



CITY OF BOSTON, MASSACHUSETTS
Office of the Mayor
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Mayor Menino Announces \$22 million to Redevelop Old Colony Public Housing Development

Mayor Thomas M. Menino is pleased to announce an award of more than \$22 million from the U.S. Department of Housing and Urban Development (HUD) to begin redevelopment of the Old Colony public housing development in South Boston. The funding comes from the American Recovery and Reinvestment Act (ARRA) competitive grants to fund “green” public housing transformation projects across the country. The Boston Housing Authority (BHA) submitted its grant proposal in July and was not only one of 36 projects awarded across the nation, but also received the largest grant award.

“This is great news for the residents of Old Colony and for the entire South Boston community,” said Menino. “It is our plan to create a state-of-the-art green community that is architecturally integrated into the larger community.”

The funding will be combined in a public-private partnership to begin a long term transformation of the Old Colony site. This partnership is expected to generate \$60 million in redevelopment funds for phase one. Phase one will include building up to 150 new units of housing and a new community center. A Request for Proposals to begin design and master planning services for the entire site will be available September 28. The Master Planning process will include participation with Old Colony residents and the broader South Boston neighborhood. The new housing at the site will include a variety of building types to house existing residents.

“The residents of Old Colony have waited a long time for this redevelopment opportunity,” said Bill McGonagle, BHA’s Interim Administrator. “Residents badly need and deserve this chance to improve the conditions in the neighborhood they call home.”

Built in 1940, the Old Colony development is currently the most physically distressed site in the BHA's federal portfolio, with aged systems and infrastructure and an annual energy and water cost of over \$4,000 per unit. The site is one of the largest in the BHA's portfolio and is comprised of more than 16 acres of 873 apartments in 22 three-story brick walk up buildings.

A major emphasis of the redevelopment will be the inclusion of green building and energy efficient measures. Building envelope, interiors, and systems will be designed to achieve an optimum standard in green and healthy housing. The Community Center, as the focal point for community gatherings and programs, will showcase the green elements of the project in its structure and systems as well as in visual, educational displays about sustainability and conservation at the site. Resident self-sufficiency services will also be provided for job connection and training, transportation, educational and recreational and wellness opportunities.

"This is a once-in-a-lifetime opportunity and we're really excited," said Susan Lenardis, president of the Old Colony Tenant Task Force. "We're ready to get to work and get started."

BHA intends to serve as the developer for this project. Partners with BHA on this initiative will include a procured architectural/engineering, landscape design team; a sustainability consultant; legal counsel; tax credit equity investor; representatives from a broad array of city and state agencies, including representatives from the Mayor's office; residents from Old Colony; representatives from neighborhood organizations; and elected officials.

Residents will be offered a variety of options during relocation which include moving to another BHA public housing development of their choice and/or utilizing a Section 8 voucher. Any current resident who wants to return to the redeveloped Old Colony site will have the right to do so.

Construction of this phase is expected to begin in late fall of 2010 and is expected to be completed by summer of 2012.

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