

The Future of Public Housing

Boston Housing Authority
Bill McGonagle, Administrator

ULI Housing Opportunity 2016
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Mission Main
BHA's first
HOPE VI
redevelopment



Mission Main

- 445 subsidized units
- 90 market rate units



Orchard Gardens

HOPE VI
redevelopment

- 382 subsidized units, some off original site
- 86 market rate units



Maverick Landing

HOPE VI
redevelopment

On East Boston
waterfront with
view of downtown
Boston



Maverick Landing

- 305 subsidized units
- 91 market rate units
- includes offsite homeownership units as well



Maverick Landing



Franklin Hill

Redeveloped through
public/private
partnership with
federal replacement
housing funding

- no market rate units



Franklin Hill

- 1st site to include smoke-free units
 - individual entrances,
“owned” space
typical of BHA
redevelopment
efforts



Franklin Hill



Washington Beech

- Redeveloped with HOPE VI and ARRA funds
- Residents choose to go completely smoke-free



Washington Beech



Heritage

One of two elderly/disabled public housing sites that was converted to project based Section 8/Housing Choice Voucher funding for sustainability reasons



Old Colony

BHA's last
site to receive
HOPE VI \$,
also received
ARRA funds



Old Colony

About ½ of site complete with plans to complete remainder when \$ is identified



Old Colony

Original housing on left and rear; redeveloped portion seen in the middle and right side



Old Colony

Includes a
new Learning
Center for
resident
services/after
school
programming



Charlestown

- BHA's largest site at 1,100 units
 - to be redeveloped via a public/private partnership where market units support cost of subsidized units



Charlestown

- Has an active and dedicated tenant leader, a key component of a successful redevelopment effort



Lenox/Camden

- subsidized
through both
state and
federal public
housing
programs



Lenox/Camden



Lenox/Camden

- to be modernized through a public/private partnership and RAD funding



Amory

- elderly/disabled development
- to be modernized through a public private partnership that includes adding market rate units to the site to support the subsidized units



Amory

- Residents at a ribbon cutting for solar roof panels



West Newton

- 120+ brownstone units in the South End
- to be modernized through a public private partnership



Whittier Street

- BHA received a CHOICE Neighborhoods implementation grant to create its Plan for Transformation for the Whittier community



Whittier Street

BHA will apply
for a CHOICE
Neighborhoods
grant for the
second time to
redevelop this
site



Orient Heights

- state funded public housing
- to be redeveloped with state grant funding and public/private partnership



Orient Heights

- Site rendering for redevelopment plan



Bromley-Heath

- One of BHA's larger developments at 804 units
- common entryways and hallways in 7 story/elevated buildings difficult to manage



Bromley-Heath

- Heath Street built in 1940s and Bromley in 1950s
- in need of capital improvement



Mary Ellen McCormack

- BHA's oldest development and the first built in New England, occupied in May, 1938



Mary Ellen McCormack

- @ 1,000 units
- in need of major capital improvement
- where Bill McGonagle grew up!

