



Mildred C. Hailey Apartments

Master Plan

Community Meeting
February 6, 2020

THE COMMUNITY
BUILDERS



Agenda

- Introductions
- Master Plan Goals and Project Overview
- Resident Outreach
- Master Plan
- Phasing and Relocation
- Transportation and Parking
- Schedule and Next Steps

Who We Are: Centre Street Partners

THE **COMMUNITY**
BUILDERS



Existing Conditions



Master Plan Goals

- 1:1 replacement of existing public housing apartments
- Add new affordable, middle-income, and market apartments
- Build new Anna Mae Cole Center and outdoor spaces
- Improve site safety
- Create better connections within Mildred Hailey and with the surrounding neighborhood
- Minimize disruption for existing residents
- Conduct project in phases

Project Overview

- Seven new 6-story buildings
- Replace existing 253 apartments on site
- Total of approximately 690 apartments, adding new affordable, middle-income, and market rate apartments
- New Anna Mae Cole Center
- New streets, pedestrian paths, and outdoor spaces



Recap of Community Process To-Date

- Resident Meetings- Fall 2017, Spring 2018, Fall 2018, Winter 2020
- Resident Survey- Winter and Spring 2018
- Focus Groups- Winter and Spring 2018
- Building Captains Program- Spring 2019

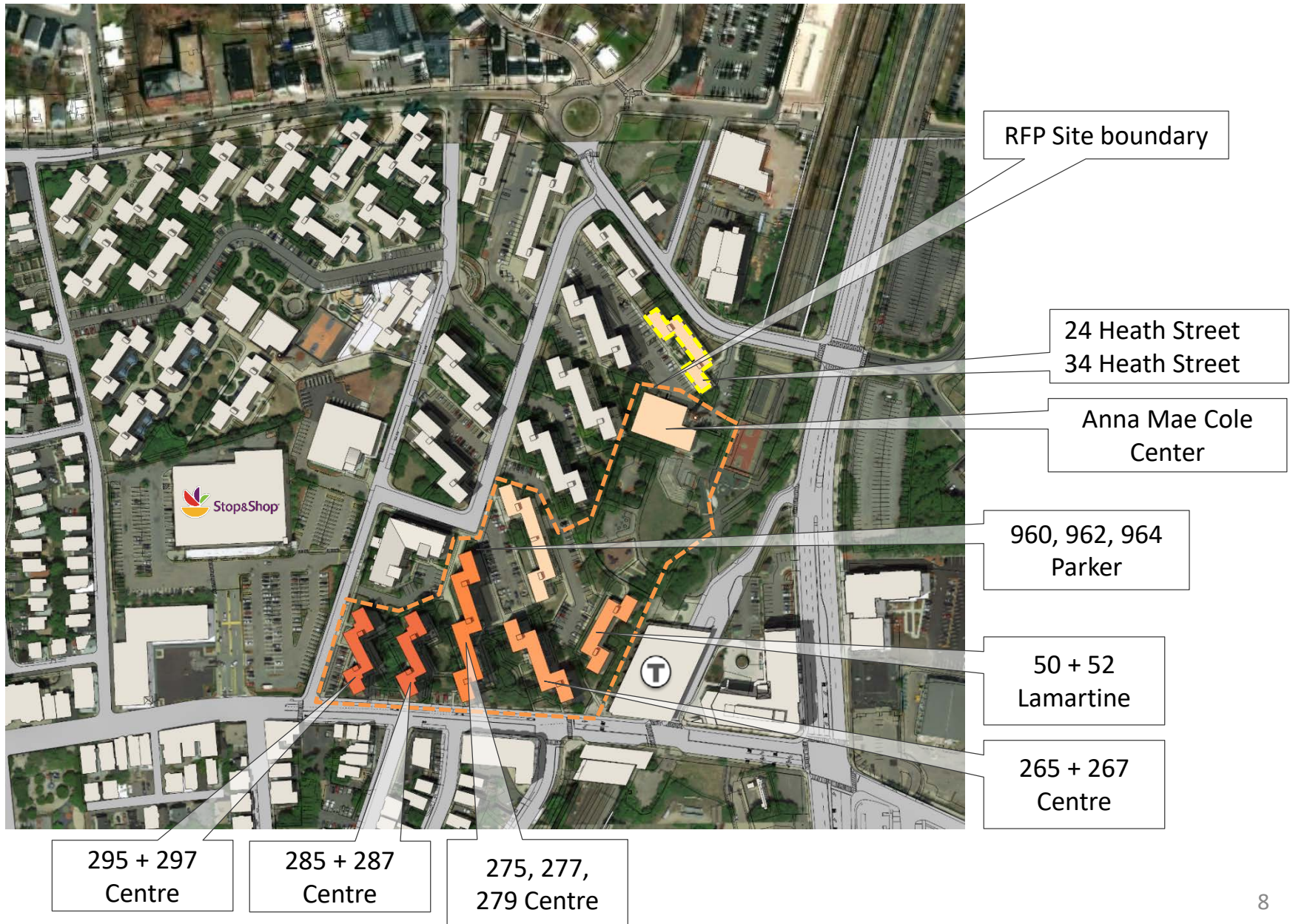


Building Captains: Tour

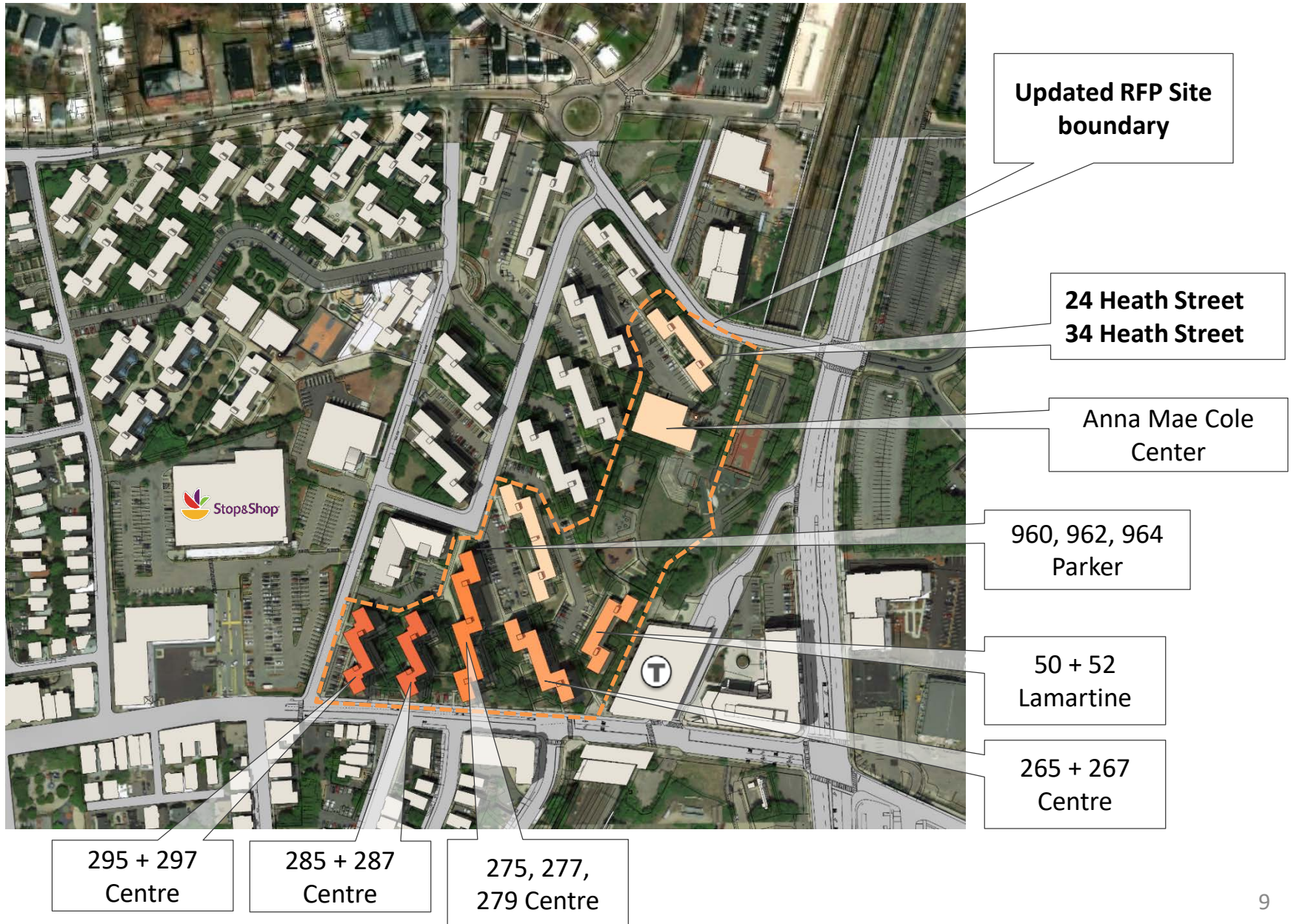


Building Captains: Graduation

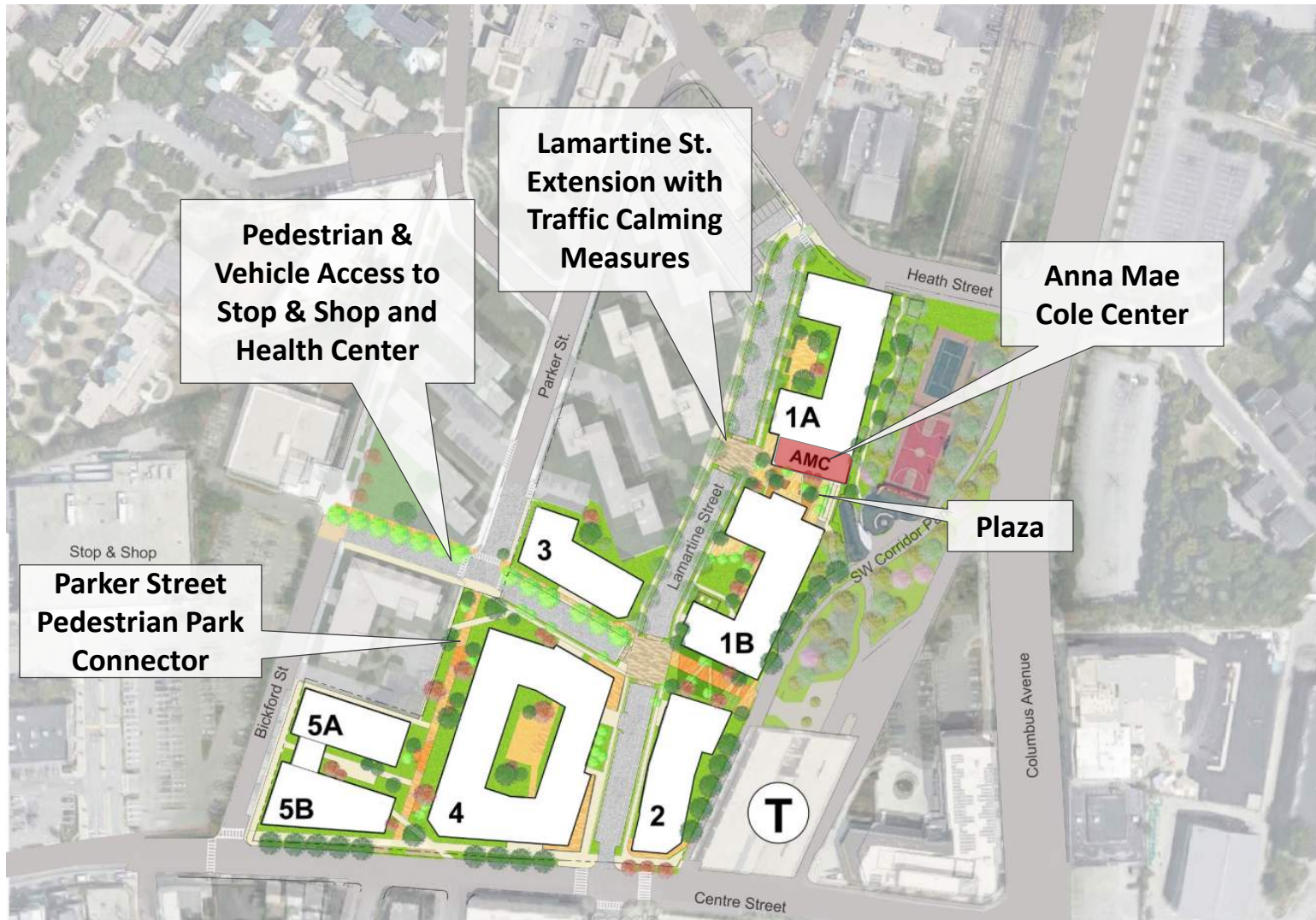
November 2018 Site Boundary



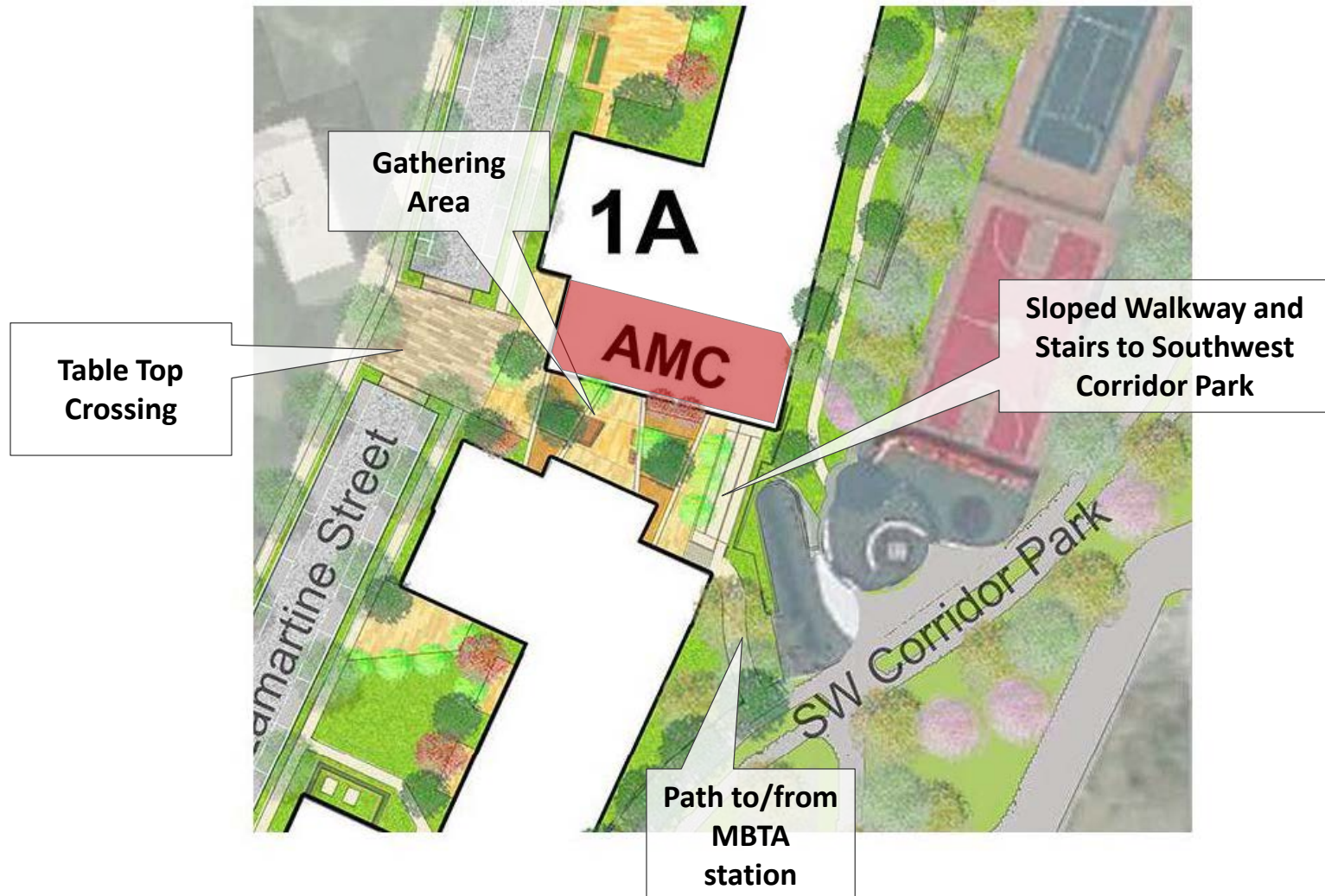
Updated Existing Site Boundary



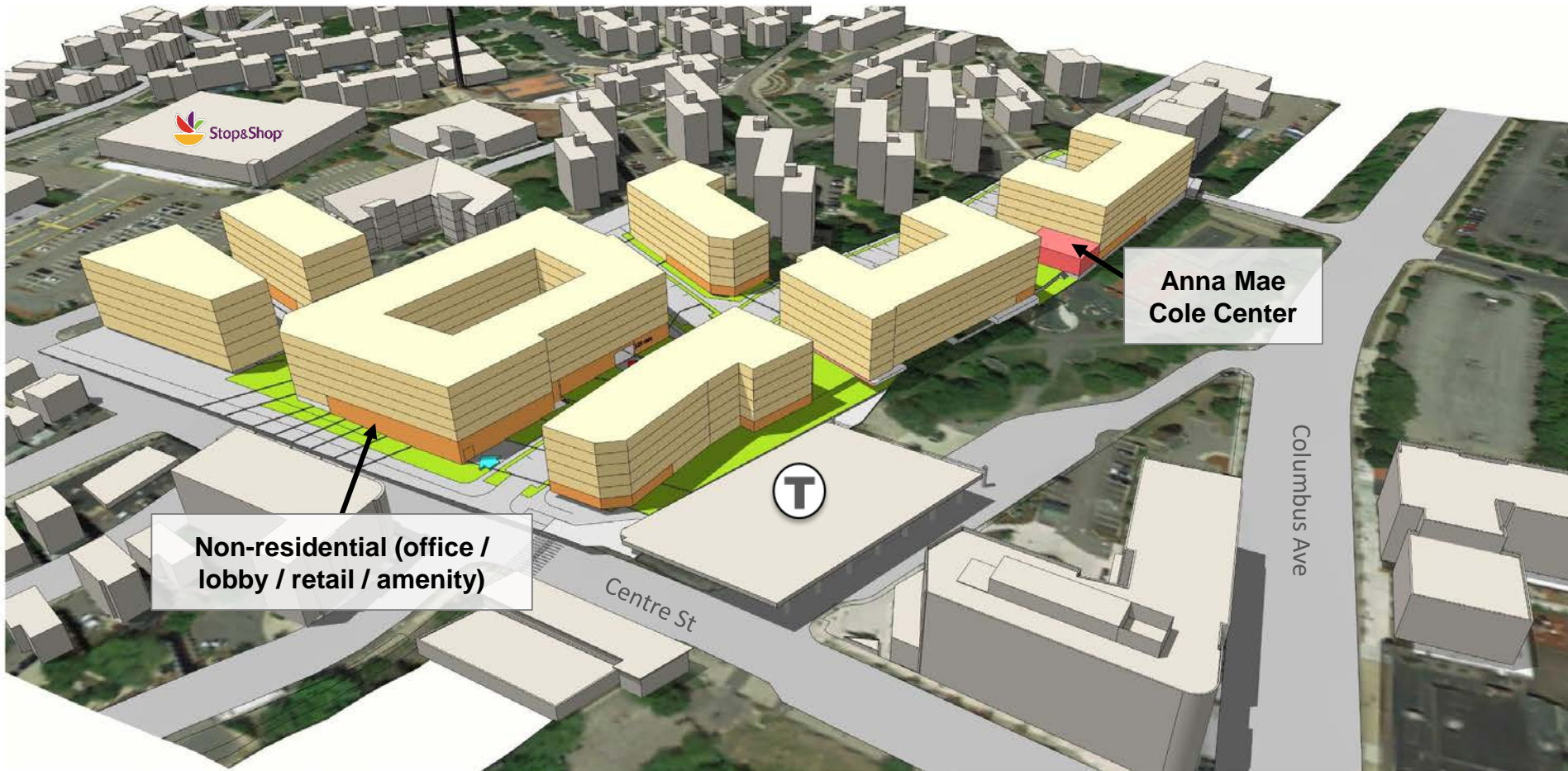
Site Plan



Plaza at Anna Mae Cole Center



Full Build Out - from Centre St.



Aerial view from southeast

Relocation Goals

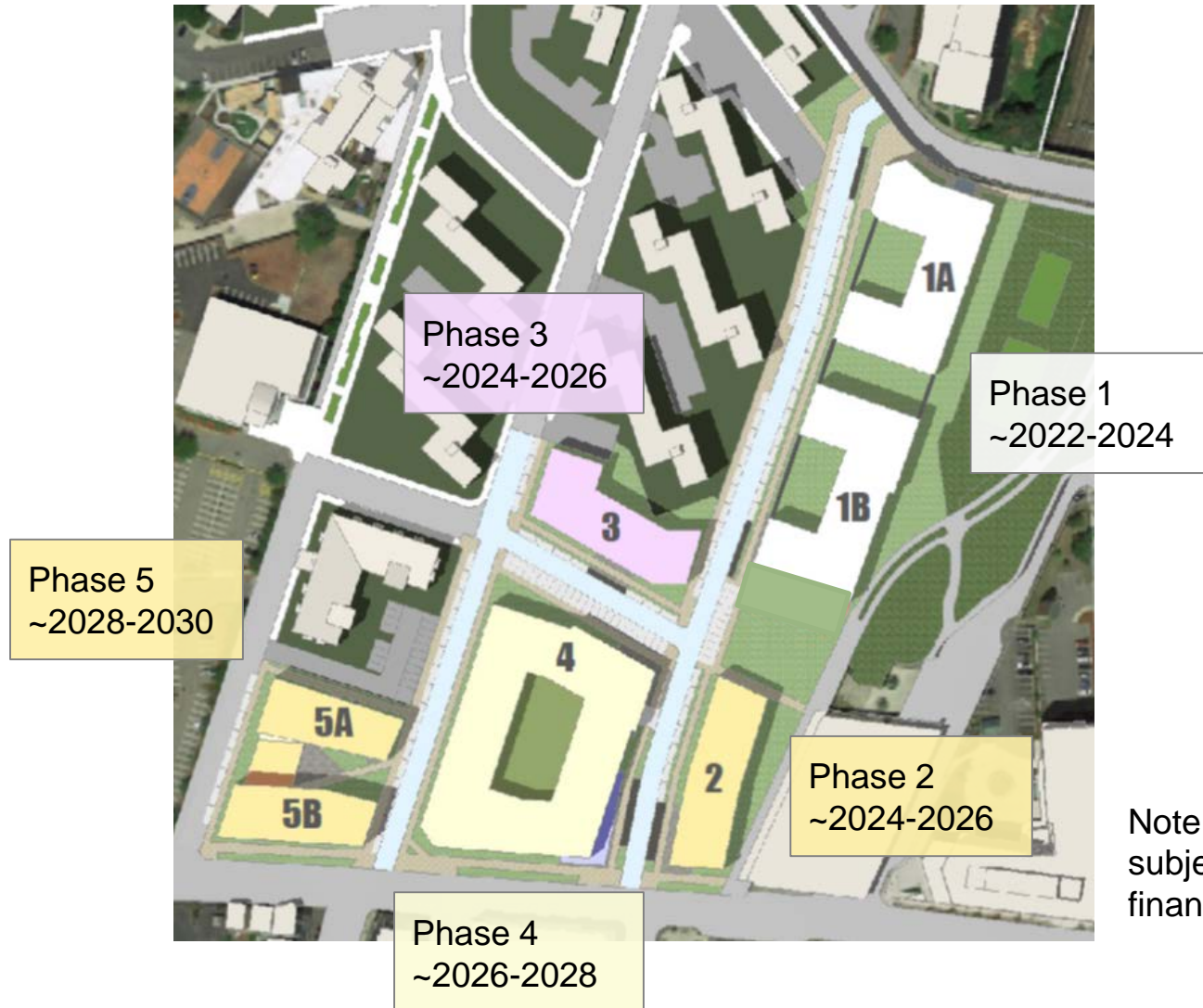


Build-first to the extent possible

Relocation Goals

- Minimize disruption to current residents
- Split relocation into phases
- Build first on vacant land as available
- Most residents only have to move once, some twice
- Apartments for current residents will be spread across all the new buildings on the site
- Build new Anna Mae Cole Center in first phase

Projected Phasing and Construction Dates



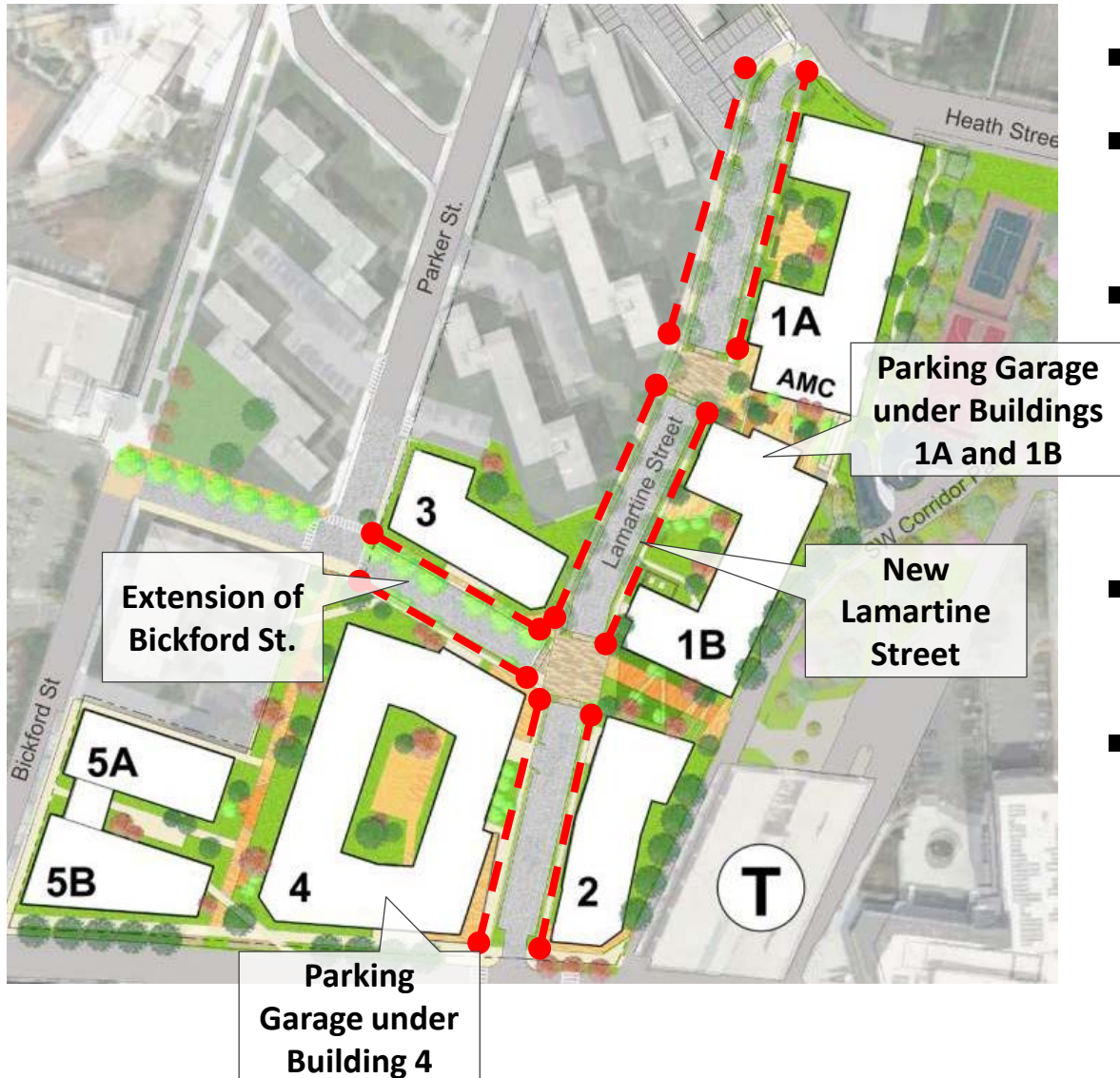
Note: Construction start
subject to zoning and
financing

Current Phasing Plan

Phase	Buildings Demolished	New Buildings	Projected Approx. Construction Dates*
Phase 1	24 and 34 Heath St. Anna Mae Cole Center	Buildings 1A and 1B. New Anna Mae Cole Center.	~2022-2024
Phase 2	50 and 52 Lamartine St. 265 and 267 Centre St.	Building 2	~2024-2026
Phase 3	960, 962, and 964 Parker St.	Building 3	~2024-2026
Phase 4	275, 277, and 279 Centre St.	Building 4	~2026-2028
Phase 5	285, 287, 295, 297 Centre St.	Buildings 5A and 5B	~2028-2030

* Construction dates projected, and are subject to change based on steps in the development process such as zoning and financing.

Transportation and Parking

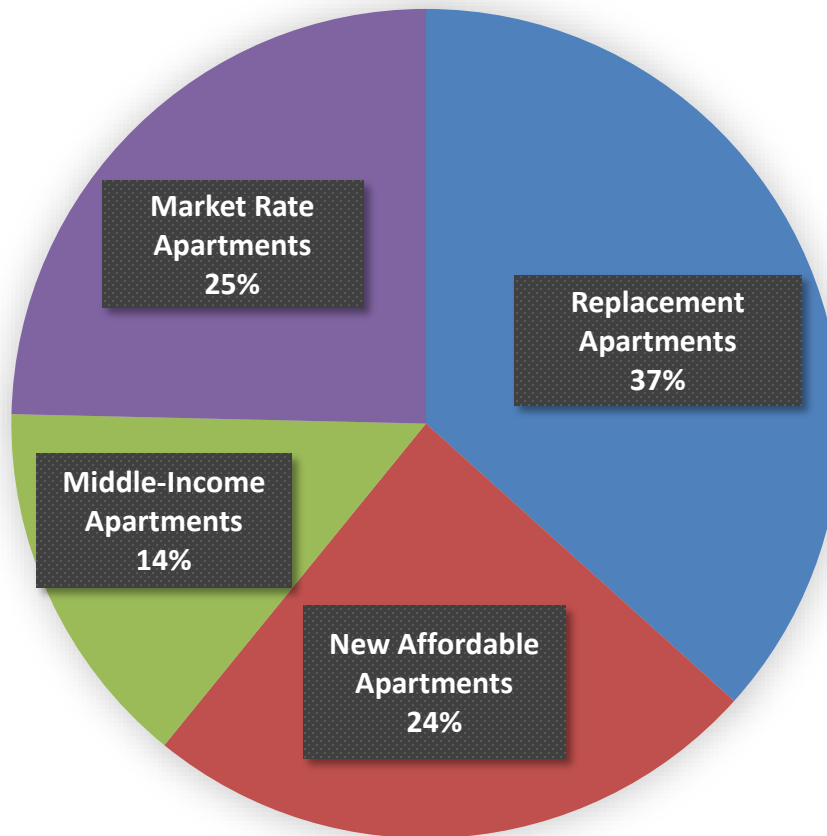


- New streets
- Garage and street parking
- Current households will not be charged for parking. New households charged.
- ~0.42 parking ratio.
~260 – 290 spaces.
- Parking is subject to modification based on building design and financing.

Apartment Types

- 1:1 Replacement of Existing Public Housing Apartment
 - Every public housing unit in the redevelopment replaced as new
 - Receive Section 8 subsidy
- New Affordable Apartments
 - Apartments restricted at 50% and 60% of area median income
 - Below market-rate rental cost for housing
- Middle-Income Apartments
 - Apartments restricted at 80% and 100% of area median income
 - Below market-rate rental cost for housing
- Market Rate Apartments
 - Apartments with no rent restrictions

Income Mix



- Replacement Apartments
(Section 8 at or below 50% AMI*)
- New Affordable Apartments
(50% and 60% AMI)
- Middle-Income Apartments
(80% and 100% AMI)
- Market Rate Apartments

* Existing public housing units eligible up to 80% AMI

Income Mix by Building

*Sample Unit Mix Feb 2020**

Building No.	1A	1B	2	3	4	5A	5B	Total
Replacement (Section 8 affordable at or below 50% AMI**)	44	47	23	22	78	20	19	253
Affordable at 50% AMI	10	-	-	-	-	-	-	~10
Affordable at 60% AMI	10	-	42	38	-	33	34	~157
Middle-Income at 80% AMI	16	20	-	-	34	-	-	~70
Middle-Income at 100% AMI	30	-	-	-	-	-	-	~30
Market	-	57	-	-	113	-	-	~170
	~110	~124	~65	~60	~225	~53	~53	~690

AMI= Area Median Income

* Exact number of units and distribution in different buildings subject to modification based on relocation, building design, and financing.

** Existing public housing units eligible up to 80% AMI

Example AMI and Rents

Type of Apartment	Approx. Income for Household of 4	Approx. 2-bedroom Rent*
Replacement (Section 8 affordable at or below 50% AMI**)	~\$59,000 or less	30% of monthly adjusted income
Affordable at 50% AMI	~\$59,000	~\$1,150
Affordable at 60% AMI	~\$71,000	~\$1,420
Middle-Income at 80% AMI	~\$95,000	~\$1,850
Middle-Income at 100% AMI	~\$118,000	~\$2,530
Market	n/a	~\$2,870

AMI= Area Median Income

* These rents assume the building pays for water/sewer and hot water, and tenants pay for electricity and heating.

** Existing public housing eligible up to 80% AMI

Top FAQs

Will people be displaced?

We are replacing all existing apartments with new, deeply affordable Section 8 apartments—meaning there will be a place for all current households. Some families will need to temporarily relocate, and BHA will ensure every family receives an appropriate relocation apartment.

What will the parking situation be like?

The goal is to maintain about the same level of parking for existing residents. Current residents will not be charged for parking.

Will there be laundry facilities available for us to use?

All new buildings with affordable apartments will have at least one common laundry room available for residents to use.

Top FAQs

Who will manage the buildings?

The new buildings will be managed by TCB or a third-party management company. The BHA will continue to manage the existing buildings.

What will be done for safety and security?

Good lighting, cameras, secure locks on doors and windows, new building configurations with a limited number of building entrances, and new roadways will assist with security.

What's Next?

- **Winter 2020**

- Stakeholder Meetings
- Coffee Open Houses

- **2020**

- Zoning Process
- Article 80 Process
- Community Meetings for Zoning and Article 80

- **2021**

- Early Phase Financing Commitments
- Buildings 1A and 1B- Construction Documents

Join Us for Coffee!

- More Opportunities to Provide Input
 - Coffee Hours Open House
 - Dates:
 - Monday, February 10, 2020 at 2:00-4:00 pm
 - Friday, February 14, 2020 at 2:00-4:00 pm
 - Location:
 - Conference Room at 30 Bickford St.
 - Contact Us
 - Phone Number: 617-989-9317
 - Email: info@haileyapartments.com



Questions & Comments

Appendix

Current Phasing Plan



Master Planning Progress Updates

- Since November 2018
 - Program Updates
 - Advancing Design
 - Permitting and Zoning Conversations
 - Financing Conversations
 - Building 14 Designation
- Meetings with City Agencies
 - Boston Housing Authority
 - Boston Planning & Development Agency
- Meetings with Local Politicians and Community Stakeholders