

# Housing tour snap shots



**Madison Park IV** – In the 1960s, this neighborhood had fallen on hard times. Abandoned buildings. Families moving out. A favorite dumping ground for trash. The government’s solution: knock everything down, bring interstate 95 through and use the rest of the land for a school campus.

This did not sit well with hundreds of Madison Park residents so they organized, stopped the highway and got the city to scale back its campus and build housing.

From this activism, the Lower Roxbury CDC was formed and it became one of the first community groups in the country to be the designated developer in an urban renewal area. In those first years, the CDC developed Smith House for the elderly, Haynes House for families and 263 town houses known as Madison Park III and Madison Park IV.

Now known as Madison Park Development Corporation, it is the driving force behind the revitalization of Dudley Square. In 2012, MHP and MassDevelopment provided an \$18M tax-exempt bond to enable Madison Park Development Corp. to preserve the affordability of Phase IV (143 two- and three-bedroom apartments).



**Ruggles Shawmut** – Across the street from Madison Park III-IV is Ruggles Shawmut. This is an example of Madison Park Development Corp. extending its impact into the neighborhood.

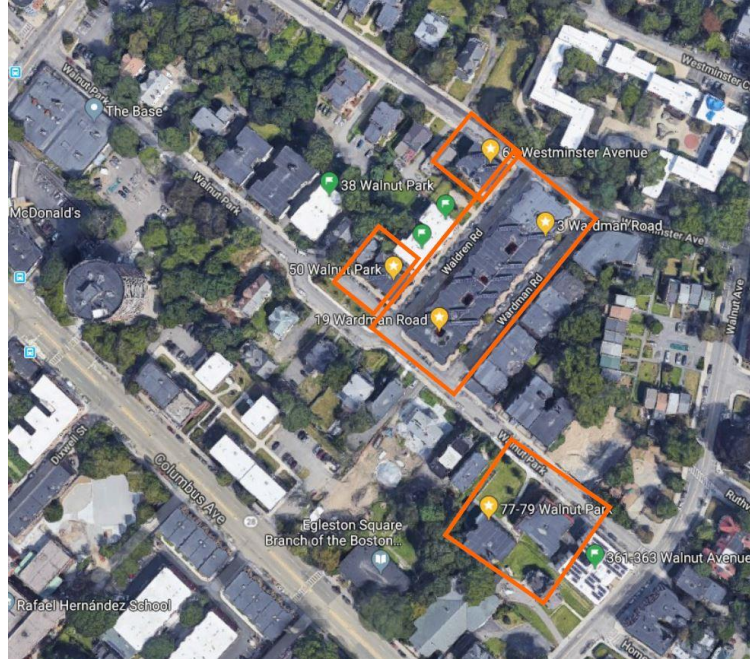
In the early 2000s, this building was privately owned and one of the worst properties on the street. In a two-year stretch, police responded to over 100 calls about drug activity in the building. In 2004, Madison Park DC stepped, bought the building and transformed it from 40 studio and one-bedroom apartments into 43 apartments, including eight two-bedroom and two three-bedroom units.



MHP supported this effort with \$1.9M in long-term financing and \$2M from Home Funders, a program offered by MHP to help owners offer lower rents at or below 30 percent of area median income.

**Wardman Apartments** – In June, 2019, MHP closed on an \$18M loan to Urban Edge to preserve the affordability of Wardman Apartments, a four-building complex on Walnut Park and Wardman Street. MHP used its FHA Risk Sharing Program to refinance this housing, which consists of one-, two- three- and four-bedroom apartments. Three of the buildings were built in 1910 and one was rebuilt in 2013 after a fire.

Wardman Apartments consists of 22 one-, 34 two, 22 three- and 10 four-bedroom apartments. All are affordable and supported with project-based Section 8. The homes are near the library branch, the Brookside Community Health Center, and Walgreens. Three MBTA Orange line stations are located within a mile of the apartments.



**Walker Park Apartments** – Two properties near Wardman Apartments have been redeveloped by Urban Edge into 49 new affordable apartments. The development is located in two new buildings at 67 and 80 Walnut Park, a street that runs just east and parallel to Columbus Ave.

Walker Park features 13 one-, 28 two- and eight three-bedroom apartments. Thirty-eight homes are affordable to households below 60 percent of area median income (AMI) and 11 will be affordable to families earning under 30 percent AMI. Five homes are for families transitioning from homelessness. Six are for people with disabilities.

MHP is providing \$2.5M permanent financing and a line of credit of up to \$259,000 through its Housing Reserve Assurance Program (Housing RAP), which provides a credit facility that reduces the amount of cash-funded reserves a developer needs to put

aside by up to 80 percent. This helps developers increase their cash liquidity while providing tax credit investors with the same assurance that funds will be available during the life of the loan if needed. At the outset, MHP’s community assistance team provided a \$25,000 grant to help Urban Edge work with the city and the development team on using lean design techniques.



**Pine Street Inn warehouse & offices, 3368 Washington St., Jamaica Plain**

– At this site, Boston's Pine Street Inn and The Community Builders are proposing to build the largest-ever housing development in Boston for people who have been chronically homeless. The proposed \$50M development would include 140 units for single adults who have been chronically homeless. An additional 85 income-restricted units would be built for families.

The proposed development would also have on-site case managers offering support services such as help managing money and getting to mental health treatment. Pine Street Inn President and CEO Lyndia Downie says the project could be a breakthrough for a housing system that struggles to build housing for the extremely low-income and formerly homeless.

"If this project gets approved, it will break a scale barrier," Downie said. "And I hope if this is successful, we can continue to think about really scaling up supportive housing."

**Metro Housing|Boston & One Gurney Street**

– Once upon a time, this part of the city was a bustling commercial center. In the 1960s, the land was taken as part of the planning for bringing Route 95 through the city. The highway idea was defeated but the property remained vacant. Owned by the MBTA, it was used to store construction debris.



Mission Hill NHS Executive Director Pat Flaherty saw this site as an opportunity since its right across the street from the Roxbury Crossing subway station. She and her team started meeting with residents. From 2007 to 2009, 14 meetings were held and residents made it clear they wanted to see a mix of housing and jobs. In 2012, Mission Hill NHS bought the site and shifted into development mode.

Today, thanks to public and private financing that included a \$2.9 million loan from MHP, the vision for Parcel 25 is a reality. Metro Housing Boston – the state's largest provider of housing subsidies and services – moved all of its more than 160 employees from its downtown offices to this site. The upper three floors feature 40 affordable apartments, making One Gurney an example of what housing and services developed together in the heart of a neighborhood can look like.