



FOR IMMEDIATE RELEASE  
October 28, 2011

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### **Governor, Mayor Lang, and Legislators cut ribbon on Temple Landing affordable housing in New Bedford**

NEW BEDFORD – Governor Deval Patrick, New Bedford Mayor Scott Lang and local legislators cut the ribbon today at Temple Landing (formerly United Front Homes) a 173-unit family housing development located five blocks west of City Hall in downtown New Bedford. The event was hosted by the nonprofit developer Preservation of Affordable Housing (POAH) and the United Front Homes Development Corporation. (UFDC).

Temple Landing (previously United Front Homes) was originally developed as an “urban renewal” project in the 1970s through a partnership between the local nonprofit organization United Front Development Corporation 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 scale and context with the surrounding architecture, did not facilitate emergency access, isolated the complex from the community, and typically had no “address” or street view.

By 2007, 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 a negative reputation in the community for crime, mounting deferred capital needs and a vacancy rate of 25%.

UFDC approached POAH about partnering to save United Front Homes and the two nonprofit organizations joined forces to create an attractive, safe and supportive residential community in the heart of downtown New Bedford.

In March, 2011, United Front Homes was renamed Temple Landing in honor of Lewis Temple (ca. 1800-1854) an antislavery activist who invented the toggle iron that revolutionized the whaling industry in the 19th century. One of Lewis Temple’s descendants is a resident of Temple Landing.

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POAH and UFDC dedicated the Fitness Room in the Community Building in Mayor Scott W. Lang's name as part of the celebration.

"Investing in affordable housing is critical to growing the Massachusetts economy and strengthening our communities," said Governor Patrick at the ribbon cutting of the Community Building in the center of the complex. "This project is the result of an excellent public-private partnership that transforms this property into a safe, attractive and affordable housing location that will be a boon to the region."

"In supporting Temple Landing, Governor Patrick has demonstrated his administration's commitment to enhancing neighborhoods throughout the Commonwealth," said Preservation of Affordable Housing President Amy Anthony. "Temple Landing is an example of the positive outcomes that are achievable when state and local government work collaboratively with local residents and communities to solve complex urban issues while preserving affordable housing opportunities for families."

"Everyone needs a safe, comfortable place to live and at JPMorgan Chase we're proud to help meet that need as a partner in the redevelopment of Temple Landing," said Brett Geiger, Executive Director of JPMorgan Capital Corporation. "Working with Preservation of Affordable Housing, the City and the entire development team has been a rewarding experience for us. Together we've made a difference in New Bedford."

"Neighborhoods are the fabric that bind people of all backgrounds together," said Senator Mark Montigny. "The funding that was secured for this project will continue to revitalize the community and bolster growth in the City of New Bedford. When government invests in the empowerment of people not only do individual lives and communities improve, but there is a multiplier effect, that many others will benefit from."

**TEMPLE LANDING FEATURES:**

The site area has been reconfigured to provide tree-lined sidewalks and well-defined, landscaped front yards. The new streets within the site provide on-street parking on one or both sides of the street, with rear courtyards providing additional off-street parking and a safe area for tot lots. Site improvements include landscaped private yards and entrances, additional playgrounds on the larger residential blocks and community gardens

The Temple Landing project creates 12 new handicapped accessible units and more ground level units preferred by elderly residents. POAH has preserved the spaciousness of the living units while improving the interiors and exteriors and renovated the community center

popular for a range of activities including fitness classes, summer art program for youth, holiday celebrations and social activities.

The project was supported by the following partners:

JP MORGAN CAPITAL CORPORATION  
THE UNUM LIFE INSURANCE COMPANY OF AMERICA  
THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT  
AMERICAN REINVESTMENT AND RECOVERY ACT  
MASSHOUSING  
CITY OF NEW BEDFORD HOME PROGRAM LOAN  
MAYOR SCOTT LANG AND CITY OF NEW BEDFORD  
CONGRESSMAN BARNEY FRANK

***ABOUT PRESERVATION OF AFFORDABLE HOUSING***

*Preservation of Affordable Housing, based in Boston, is celebrating its tenth year as a mission-driven, entrepreneurial nonprofit committed to preserving affordable housing resources throughout the United States. Significant elements of America's affordable housing inventory are at-risk due to mismanagement, neglect, financial misfortune or the threat of conversion to market rents. POAH acquires, preserves and stewards these resources with creative financial restructurings, physical rehabilitation or redevelopment and long-term management. POAH owns close to 6,800 apartments in nine states and the District of Columbia, serving the working poor, families, individuals, and seniors.*