



CITY OF BOSTON, MASSACHUSETTS  
Office of the Mayor  
**Thomas M. Menino**

**For Immediate Release**

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## **Mayor Menino Cuts Ribbon on New Franklin Hill Community**

*Community space includes new Boys & Girls Club and Food Pantry*

Mayor Thomas M. Menino cut the ribbon this morning on 266 newly-completed affordable units at the Franklin Hill public housing development. In addition to new apartments, the development includes smoke free housing, a community space that will hold a Boys & Girls Club and food pantry, and a new park.

“Franklin Hill is a great example of how partnerships get the job done in Boston,” Mayor Menino said. “This redevelopment not only benefits Franklin Hill residents, it really benefits the neighborhood and the entire city.”

The 266 affordable rental units are spread out over the site in a mix of townhouse-style and midrise buildings. The development will be fully occupied by January of 2010.

The Boston Housing Authority and the developer, Trinity Financial, successfully implemented many green and healthy building initiatives at Franklin Hill through a U.S. Department of Housing and Urban Development (HUD) Healthy Public Housing grant. Collaboration with local university partners informed the final design and construction of this project, including installation of high-efficiency and healthy ventilation systems, installation of electric stoves, use of low-VOC paint, and ensuring the availability of carpet-free units among others.

Also, for the first time, the BHA is piloting 14 smoke-free housing units in two townhouse clusters at the development. Residents who voluntarily opt into the program agree to prohibit smoking by household members and guests in their unit, in the common areas and on the grounds immediately adjacent to the building.

“This project shows that affordable housing can also be green housing,” said BHA Administrator William McGonagle. “We’ve improved the site and now it’s time to start improving the health of our residents.”

This redevelopment has also brought many resources to the neighborhood. A resident services coordinator will be part of the Winn Residential management team and Franklin Hill has a partnership with Phillips Brooks House which has provided services to young people at Franklin Hill for many years.

The Greater Boston Food Bank will install a food pantry program in one of the mid-rise buildings. The food pantry will be managed by the resident task force and tenant volunteers with the assistance of Greater Boston Food Bank staff and the resident services coordinator. This is an expansion of the program operating at Franklin Hill prior to redevelopment.

Boys & Girls Clubs of Boston will open its 10th Club; its first Club in a public housing development. The Franklin Hill Club, like all BGCB Clubs, will offer programs in six core areas – Arts; Education; Leadership; Life Skills; Sports, Fitness and Recreation; and Technology. The brand new facility includes an Art room, Education Center, Games Room, Technology Center, Kids Cafe, and Outdoor Play Area. The Club is handicapped accessible.

The Club will be open weekdays after school until 6 p.m. and membership is open to youth, ages 6-12, who reside in the Franklin Hill housing development. Teens will be referred to the Teen Center at the Blue Hill Club across the street.

“It is an honor for us to open our 10th Club and to deepen our service to Dorchester children and their families,” said Josh Kraft, Nicholas President and CEO of Boys & Girls Clubs of Boston. “Our partnership with Trinity Financial, the Boston Housing Authority, The Greater Boston Food Bank, and the City of Boston demonstrates that the best way to serve the community is through collaboration, and we are so proud to be part of this new community.”

All residents of Franklin Hill were given the right to return to the redeveloped property. Residents also were given a number of options regarding relocation which included taking a Section 8 voucher and/or moving to a BHA development of their choice. Residents received assistance with all aspects of the relocation process, including help with housing searches and school transfers, referrals to community and support services for residents who moved to a new neighborhood, education focused on how to reduce a household’s utility consumption and expenses and workshops on housekeeping and budgeting. The tenant task force was an integral part of the redevelopment process.

In addition to funding from the U.S. Department of Housing and Urban Development, the Franklin Hill redevelopment has received generous support from the City of Boston (Department of Neighborhood Development, Neighborhood Housing Trust, Department of Public Works, Boston Water and Sewer Commission), the Commonwealth of Massachusetts, MassHousing, Massachusetts Technology Collaborative, and support from private investors.

Finally, the Franklin Hill redevelopment project provided significant business and employment opportunities to a diverse workforce: 30% of the contracts were executed with Minority Business Enterprises; 19% of the contracts were executed with Women-Owned Enterprises; 41% of the hours worked at the site were from City of Boston residents; 47% of the hours worked at the site were from minority employees; and 6% of the hours worked at the site were from women employees.

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