, low-income and mentally ill population in need of affordable housing.

Dooley was memorialized with the apartment naming by ABCDC because he was committed to social and economic justice, Van Meter said. He was an original board member of the group in 1980.

The buildings, on the corner of Long and Glenview Avenues in Brighton, consist of a total of 59 units. They have been rehabilitated and modernized. The ABCDC acquired the buildings – which formerly housed area students – in October 2004 from its long-time owners, whom had been operating it successfully as market-rate apartments on relatively short-term leases. With funding assistance – from the City of Boston, the Boston Housing Authority, and a number of other partners – the ABCDC has been able to completely renovate the building and convert it to affordable housing.

Of the 59 apartments, 34 will be public housing units, subject to public housing requirements and receiving public housing operating subsidy through a Regulatory and Operating Agreement with the BHA. The remainder of the units will be offered to persons whose income is at or below 60 percent of Area Median Income. Of the 34 public housing units, 14 units will have a priority for individuals with a severe and persistent mental illness.

Both Combined Jewish Philanthropies (CJP) and Massachusetts Department of Mental Health will provide ongoing services to eligible residents as well as subsidy to maintain affordability.

“This is a serious number of units to come all at once,” said Charlie Doyle, 67, a long-time area resident. Doyle has watched the ABCDC flourish over the years, since their first meetings at the Congregational Church in Brighton Center, he said. “All these guys were great.”

The ribbon-cutting event also served as a reunion for the founding members of ABCDC. They centered themselves around the mayoral administration of Boston’s Ray Flynn. Most were politically minded students from Boston College who regularly played softball together on a local team called the Sharks. Dooley, to whom the new apartments are commemorated, was the architect of Flynn’s long shot win for Mayor of Boston in 1984.

Dooley was 54 when he died last year.

Doyle looked at his memorial plaque. “Most time you see a plaque and it’s virtually absent of meaning,” he said. “But this was deep.”

At ABCDC, Dooley served those that couldn’t serve themselves. Furthermore, he was responsible for creating Boston’s Neighborhood Housing Trust and the implementation of Boston’s successful housing linkage program that has helped to create more than 7,650 affordable homes in over 20 years.

Anne Rowland, widow of Dooley, spoke to an audience of residents, housing workers and public officials at the ribbon cutting. She is on tour of the United States, visiting along with her children, as they do every year, from their Dublin home in Ireland.

“This was great for children and I think they are very proud,” she said. “The event went absolutely wonderfully and the buildings are looking great.”



**Ann Rowland, widow of Ray Dooley, and her children cut the ceremonial ribbon.**

# Close call for resident, compassionate cop

The funeral service is letting out and Carol Leary is exiting the doors of Our Lady of Lourdes Church in Jamaica Plain. The mother of a very close friend to her family had recently died.

It is frigid out; the date is Wednesday, February 7. The temperature is in the 20s at 11 a.m.

The stout Leary walks down the church steps to hug her friend and consoles her for the loss.

“She was a lovely lady and had a long fight,” Leary said. “It was just sad.”

The sound of bagpipes are waning in the background. Leary watches as the motorcade departs for the cemetery. She came for the church service and is now going home. Leary knew she was taking a bus back to her apartment home in the Pond Street development.

“It would be at least a 10 minute wait for the ride,” she thought.

So, she wore a jacket and put her winter hat on over her brown hair. She walks two blocks down to the Minton Street bus stop on the corner of Amory Street. Leary cannot see anyone. The sidewalks are desolate.

Recently, Leary found out at the Brookside Clinic that she needs surgery on the ulnar nerve in her arm. This concerns her.

She stands there for close to an hour. Now, she is becoming very concerned.

“I might be developing frostbite on top of the other stresses of the day,” she thinks.

The biting wind keeps whipping in.

The 48 bus, on the Jamaica Plain loop, seems like it is just not going to come.

Leary feels like her face is frozen. She panics.



BHA Police Officer Belinda Barrett, is driving to the District 13 Boston Police Station to pull reports as part of her daily duties. She has been in the BHA unit since 2003. Since then, she has been involved in a turkey drive and the BHA annual toy drive.

Barrett stares at the road. The young, blonde Barrett’s uniform looks neat and “she seems very responsive.” She spots a lady with a big heavy overcoat and a hat. It is Leary, waving her gloveless hands.

Barrett eases the car to a halt. She rolls down her passenger side window.

“Does the bus stop here?” Leary asks. “I don’t know the T schedules.”

“Where do you live?” Barrett asks back.

“Pond Street.”

“Get in the car.”

“Really?” Leary asks, smiling.

Barrett shrugs. “Don’t worry about it. It’s what we do.”

Leary pops into the back seat.

But giving rides to residents isn’t normally a top priority of the BHA Police, said Sergeant Steve Bersani. Nevertheless, deeds of public safety and distress are a part of the the BHA Police’s multi-faceted agenda.

“People do this every day and every night as a matter of routine,” he said. “We are not *just* crime fighting and stopping criminals. We are here for quality of life too.”

Though, Bersani admits that Barrett is especially conscientious and dedicated. She is on a first name basis with everyone in the development she patrols, he said. Leary was nice enough, he said, to bring this to people’s attention.

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## PRINCE, continued from page 4

A past president of the Spring Street development recalled the heartfelt encouragement Prince offered: stay active.

“He told me to get involved,” Leo Murphy said. “Prince told me that if there was anyone that could do this job, you can.”

Murphy then reminisced about the humorous, yet understanding way Prince spoke to him about his open heart-surgery.

“As soon as he knew I was sick, he called me,” Murphy said. “Prince told me, ‘I didn’t know you had a heart,’ and then we laughed.”

Prince was a joker – the perfect kind – who would whisper jokes into your ear and cause others to laugh out-loud while keeping composure, as to not let anyone know what had happened, said Ruth Hardamin, the President of Lower Mills Task Force.

“But when someone else made a joke, he would be the loudest one laughing,” she said.

The benevolent jokester was born in Kascruski, Miss., but was raised in Pennsylvania. He graduated from Academic High School in Erie, Pa. Upon graduation he relocated to Boston.

In addition to innumerable friends, Haraway leaves his brother, Claude Haraway of Berwick, Pa., a sister, Ida, and her husband Richard Paye.

***‘He was a Prince. He was charming. He was our Prince’  
- Gene Cummings, his best buddy.***

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## POLICE, continued from page 7

**B**arret approaches Leary’s home. “Oh great, my neighbors will be wondering why I am being dropped off by the police in the middle of the day,” Leary thinks.

Barret gets out of the car and has to open the door for Leary.

“I never realized that the back seat of a police car was so hard and uncomfortable,” Leary says.

“I guess they weren’t made for the comfort of typical passengers of the back seat,” Barret replies.

“That’s fine with me.”

Leary is extremely grateful, while Barret couldn’t imagine it any other way.

“I wouldn’t have wanted to wait in that cold weather either,” Barrett says.



**After the happenstance, the two coincidentally meet again at Pond Street where Barrett has a meeting with other police and Leary is outside landscaping for the Boston SHINES event.**

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Comments and story ideas are welcome.

Mail to: **Communications Department  
Boston Housing Authority  
52 Chauncy Street, Floor 11  
Boston MA 02111**

Fax to: **617-988-4133**

E-Mail to: **larocque.marc@bostonhousing.org**

BHA Today staff may also be reached by calling 617-988-4380 or 617-988-4109 (TDD 800-545-1833 x420).

Visit the BHA on the web at [www.bostonhousing.org](http://www.bostonhousing.org).

