

Maverick Landing and Carlton Wharf Condos Open on the East Boston Waterfront

Mayor Thomas M. Menino cut the ribbon for the new Maverick Landing Development and 30 units of for-sale workforce housing at a ceremony held on Carlton’s Wharf on May 16. Maverick Landing, a redevelopment of the Boston Housing Authority’s Maverick Gardens public housing development, will bring 396 new rental units, 305 of which will be affordable, to East Boston. The Carlton Wharf Condominium Development is adjacent to Maverick Landing, on the harborfront.

“Maverick Landing is an important part of the revitalization of East Boston,” Mayor Menino said. “This development will ensure that affordable housing, both for renters and homeowners, will remain a part of the East Boston waterfront for years to come.”

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Charlestown Resident Starts Own Business

Charlestown resident Linda MacMillan has recently launched her own business thanks to her participation in “The Partnerships for Employment Program,” a collaboration between the BHA’s Community Services Department and the Institute for Community Inclusion (ICI). The program focuses on assisting people with disabilities find employment.

Linda met Maria Chavez through the program and with Maria’s help Linda decided that she could start a business selling her dolls.

“As I was explaining to [Maria] the skills I had

to offer employers, we started talking about my hobbies,” Linda explained. “She got an idea to start to develop a business out of it.”

Linda has been making dolls for years.

“I started to make dolls for my children,” explained Linda. “[Then] one day my daughter asked me to make multicultural dolls for her Headstart classroom.”

One of the unique aspects of Linda’s dolls is that they have two images. Turning the doll upside down reveals the face of yet another doll.

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Celebrate Unity Days with the BHA

Unity Day is a way for friends and neighbors to come out to share and celebrate their accomplishments over the past year. It is also a great way for new residents to get to know their neighbors, become active in the community and renew old acquaintances.

Unity Days were started in the 1980s in response to neighborhood tensions. The first Unity Day was at the Washington Beech housing development in Roslindale. The event was so successful that other developments began having Unity Days and now each BHA housing development holds its own annual Unity Day during the summer months.



*All dates and times are tentative and subject to change. Please check with the development for more information.

Unity Day Schedule

Development: Maverick Landing
Date: July 14, 2005
Time: 11:00 am – 4:00 pm
Unity Day Location: Most Holy Redeemer Church Hall
 East Boston

Development: Alice Taylor
Date: August 13, 2005
Time: 12:00 pm – 4:00 pm
Unity Day Location: Parkland
 Roxbury

Development: Old Colony
Date: July 16, 2005
Time: 12:00 pm – 4:00 pm
Unity Day Location: Perkins School
 South Boston

Development: Bromley Heath
Date: 8/19, 8/20 & 8/21, 2005
Time: All day
Unity Day Location: Bromley Hall area
 Jamaica Plain

Development: Washington Beech
Date: July 30, 2005
Time: 12:00 pm – 4:00 pm
Unity Day Location: Basketball Court
 Roslindale

Development: Mary Ellen McCormack
Date: August 20, 2005
Time: 12:00 pm – 4:00 pm
Unity Day Location: Sterling Square
 South Boston

Development: Fairmount
Date: August 6, 2005
Time: 12:00 pm – 4:00 pm
Unity Day Location: Basketball Court Grounds
 Hyde Park

Development: West Broadway
Date: August 27, 2005
Time: 11:00 am – 3:00 pm
Unity Day Location: 115 Orton Marotta Way
 South Boston

Development: South Street
Date: August 6, 2005
Time: 12:00 pm – 4:00 pm
Unity Day Location: South Street Parking Lot,
 Jamaica Plain

Development: Charlestown
Date: August 27, 2005
Time: 1:00 pm – 5:00 pm
Unity Day Location: Charlestown High Football Field
 Charlestown

Around the BHA...

JJ Carroll Tenants Raise Money for Local Schools: Residents of the JJ Carroll Apartments in Brighton banded together to raise money and purchase school supplies for two area schools. The donation was part of the development's annual holiday donation in which tenants distribute funds to a local cause. This year's recipients were the Hamilton Community Learning Center and the Winship Elementary School.

Supplies given to the schools included notebooks, pencils, pens, crayons, markers, paint supplies, glue sticks and books.

Neighbor Donates Trees to Amory Street:

Raymond Soohoo, who resides across the street from the Amory Street Development, generously donated trees to enhance the curb appeal of the Amory Street neighborhood.

Amory Street managers quickly assembled a team of staff to carefully place and plant these trees in appropriate locations.

The hard work was performed by Lamando Parzyck and John Kane under the supervision of Jimmy LaCroix. Mr. Soohoo was present for most of the project offering some great advice and direction. The team worked hard in the hot summer sun and completed the project in a timely and efficient manner.



Special thanks goes to Linda Fahy for putting the whole project together.

Elderly/Disabled Exercise Program in its Fifth Year: Bromley Hall recently celebrated the fifth anniversary of one of the Elderly/ Disabled Housing Programs most successful ventures, the Exercise Program.

Present at the event were family, friends and the program collaborative partners. The host staff from JPC Tree of Life welcomed the more than 40 participants along with the instructor Ms. Gladys Grullon who has guided participants from the BHA as well as elderly and disabled residents from the surrounding neighborhood.

Several of the residents from both Amory and Bromley are personal success stories. One disabled women lost more than 100 pounds over the course of the program and yet another elderly woman was liberated from her walking cane.



Food Bank Flourishes at Washington-Beech:

The Greater Boston Food Bank recently visited the Washington-Beech Development in Roslindale. The WB Development received more than 120 sets of milk, bread, potatoes and more. Families along with their children came and accepted their meals as members of the FFUN Committee handed them their goods.

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Around the BHA...

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Three Amory Street Residents Receive Presidential Honor: Amory residents Charles Butler, Ramsey McDonald and Marilyn Bryant were honored with the President's Volunteer Service Award for the work they have done in their community. They regularly volunteer in the "Home Delivered Meals Program" administered by Kit Clark Senior Services. The award is presented to volunteers who have served their community and country with distinction.

Spring Street Resident Leo Murphy Honored as Unsung Hero: BHA resident Leo Murphy was recently honored by the Massachusetts Senior Action Committee's Boston Chapter as this year's Unsung Hero. "Murph" serves as President of the Spring Street Tenant Task Force and is a leader in the development as well as the surrounding community. He has led the way on the campaign to reinstate rent regulations in Boston and has lobbied against landlords charging tenants for water usage. Murph helped host the MSAC Boston Chapter's Annual Holiday Party and also volunteered to serve as Housing Committee Chair.

West Broadway Tenants Help Host Neighborhood Event: The West Broadway Task Force in collaboration with the South Boston Association of Non-Profits hosted "Neighbors Welcoming Neighbors," a party for current neighbors to greet West Broadway residents. New neighbors also had the opportunity to meet representatives of local businesses and agencies. The event included carnival and sports games, prizes, a free lunch and a scene from the Lion King as presented by the Fourth Church Children's Theatre.



Crew from "The Departed" Shoot a Scene at Mary-ElLEN McCormack: Crew from the upcoming movie "The Departed," directed by Martin Scorsese, were at Mary-ElLEN McCormack recently to shoot a scene. Matt Damon and Jack Nicholson were among the actors on location for the shoot. "The Departed" tells the story of a gangster who infiltrates the Boston police, while a policeman infiltrates the mob. The film is expected to be released in 2006.

BHA Re-Opens Public Housing Site Based Waiting List: The Boston Housing Authority re-opened its public housing site-based waiting lists on July 11 for income eligible applicants. For all applicants, BHA will continue to rank applications using the Priority and Preference categories in its Admissions and Continued Occupancy Policy as well as the bedroom size required. See www.bostonhousing.org for more information.



BHA Hosts LTO Training: Local Tenant Organization leaders from throughout the BHA were invited to participate in a training session that took place on June 14 at Amory Street. The training focused on fiscal issues such as bookkeeping, administrative practices and various other issues directly affecting tenant associations.

Mayor Menino Cuts Ribbon on West Broadway Homes, Opens 133 Units of Affordable Housing in South Boston

Mayor Thomas M. Menino cut the ribbon on 133 new, affordable townhouses in South Boston on May 16. The new units are the result of the redevelopment of a portion of the Boston Housing Authority's West Broadway public housing development. The project includes the demolition of seven long-vacant buildings and the construction of new homes.

"The redevelopment of these vacant buildings is yet another example of how we can work together to create quality, affordable housing in the City of Boston," Mayor Menino said. "This development creates an environment in which families of mixed income live side by side."

The apartments are townhouse style to match the surrounding community. Ground floor units each have private yard space while upper floor units have private decks. The apartments will consist of 24-one bedroom, 45-two bedroom, 56-three bedroom and 8-four bedroom units. Eligible residents must have an income of not more than 80% of area median income and the site has its own waiting list.

"Because of the hard work and vision of the BHA, DHCD, the City of Boston and lenders who contributed to this project, once empty buildings will be occupied by more than 100 families." Sandra Henriquez, Boston Housing Authority Administrator, said. "Working together, we strive to provide affordable housing for families throughout the City of Boston."

The project involved the construction of new streets to re-integrate the development into the surrounding neighborhood. St. Casimir Street was created by extending C Street into the development and Costello Circle was added inside the site.

There are 102 new parking spaces and each new block of houses has its own playground.

The West Broadway Homes redevelopment is part of Mayor Thomas M. Menino's "Leading the Way" housing strategy. The total cost of the redevelopment is approximately \$38 million. The State's Department of Housing and Community Development (DHCD) provided more than \$15 million as well as bond guarantees, the City of Boston Neighborhood Housing Trust contributed almost \$2 million and MMA Financial, Inc. and Fannie Mae also provided funds for the project.

The BHA and DHCD selected ICON Archi-

tecture to design the new apartments and Environmental Demolition Services to do the demolition. The BHA contracted with Suffolk Construction to build the new units and Corcoran Management will manage the property.

Construction began in July of 2003 and the entire site is expected to be finished by the end of summer 2005. Sixty-eight units

have been finished and occupancy is expected to be complete in late fall of 2005.

A portion of the site is also being used for a new Labouré Social Service Center, which will provide social services to West Broadway residents as well as to the broader South Boston community. The Labouré Center is a community based service center of Catholic Charities. The Center currently provides comprehensive health, education and social services to more than 6,000 children, teens, families and elders in South Boston and surrounding communities.



Construction is nearing completion on 133-units of affordable housing in South Boston.

Maverick Landing and Carlton Wharf Condos Open

(Continued from page 1)

Replacing the old block shaped Maverick Gardens buildings are 316 townhouse-style units in 20 three-story low-rise structures and one six-story building at the adjoining Carlton Wharf site. Part of the on-site redevelopment includes the reconnection of the city street grid that was originally severed during the construction of Maverick Gardens in 1941. A new community center will be constructed which will include offices for the property management and Maverick Tenants Organization.

“Maverick Landing is yet another example of the transformative power the HOPE VI program has had on neighborhoods in Boston,” said Sandra Henriquez, BHA Administrator. “The new design of the development will open it up to the surrounding neighborhood and integrate residents into the community.”

The redevelopment of Maverick is being done in phases. The first two phases are complete and being occupied, while phases three and four are under demolition. The BHA selected Trinity East Boston Development Limited Partnership (a collaboration between Trinity Financial and the East Boston Community Development Corporation) as developer. Trinity Carlton LLC, an affiliate of Trinity Financial, developed the Carlton Wharf Condominiums.

The new Maverick Landing Community is a mixed-income development with 77 percent of the units continuing to be affordable to households earning up to 60 percent of area median income and the remaining 23 percent as market rate rentals. The Carlton Wharf Condominiums will be affordable for working families and will be sold to households earning between 80% and 120% of area median income. The base price for a one-bedroom unit will be \$141,000, \$157,000 for a two-bedroom unit, and

\$172,000 for a three-bedroom unit.

The Maverick Gardens redevelopment was made possible when the Boston Housing Authority was awarded a \$35 million grant from the United States Department of Housing and Urban Development (HUD) in 2001. In addition to the money from the HOPE VI grant from HUD, The BHA provided approximately \$13.5 million in capital funds. The total project cost is about \$121 million and funding sources include the City of Boston Department of Neighborhood Development and Neighborhood Housing Trust, Commonwealth of Massachusetts, Massachusetts Technology Collaborative, MassHousing, Apollo Housing Capital and Nationwide Insurance.

Construction began in October 2003 and completion of the entire project is expected by the end of 2006.

The Maverick redevelopment includes a Community and Supportive Services Program (CSSP) which will be partially funded through the HOPE VI grant, but will also be provided through collaborations with community service

providers. The CSSP will include individual case management, employment and computer training, adult learning, youth education and recreational programs for Maverick residents.

Residents will also have access to the Maverick Landing Homeownership Program, a loan-to-purchaser program that will assist 50 eligible households with subordinate financing to purchase their own homes.

Longtime Maverick resident and Tenant Task Force leader Ruth Capone said, “Residents take so much pride in this [redevelopment].” She urged HUD to “keep the dream alive for HOPE VI because other developments need it.”



Mayor Thomas M. Menino cuts the ribbon to officially open Maverick Landing and the Carlton Wharf Condos.

New Units Open at Bromley-Heath

Three vacant buildings were recently transformed into 45 new units of affordable and energy efficient housing at the Bromley-Heath development in Jamaica Plain thanks to the efforts of Mayor Menino, the Boston Housing Authority and KeySpan Energy Delivery.

The \$8.5 million project will re-occupy buildings that remained vacant for almost 10 years and was made possible through Mayor Thomas M. Menino's Leading the Way Housing Strategy. At the Mayor's direction, the City of Boston provided approximately \$1.5 million toward the redevelopment.

The new buildings contain 9 one-bedroom, 6 two-bedroom, 24 three-bedroom and 6 four-bedroom apartments. Nine of those apartments are wheelchair accessible.



From left: Bill McGonagle, Anna Mae Cole, Mildred Hailey and Rick Murphy cut the ribbon to 45 new units.

The original buildings were gutted and replaced with a new façade. In addition, they were designed with a courtyard area to provide a safe environment where kids can play.

KeySpan presented a \$146,617 check to Anna Mae Cole and Mildred Hailey, Executive Director of the Bromley-Heath Tenant Management Corporation, to help cover costs of the energy-related improvements.

KeySpan contributed funds to support installation of energy efficient measures that include high efficiency heating equipment, Energy Star windows, wall and roof insulation, boiler controls, and direct hot water heating system. These measures combined will help save 44,284 therms of natural gas per year, which is the equivalent of heating 37 homes.



Rick Murphy from Keyspan presents Anna Mae Cole and Mildred Hailey with a check.

Charlestown Resident Starts Own Business *(Continued from page one)*

Linda is currently in the process of finding places to sell her dolls and is hoping to use some of the proceeds from sales to begin a Youth Art Program at the Charlestown Development.

"I would like to thank the ICI and BHA Community Services staff for helping with the seed money to start my venture," Linda said.

If you would like to buy or learn more about Linda's dolls you can contact her at meltingpotdolls@yahoo.com

For more information about the Partnerships for Employment Program, please contact Maria Chavez at (617) 988-4356.



Wheelchair Accessible Apartments Available for Occupancy, Summer, 2005

The Boston Housing Authority is currently accepting applications for wheelchair accessible apartments of all bedroom sizes. The BHA is building **brand new, fully accessible** apartments, with **new appliances** in neighborhoods throughout the City of Boston. Some units will have roll-in showers and on-site parking. Applicants may apply for any location(s) they choose.

Apartments will be ready for occupancy this summer and fall in the following neighborhoods:

- Brighton
- Jamaica Plain
- Dorchester
- South End
- Mission Hill/Roxbury



Apartments are available for persons eligible for public housing. For more information on eligibility, go to www.bostonhousing.org. To apply or request a reasonable accommodation, please call 617-988-4200 or 617-988-4549.



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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: **James.Bentubo@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.

