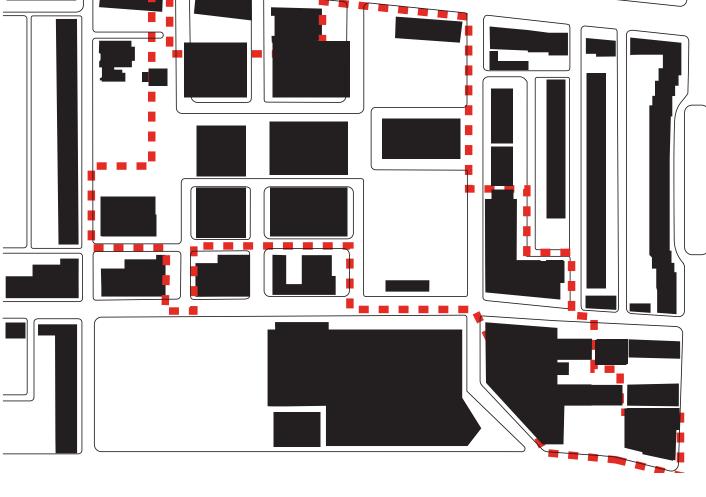
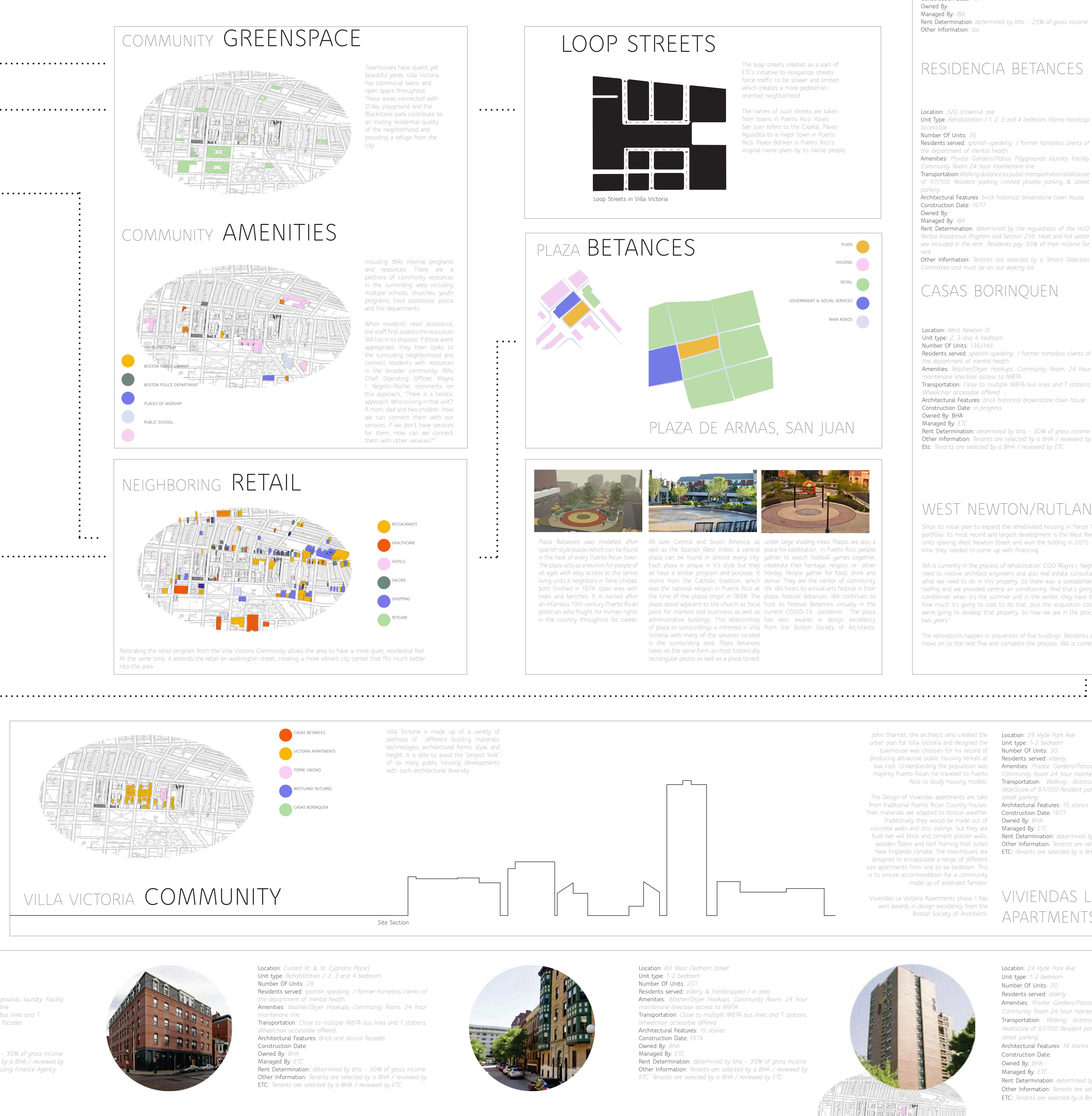
STEP 1: Rearrange Community Facilites	CUKKEI
STEP 2: Relocate Shopping Center	• • • • • • • • • • • • • • • • • • • •
STEP 3: Close and Open Certain Streets	
	• • • • • • •
STEP 4: Create an Urban Plaza	
STEP 5: Increase Rehab Housing Buildings	
STEP 6: Build more New Housing	
STEP 7: Expand Parcel 19/Etcs Development	Location: West Newton St. Unit type: 1-6 bedroom Number Of Units: 44 Residents served: elderly Amenities: Private Gardens/Patios Playgrou Community Room 24 hour maintenane line Transportation: Close to multiple MBTA bus Architectural Features: Brick and stucco fac Construction Date: Owned By: BHA Managed By: ETC Pant Determination: determined by bba



RELOCATEREMOVALADDITIONFROM BRA PLANFROM BRA PLANTO BRA PLAN

CURRENT DAY EFFECTS OF ETC'S URBAN PLAN OF 1969 ADELE BIEHL ARCH 4690





SOUTH END APARTMENTS

TORRE UNIDAD

Location: 320 shawmut ave unit type: 1–6 bedroom / single room occupancy (sro) units number of units: 11 Residents served: spanish-speaking / former homeless clients of

the department of mental health Amenities: baycove staffers assist full time with daily living skills and provide access to mental health services/ private gardens/ patios/ playgrounds/ laundry facility/ community room 24 hour maintenane line Transportation: within walking distance of the boston medical center / walking distance to public transportation / walkscore of 97/100 resident parking / limited private parking & street parking Architectural Features: brick historical brownstone town house

Construction Date: 1974 Owned By: Managed By: IBA

Rent Determination: determined by bha - 25% of gross income Other Information: *Iba*

RESIDENCIA BETANCES

Location: 320 shawmut ave

Unit Type: Rehabilitation / 1, 2, 3 and 4 bedroom /Some handicap accessible Number Of Units: 36

Residents served: spanish-speaking / former homeless clients of

the department of mental health Amenities: Private Gardens/Patios Playgrounds laundry Facility Community Room 24 hour maintenane line Transportation: Walking distance to public transportation WalkScore of 97/100 Resident parking Limited private parking & street parking Architectural Features: brick historical brownstone town house Construction Date: 1977

Owned By: Managed By: IBA

Rent Determination: determined by the regulations of the HUD Rental Assistance Program and Section 236. Heat and hot water are included in the rent Residents pay 30% of their income for Other Information: Tenants are selected by a Tenant Selection Committee and must be on our waiting list

CASAS BORINQUEN

Location: West Newton St. Unit type: 2, 3 and 4 bedroom

Number Of Units: 136/146

Residents served: spanish-speaking / former homeless clients of the department of mental health Amenities: Washer/Dryer Hookups, Community Room, 24 hour maintenane lineclose access to MBTA Transportation: Close to multiple MBTA bus lines and T stations, Wheelchair accessible offered Architectural Features: brick historical brownstone town house Construction Date: in progress

Owned By: BHA Managed By: ETG

Rent Determination: determined by bha - 30% of gross income Other Information: Tenants are selected by a BHA / reviewed by Etc: Tenants are selected by a BHA / reviewed by ETC





WEST NEWTON/RUTLAND APARTMENTS

Since its initial plan to expand the rehabiliated housing in Parcel 19 in 1969, IBA has continues to expand its rehabiliated housing portfolio. Its most recent and largest development is the West Newton Rutland Development. Starting in 2014, IBA bid on the 146 units spaning West Newton Street and won the bidding in 2015. However, they werent named the developor until 2018 at which time they needed to come up with financing.

IBA is currently in the process of rehabilitation. COO Mayra I. Negrón-Roche described this process to me during our interview, "We need to involve architect engineers and also real estate consultants to identify and do a walkthrough in the property to identify what we need to do in this property. So there was a spreadsheet of 146 units... One thing that we did overall was to do a new roofing and we provided central air conditioning. And that's going to be AC and also heating. So right now the residents have air conditioner when it's the summer and in the winter, they have the heat. So, and that's how we determine what we need to do, how much it's going to cost to do that, plus the acquisition costs, plus the renovation, and then the funding to determine how we're going to develop that property. So now we are in the process to do the renovation and the renovation is going to take us two years."

The renovations happen in sequences of five buildings. Residents are relocated during renovation and back in after renovation, they move on to the next five and complete the process. IBA is currently seven months behind due to setbacks from the pandemic.

urban plan for Villa Victoria and designed the **Unit type**: 1-2 bedroom townhouse was choosen for his record of **Number Of Units**: 30

The Design of Viviendas apartments are take *street parking* Their materials are adapted to boston weather. **Construction Date:** 1977 Traditionally they would be made out of **Owned By**: *BHA* concrete walls and zinc ceilings. but they are Managed By: ETC designed to encapsulate a range of different size apartments from one to six bedroom. This is to ensure accommodation for a community made up of extended families.

won awards in design excellency from the

John Sharratt, the architect who created the Location: 29 Hyde Park Ave producing attractive public housing rentals at **Residents served**: *elderly* low cost. Understanding the population was **Amenities**: *Private Gardens/Patios Playgrounds laundry Facility* majority Puerto Rican, he traveled to Puerto *Community Room 24 hour maintenane line*

Rico to study housing models. **Transportation**: *Walking distance to public transportation* WalkScore of 97/100 Resident parking Limited private parking & from traditional Puerto Rican Country houses. Architectural Features: 19 stories

built her will brick and cement plaster walls, **Rent Determination**: *determined by bha - 30% of gross income* wooden floors and roof framing that suites Other Information: *Tenants are selected by a BHA / reviewed by* New Englands climate. The townhouses are **ETC**: *Tenants are selected by a BHA / reviewed by ETC*

Viviendas La Victoria Apartments phase 1 has VIVIENDAS LA VICTORIA Boston Society of Architects. APARTMENTS



Location: 29 Hyde Park Ave Unit type: 1-2 bedroom Number Of Units: 30 Residents served: elderly Amenities: Private Gardens/Patios Playgrounds laundry Facility Community Room 24 hour maintenane line

Transportation: Walking distance to public transportation WalkScore of 97/100 Resident parking Limited private parking & street parking Architectural Features: 19 stories

Construction Date: Owned By: BHA Managed By: ETC Rent Determination: determined by bha - 30% of gross income Other Information: Tenants are selected by a BHA / reviewed by ETC: Tenants are selected by a BHA / reviewed by ETC





RESIDENCES AT NEPONSET FIELD