

THE 'UNPROJECT' DEVELOPMENT

The sixth in a series of profiles on BHA Developments

It is a contradiction of sorts that Gallivan Boulevard's management office sits at 115 Standard Street in Mattapan. Nothing about a housing development that is constructed on a network of underground springs and that once spruced an apple orchard can be considered



Gallivan staff unites during summer 2001 festivities.

'standard.' "I used to tell people that they didn't have to go to New Hampshire to see the fall foliage, just drive through here," said long-time resident Patricia Terry. "We could reach out our windows and pick apples right off the trees."

While the days of apple picking have passed, Gallivan's 27-acres of winding roads and open space have maintained the development's uniqueness. Patricia Harrington, a Gallivan Senior Management Aide, has coined the development, which opened in 1953, as the 'unproject' development for its distinguishing characteristics. "We just don't look like other developments," she said of the duplex style development.

Gallivan's close proximity to Mattapan Square's retail shops and restaurants, a local community center and Carnegie Hospital encompass only a small part of the development's benefits. It is the individual units themselves that beg the question: "Is this really public housing?" There are few developments that can boast 251 units comprised of private driveways, full basements, front and back yards and new boiler systems.

But, like most stories there must be a problem or two that need to be overcome. Years of wear and tear on Gallivan units have created a need for capital improvements. The development was recently awarded a \$5.5 million Kitchen and Bathroom Improvement award from the state of Massachusetts, which will be used to renovate and upgrade select units on an as

needed basis. The BHA will survey the conditions of each unit to determine levels of asbestos and lead and to evaluate the condition of existing plumbing and electrical lines. Construction dates have yet to be announced.

Despite the suburban-like environment and upcoming improvements, there is concern among management staff and some residents that the development's unique advantages are unappreciated by some.

To help residents care for their yards, management and maintenance staff offers services, including land-

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Former BHA Administrator Dan Finn (left) starts construction on a new Gallivan Community Recreation Building in 1970.

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BHA PARTNERS WITH WALGREENS TO OFFER CUSTOMER SERVICE TRAINING

The BHA's Community Services Department, Walgreens, and Action for Boston Community Development (ABCD) have teamed up to offer a specialized customer service training program to BHA residents as well as to ABCD's constituency. This training is designed to prepare trainees for entry-level customer service positions at local area Walgreens stores, as well as in related stores such as Filene's, Macy's, and CVS, to name just a few.

The two-week training is offered at ABCD's training center called LearningWorks, at 19 Temple



The BHA's Rachel Goodman poses with Rose Fitzgerald from Walgreens and ABCD's Alison Carter Marlow during a recent customer service training.

Place and covers one-week of orientation and work-readiness skills training. A second week focuses on Walgreens store policies and procedures and how to operate the computerized cash registers. Upon graduation from the program, trainees are referred to area Walgreens stores with vacancies waiting to be filled.

For more information or to sign up for the next class, please contact Rachel Goodman, EDSS Program Manager, at (617) 988-4299.

This story was submitted by Rachel Goodman, EDSS Grant Manager in the BHA's Community Services Department.

WEST BROADWAY RESIDENTS HEAD TO THE CLASSROOM

As West Broadway children were heading back to school after their February vacation, a group of seven BHA adult residents started their own learning at the new Information Technology Literacy (ITL) Program. Offered at the West Broadway Youth Center, the program is a collaboration of the BHA's Community Services Department, the West Broadway Tenant Task Force, and the Continuing Education Institute, a private non-profit organization that specializes in a variety of educational training programs in Massachusetts. This initiative, funded by a grant from the State's Department of Housing and Community Development, targets information technology training for residents who are either unemployed or underemployed.

The new class, which began February 26, meets two mornings a week for 10 weeks and offers students the opportunity to learn the basics of Microsoft Word, Excel, email, the Internet and computer troubleshooting. The classes are designed

to meet the needs of residents who have little or no experience; however, students with some background are also able to participate.

One recent graduate of the first cycle said, "Although I knew how to do some things on the computer, this class taught me many shortcuts and I've really learned a lot."

In addition to the classes, students also meet with a program counselor to work on their resumes, cover letters and job leads. On Thursday evenings, the program has special sessions at the South Boston Resource Center to ensure that residents who are looking for additional training and job search assistance get served.

A new evening program is scheduled to begin in early April. For more information or to sign up for classes, please contact Rachel Goodman at (617) 988-4299.

This story was submitted by Rachel Goodman, EDSS Grant Manager in the BHA's Community Services Department.

BHA BREAKS GROUND ON NEW POLICE STATION

On Monday, March 25, the BHA officially broke ground on a long awaited permanent home for its Department of Public Safety. Construction on the new station, located at the Authority's Amory Street development, should be completed by December of this year.

The BHA has been able to design and build the police station as a result of funds leveraged from the West Broadway redevelopment project. In order to provide the best plan for the redevelopment of the vacant units at West Broadway, the Massachusetts Department of Housing and Community Development agreed to relocate the police station from its current site and use that land for the housing development. DHCD also recognized that the BHA's state developments benefit significantly from the services of the police and public safety officers. For these reasons, DHCD agreed to pay for most of the design and construction costs of the new police station.

The Authority's police and public safety officers are not the only persons excited about the new station. The plan for the police station received strong support from the residents of 125 Amory Street and the surrounding community. At the zoning hearing, letters of support were submitted by BHA developments (Amory, Holgate, South Street), neighboring affordable housing developments (Academy Homes, Dimock-Bragdon, Walnut Park), Urban Edge, and Commissioner Paul Evans.



BHA Administrator Sandra Henriquez (center) joins members of the BHA's Police and Real Estate Development departments, as well as the project's contractor, in breaking ground for a new BHA Police station.

The new station marks the first time in its 15 years of existence that the BHA's Public Safety department will have a permanent home. For the last fifteen years or so, the department has found temporary housing in a variety of locations. The first office was located in Columbia Point; two years later the department moved to 125 Amory Street from where it operated for eight years. In 1994, the department moved

to a city-owned building on Hancock Street in Dorchester, and then in 1997 the department moved once again — this time, to its current location at West Broadway. There, the police force and public safety officers moved into a building that had most recently been used as a garage and storage facility. In December, the department will return to Amory Street.

At a ribbon cutting planned for later this year, BHA Police Deputy Chief Stephen Melia is expected to dedicate the new station's squad room to the memory of Officer Emmanuel Andre (Mannie) Wilson. Wilson was killed in the line of duty in 1992.

The West Broadway redevelopment project, including the building of the new police station, is being overseen by the BHA's Department of Real Estate Development.

FAJITA LUNCH RAISES FUNDS FOR NEW PLAYGROUND

Tammi Casagni, (center) Greenspace Initiative Community Organizer, prepares fajitas with BHA residents during a recent lunch to raise funds for a new playground at the Whittier Street housing development. A total of 55 meals were sold at the lunch, which was organized by Whittier Street, together with the BHA's Greenspace Initiative. An additional \$200 was raised in donations from Tropical Foods, Ruggles Pharmacy, Stop & Shop (Jamaica Plain), and Stop & Shop (Dorchester).



JOB WELL DONE

Correction: In the December 2001 issue of *BHA Today*, staff mistakenly reported that resident **Jose Pagan** (seen here), whose painting commemorating victims of the September 11 terrorist attacks hung in the 52 Chauncy Street lobby, was from the Washington Beech housing development. Pagan is, in fact, a resident of Washington Manor. We regret the error.



Service) program. McNelley specifically thanked officer **Steven Domenico** for his work with the program.

Director of Property Management **Gwen Friend** would like to thank all housing managers and maintenance superintendents for their spectacular work in reaching an all-time low in vacancies for the

month of January 2002.

Special thanks to Employee Incentive Committee members **Jamie Heggie**, **Byron Calamese**, **Norma Lynch**, and **Maya Hasegawa** for coordinating the recent BHA Night at the Boston Celtics.

CSD's **Laurel Newson** would like to recognize **Miguel Diaz**, resident custodian at Washington Manor. According to Newson, Diaz recently noticed a reclusive resident's absence and approached property manager **Ken Bovell**. The two men went to the resident's apartment, where they discovered him non-responsive — and called 911. The resident was brought to the hospital and is now recovering.

Boston Housing Police **Deputy Chief Stephen Melia** received a letter from Boston Police Department **Capt. Det. Edward J. McNelley** commending the department for helping to identify and arrest wanted defendants living in BHA housing, as part of the BPD's PAWS (Pro-active Warrant

Congratulations to MLK resident **Beulah Mosley** who celebrated her 90th birthday on February 2 with family and friends. Mosley has 4 children, 14 grandchildren, 37 great-grandchildren, and 50 great great-grandchildren.

Thanks to all who helped make February's fajita lunch a success. Special thanks to CSD's **Geoff Bynoe** for delivering meals and to **Rachel Goodman**, also of CSD, for helping on site. The lunch raised funds for a new playground at Whittier.

The BHA recently received a letter from **Geri O'Leary**, wife of employee **Frank O'Leary** who passed away February 19, thanking employees for their support in recent weeks. "Frank was truly blessed to have had the opportunity to work with so many kind and caring people," Mrs. O'Leary said. "It's deeds like yours that have given me the strength and encouragement to get through these very difficult days."



COMINGS & GOINGS



New Employees:

Donna Means, *Fairmount* • Jason Altavesta, *Public Safety* • Robert Foley, *Public Safety* • Jarrod Kullich, *Public Safety* • William Moran, *Public Safety* • Kevin Nichol, *Public Safety* • Guillermo Galindo, *Occupancy* • Brendan Lee, *Vacancy Rehab Crews* • Carmelle Charles, *Public Safety* • Lenda Daley, *Public Safety* • Betsy Dorvilmar, *Public Safety* • Carlos Pineda, *Vacancy Rehab Crews* • Remy Tondreau, *Vacancy Rehab Crews* • Margaret Eagan, *Leased Housing* • Pauline DeJesus, *Capital Construction* • Jodie Hinman, *Capital Construction* • Edward Monroe, Jr., *Capital Construction* • Michael Laverriere, *Vacancy Rehab Crews* • Deborah Smith, *Capital Construction* • Sean McFarland, *Charlestown* • James Breton, *Gallivan*

BHA TEAMS WITH NSTAR & ABCD TO CONSERVE ENERGY

In an effort to conserve energy and improve on-site conditions, the BHA has completed insulation and air sealing work and has installed new refrigerators in select units at its Spring Street and Davison developments. The Authority has also installed and relocated new electronic thermostats at Spring Street to make access easier for the development's elderly residents.

"The controls were an inch off of the ground and having elderly people trying to read and change the thermostats caused quite a problem," said Barbara Traylor, Vice-president of the Spring Street Tenant Task Force. "I think elderly people tend to appreciate things like this more than young people. We are very grateful for the way they keep things up here."

Funded through NSTAR and Action for Boston Community Development (ABCD) the improvements, which total \$192,283, will save the housing authority more than \$23,500 in capital expenditures. Of equal importance, the improvements have increased comfort for residents, who will have better control of their apartment's temperature. Residents have experienced a reduction in drafts and air movement through their units, which will also be beneficial during the warmer summer months because the improvements will keep their apartments cooler. In addition, some units, with older and less efficient



The Spring Street development welcomes on-site improvements.

models, will receive new energy efficient refrigerators.

"We would like to thank NSTAR for their guidance in meeting our needs and ABCD for allocating the funds needed from their Low-Income Weatherization

program to make this project possible," said

Dan Helmes, BHA's Energy Manager. "This grant has allowed the BHA to improve the quality of life for our residents, which wouldn't have been possible because of present fiscal limitations. On behalf of the BHA and its residents we are very pleased and grateful for the opportunity to participate in this program and hope to continue this relationship in the coming years."

The BHA has upgraded electronic thermostats in all units, which provide more accurate readings and maintain the residents' desired room temperature. Thermostats at the Spring Street development have been relocated to higher positions on unit walls, rather than their previous baseboard location. The new location will improve access, which is often difficult for elderly and disabled residents who had to reach down or remove furniture blocking their heaters. Thermostats at Davison are already placed on the wall.

The Boston Housing Authority provides affordable housing to tens of thousands of residents in the City of Boston through its public housing and rental certificate programs.

The Mayor of the City of Boston, Thomas M. Menino appointed Sandra B. Henriquez to serve as the BHA's Administrator in 1996.

The BHA's Mission Statement is:

- ◆ To provide stable, quality affordable housing for low and moderate income persons;
- ◆ To deliver these services with integrity and mutual accountability; and
- ◆ To create living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.

The 'unproject' Development continued from page 1

scape training, access to push mowers and rakes, and spring flower and trash activities. Gallivan residents are held responsible for the 25-foot area in front of and in back of their units, which primarily involves disposing of trash, picking up litter and maintaining the grass and landscape.

Additionally, Shields has organized a group of residents that want to help improve the landscape and common areas and educate other residents on the importance of maintaining their yards and controlling car traffic through the development's streets. "We work on trying to get together as a community and figuring out how we can make the development a better place to live," said Shields.

Part of her inspiration, says Shields, comes from watching her small, but passionate staff go out of their way to help residents. "They are such a good group,"



Manager Judith Shields and Senior Management Aide Patricia Harrington pose with Patricia Terry, a Gallivan resident for more than 27 years.

she said. "They help each other out and do what they can to help residents."

The staff comradery, which Shields speaks of, is showcased in a new Gallivan sign that stands adjacent to the management office. In order to save on costs, the staff worked as a collective unit to produce a sign in the heart of the development. Carpenter Gus Graffeo made the sign. Laborer Baron Holliday stained the wood. Harrington stenciled

letters and painted. Jose Vides and Richard "Dick" Martson dug holes and installed the sign into the ground and Plumber Bart Vanaria offered assistance throughout the process.

Shields added that residents and staff have to work together and support each other for the good of the development.

Schwartz heads Chauncy Street recycling effort continued from page 8

than 16 years — is due, in part, to the care Schwartz takes in sorting the paper he collects before it leaves the building.

"We have a good rapport because we generate so much paper and I sort it," Schwartz, a Records Maintenance Coordinator in the Finance and Accounts Department, said of his work with the recycler. "We don't get charged a fee by Earthworm because ours is sorted by grade, which makes it worth more to them."

After gathering paper from designated bins and boxes throughout the building Schwartz sorts the recyclables by grade, including: white ledger, computer, mixed paper, colored, and newsprint. Each grade is then placed in an individual bin, with trash removed, in preparation for Earthworm's bi-weekly pick-up. Printer cartridges and the occasional old computer are also recycled, often involving a fee.

Once Earthworm collects the paper, it's sent to a mill to be shredded, baled and compressed — all of which occurs in about a week's time, according to Schwartz. The final product is then shipped throughout the world, becoming toilet paper, cardboard, or another form of recycled material.

According to Earthworm's report, the BHA last year recycled 38,372 pounds of white ledger paper, 4,870

pounds of colored paper, 3,686 pounds of newspaper, 1,055 pounds of mixed paper, and 200 pounds of computer paper — collected at Chauncy Street alone. Earthworm, a non-profit organization, uses profits from such donations, including the 51,648 pounds of paper received from the BHA in 2001, to fund an area recycling hotline and referral service, various educational programs, and the maintenance of its specialty recycling library, according to their Web site, www.earthwormrecycling.org.

While staff and residents at BHA developments throughout the City may participate in recycling programs offered by their respective communities, Chauncy Street is the only location directly involved in Schwartz' work with Earthworm — a situation Schwartz doubts he can do much to remedy.

"It would be quite an undertaking to get all developments online," Schwartz said of the possibility of expanding his work to include other BHA sites. "It would be hard for one person to do...and I'm so fussy about what goes out."

In any event, Schwartz has no plans to end his recycling work at Chauncy Street. When asked if he had any tips for fellow employees in sorting their recyclables for his eventual pick-up, Schwartz' advice was simple: "Don't throw trash or boxes in with the recycling."

BHA EMPLOYEES, RESIDENTS CELEBRATE HERITAGE



In recognizing the diversity of its employees and residents, the Boston Housing Authority recently sponsored several events celebrating Black History and Irish Heritage months. In February, the BHA held its second annual Black History Month celebration. The kick-off event, a luncheon on Feb. 7 at Chauncy Street, featured music, food, and poetry. Two events marking Irish Heritage Month were held in March. The first, Old Colony's 6th annual St. Patrick's Day Lunch, was held March 12 at the development's Senior Center. The second event, "A Celebration of Irish Heritage Month," was held March 14 at Chauncy Street and featured remarks from Deputy Administrator Bill McGonagle, food, and entertainment by local musician Richie Travers.



RE-VISION HOUSE OFFERS FRESH VEGETABLES

This summer, residents of the BHA's Franklin Field and Franklin Hill developments in Dorchester can enjoy farm-fresh vegetables, thanks to a program being offered by Re-Vision House.

Re-Vision House is a homeless shelter for pregnant and parenting women and their young children that has teamed up with the Massachusetts Audubon Society's Drumlin Farm, to offer organically grown vegetables to Franklin Hill and Franklin Field residents. The service is part of Re-Vision House's Community Supported Agriculture Program (CSA) and provides these vegetables at a discounted rate.

At a cost of \$30 per month, each participant will receive 2 bags of vegetables per week for about 20 weeks beginning in June. Food will be delivered right to the respective developments and residents can pay with food stamps and Farmer's Market coupons, as

well as cash. Payments can be made monthly or biweekly for the service.

According to Judy Lieberman, project coordinator for CSA, residents will receive enough vegetables to feed a family of four people for up to a week. Vegetables grown at the farm and brought to residents include tomatoes, peppers, lettuce, carrots, and green beans. The type and quantity of vegetables included in the weekly shipments will most likely change from week to week, due to the time of year and weather conditions, Lieberman said.

The program is supported by a grant from the Boston SafeFutures Initiative, is funded by the US Office of Juvenile Justice and Delinquency Prevention, and is administered by the City of Boston. Those interested in signing up for the program should call Judy Lieberman at 617-825-8642, ext. 15.

SCHWARTZ HEADS CHAUNCY STREET RECYCLING EFFORT

He's relatively unnoticed by most staff at 52 Chauncy Street; pushing his cart up and down hallways, in and out of offices, from floor to floor — occasionally stopping to empty a bin or rifle through a trashcan. But however overlooked Alan Schwartz may be while carrying out his twice-monthly task of collecting the BHA's recyclables, his successes speak for themselves.



Schwartz, seen here filing documents in his office, handles the BHA's recycling efforts at their Chauncy Street location in addition to his duties as Records Maintenance Coordinator.

In 2001 alone, the Authority's Chauncy Street location — largely due to Schwartz' efforts — recycled nearly 52,000 pounds of paper, according to a yearly report from Earthworm, Inc., long the BHA's recycler. In doing so, staff helped to save 419.24 trees (at an average of 17 pulp trees per ton) and 73.99 cubic yards of landfill (3 cubic yards per ton).

The BHA's longstanding relationship with Earthworm — which by Schwartz' estimation is more

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LOOKING FOR OLD DOCUMENTS? ASK ALAN

While known around Chauncy Street for his work with the building's recycling program, Alan Schwartz' primary function at the BHA is quite the opposite. Schwartz is officially the Authority's Records Maintenance Coordinator, part of the Finance and Accounts department. More simply, he is responsible for organizing the BHA's archives.

For the past 16 years, nearly all of the photos and documents related to the business of the BHA have passed through Schwartz' hands at one time or another. He is responsible for filing and categorizing appraisal photos, photos of developments in various stages of construction, photos of neighborhoods, and also those of employees and residents.

Schwartz also keeps documents such as legal contracts, tenant records, personnel records, bank reconciliation records, bills, and backups for all payments made by the BHA, to name a few. According to Schwartz, it's his job to document all of the Authority's fiscal records, thus the reasoning behind his being part of the Finance and Accounts department.

The majority of these records, in their original form, are housed in hundreds of filing cabinets and boxes in Schwartz' sixth floor office, in various storage rooms in the basement of 52 Chauncy Street and at

several locations throughout the field. Additionally, a small number of BHA records are kept on microfilm, and increasingly on CD-ROM. Earlier BHA records, such as original meeting minutes, funding documents, photo collections, correspondence files, and director's files from previous BHA administrators are kept off-site at the state archives, where they are open to the public. Copies of old BHA photos are also kept at the Bostonian Society.

It is also Schwartz' duty to handle requests for photos and documents kept in-house. Most of these requests, according to Schwartz, come internally from individuals in the personnel, finance and accounts, and leased housing departments, though he occasionally works with students and outside agencies seeking information on the Authority.

Schwartz himself has a long background in archival work. He holds two master's degrees: one in library science, with a specialization in archival administration, from the University of Michigan, and a second in American history from Harvard University. Schwartz worked in several related positions in South Dakota, New Hampshire, and Massachusetts before joining the BHA as an archivist 16 years ago.

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The BHA Communications Committee advises the editor, guides content for BHA Today and works on other BHA communications related issues. Active committee members are Declan Breslin/Public Safety; Byron Calamese/Administration; Brenda Cora/Elderly; Christine Curry/Elderly; Barbara Donovan/Purchasing; Morris Flood/Budget; Peg Kennedy/Elderly; Jim LaCroix/Elderly; Steve Melia/Public Safety; Bernice Ryner/Leased Housing Inspections; and Cheryl Simons/Administration.

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Visit the BHA on the web at **www.bostonhousing.org**.