

Temple Landing*
(formerly United Front Homes)
285 Ash Street
New Bedford, MA 02740



Above: old view of United Front Homes



Middle and bottom: Renovated and renamed Temple Landing 2011 view



*Temple Landing is named for Lewis Temple (ca. 1800-1854) an anti-slavery activist who invented the toggle iron, a tool that revolutionized the whaling industry in the 19th century. Read more about him at: <http://www.nbhistoricalsociety.org/lewistemple.html>

Project Partners

- City of New Bedford
- Massachusetts Department of Housing and Community Development (DHCD)
- Mass Housing (MHFA)
- United Front Development Corporation (UFDC)
- US Department of Housing and Urban Development (HUD)

The Preservation Challenge

Temple Landing (formerly United Front Homes) is a 173-unit family housing development located five blocks west of City Hall in downtown New Bedford. The property encompasses an 11-acre parcel bordered by Kempton Street, Chancery Street, Court Street, and the city-owned Magnet Park. The property was originally developed as an “urban renewal” project in the 1970s through a partnership between United Front Development Corporation (UFDC), a local non-profit, and National Housing Partnership (NHP). It had a proud history but struggled recently due to an inadequate capital structure and flaws in the project’s initial design. The units of low-income housing were concentrated on a “super-block” site in buildings which were out of context with the surrounding architecture, did not facilitate emergency access, and typically had no street view. By 2007, the former United Front Homes was at risk of failure due to massive debt, insufficient operating subsidy, exorbitant utility costs, and poor property management. The property also suffered from mounting deferred capital needs and nearly a quarter of its units were vacant.

POAH’s Role

In 2007, UFDC approached POAH about partnering to save the community. POAH determined that only a major infusion of capital and a new approach to operating the property would save this critical affordable housing asset so close to downtown. POAH brokered an arrangement with the City, Mass Housing, and the owners (UFDC and Apartment Investment and Management Company/ AIMCO) to allow POAH and UFDC sufficient time and resources to stabilize operations and assemble the financial resources required to reposition the property. POAH took over responsibility for property operations in mid-November, 2007, and hired MB Management to run day-to-day property management. MB stabilized the property for the interim period while POAH worked with a broad range of stakeholders to develop a revitalization plan for the property’s long term preservation. POAH acquired the property in December, 2008. The revitalization has transformed the site’s image, as well as the amenities, functionality and safety of the community. New streets reconnect the site to the surrounding neighborhood and allow families to benefit from a proper street orientation with a front door and a back door. POAH and UFDC have demolished some buildings, and are renovating the remaining homes and building new residences to create a new residential community which was renamed Temple Landing in March, 2011.