

Mildred C. Hailey Phase One Redevelopment



March 3, 2025



THE **COMMUNITY**
BUILDERS

Introductions

Boston Housing Authority (BHA)

- Real Estate Development, Amy Tran
- Operations Department, Lynda Goler

Judy Cohn Housing and Relocation Consultants (JCHRC)

- Judy Cohn
- Kyras Rodriguez 617-445-2225 ext 1

The Community Builders (TCB)

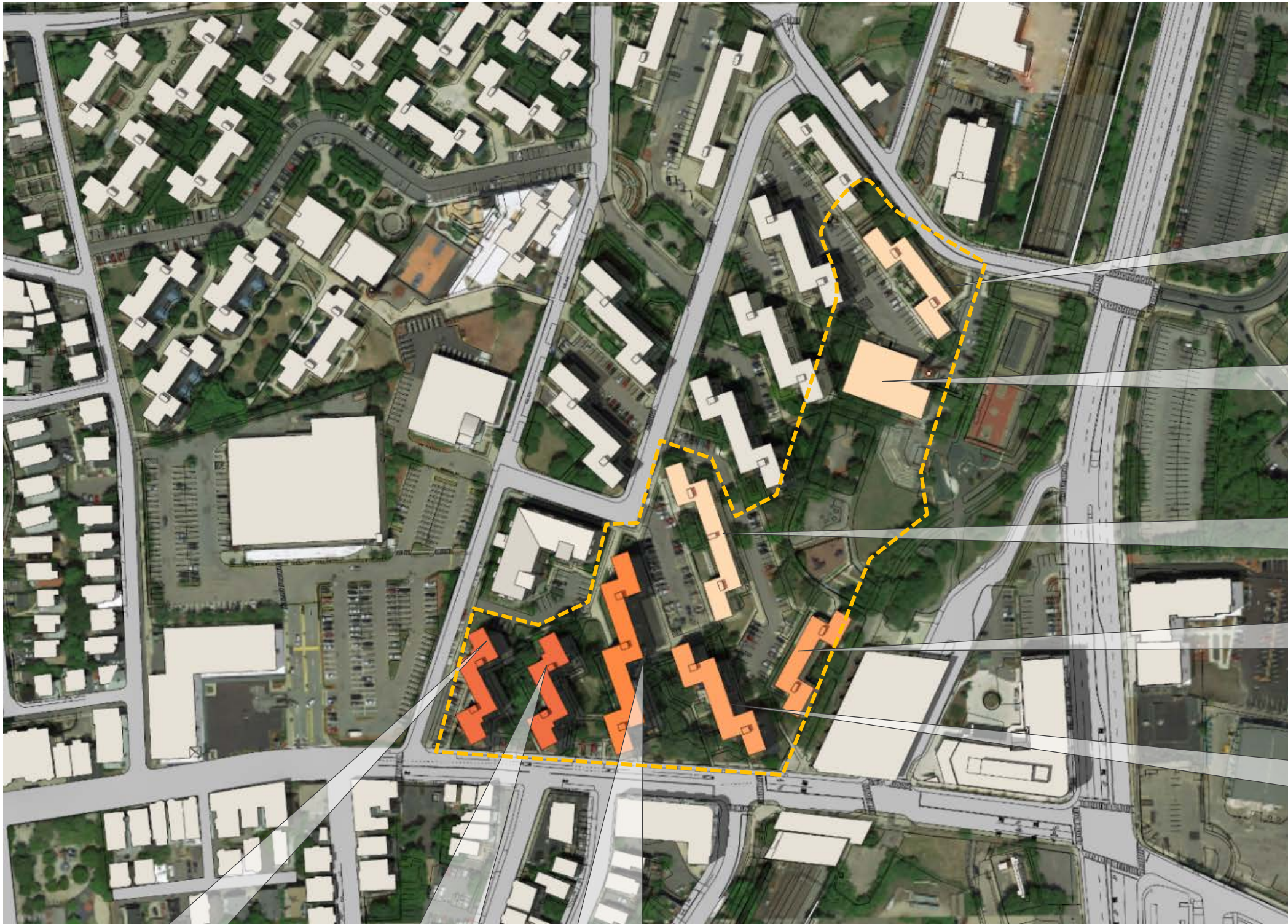
- Real Estate Development, Laura Martin, Ohemaa Pipim
- Community Life, Keveisha Robinson-Clark

TCB Management

- Betsy Johnson

Mildred C. Hailey Task Force

Pre-redevelopment Site Plan



24 + 34 Heath St

Anna Mae Cole Center

960, 962, 964 Parker St

50 + 52 Lamartine St

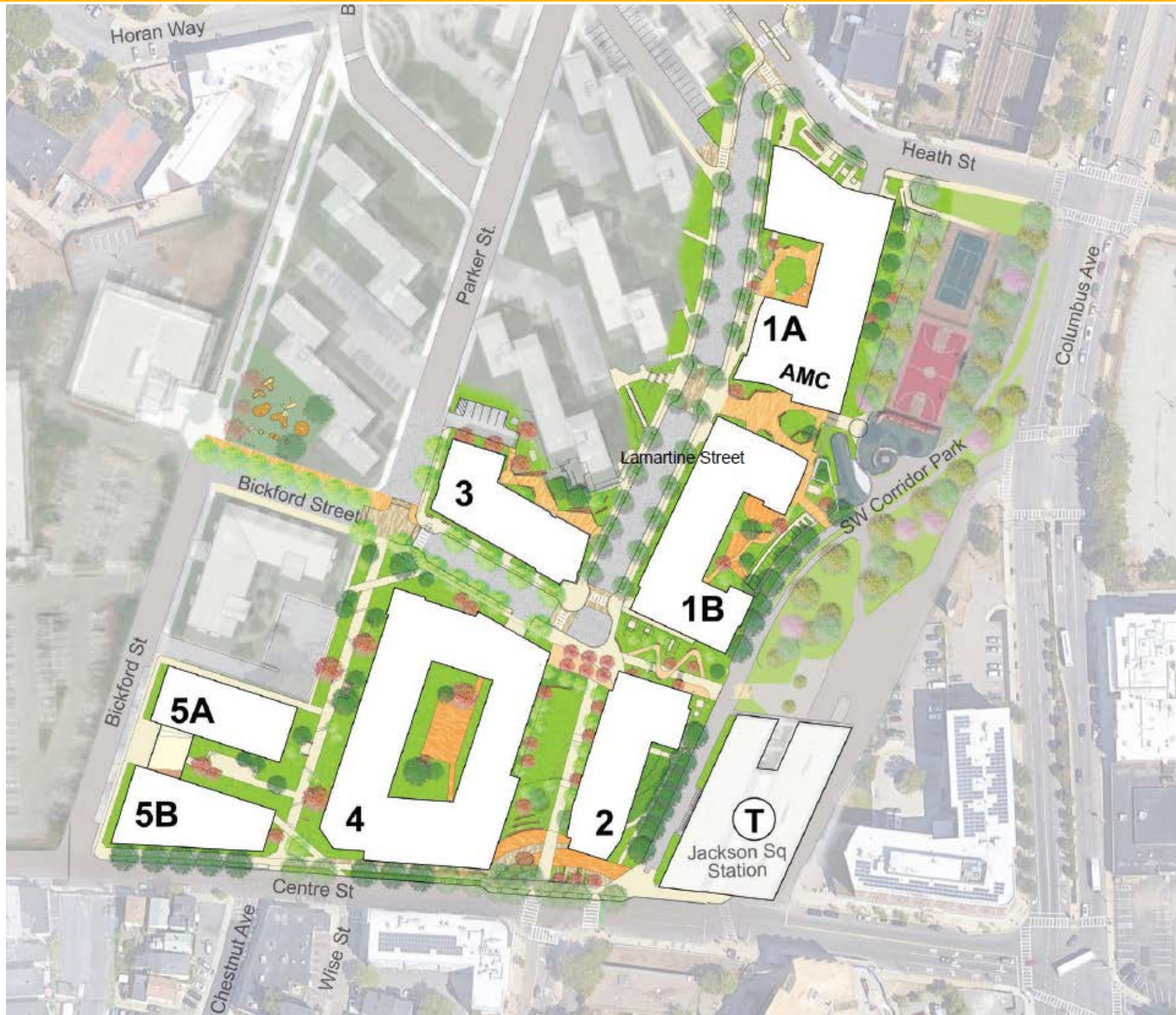
265 + 267 Centre St

295 + 297 Centre St

285 + 287 Centre St

275, 277, 279 Centre St

Post-redevelopment Site Plan



Construction Progress



2 Lamartine Street



6 Lamartine Street

View from Heath Street



View from Southwest Corridor of 6 Lamartine



Community Plaza (View looking towards SW Corridor)



2 Lamartine Courtyard



6 Lamartine Courtyard (Aerial view)

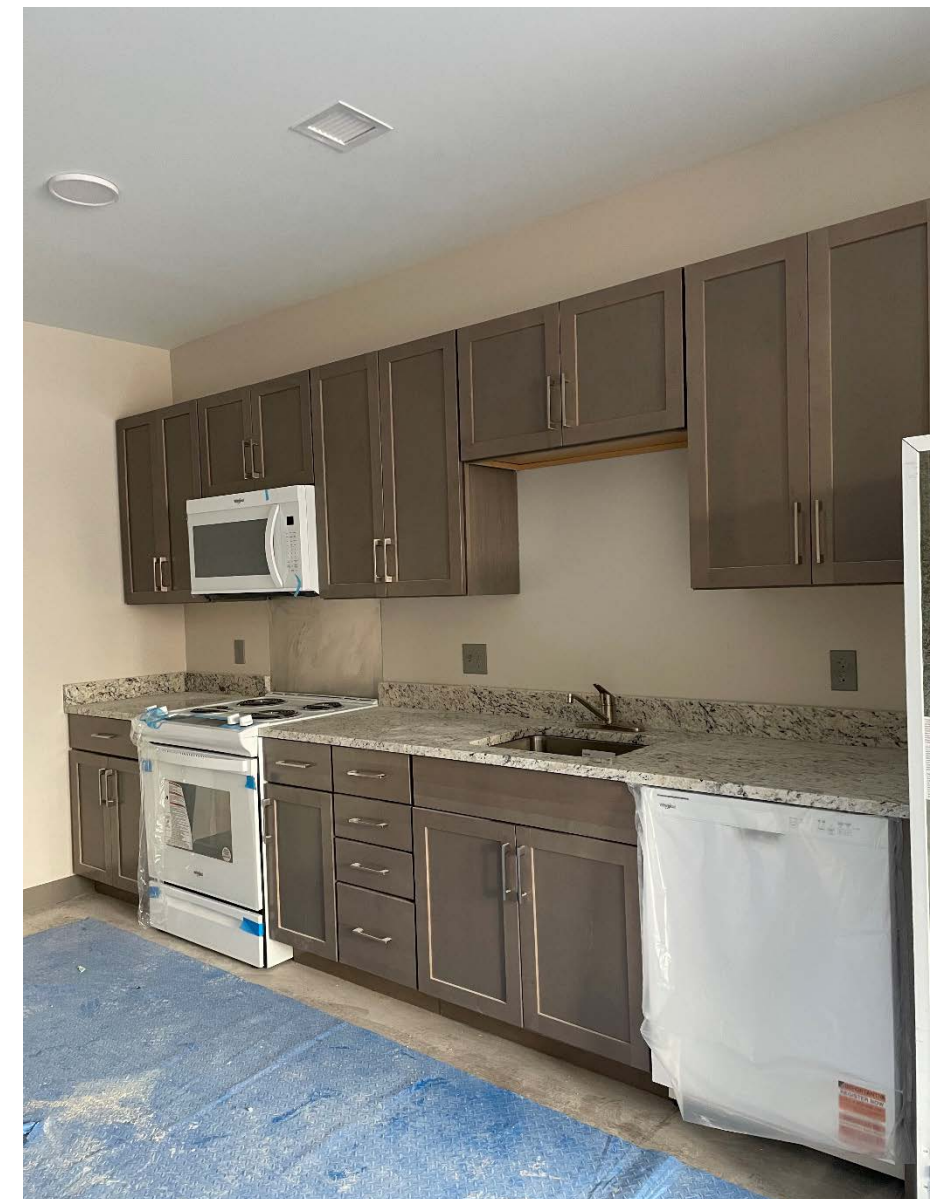


New Anna Mae Cole Community Center



Phase 1A and 1B: Unit and Building Features

- Energy-efficient appliances (dishwasher, stove, refrigerator and microwave)
- Enhanced security system (including keyless entry and intercom system)
- Each unit equipped with thermostat, allowing you to regulate your heat
- Central air-conditioning
- Laundry suite on each floor
- Trash and recycling room on each floor
- Building paid utilities



Phase 1A and 1B: Amenities

- Innovation Center with access to computers and printer/scanner
- Spacious lobbies and resident lounges on the first floor
- Resident courtyards with a community garden
- Close proximity to the new Anna Mae Cole Community Center
- Underground parking garage and indoor bike parking



Phase 1 Re-Occupancy Screening

- Confirm household composition and pets— any proposed new household members should be processed with BHA management before April 30, 2025.
- TCB Management and BHA will notify household of screening appointment.
- All adult household members must attend an appointment and provide photo ID, Social Security Cards, Birth Certificate, income, asset information for all household members and if applicable, proof of pet registration (if have pet).
- TCB will determine eligibility for LIHTC program and BHA Admissions Department will determine eligibility for Section 8 Project Based Voucher (PBV) program and the amount you will pay for rent.
- Household will be assigned a unit based upon bedroom size need, unit feature and any approved reasonable accommodations in accordance with the priority categories.
- Households will not be re-screened except for income/program eligibility for the LIHTC and Section 8 PBV programs. The Section 8 PBV program requires all returning households with rent balances to either clear their rent balances or enter into a repayment agreement with BHA Leased Housing prior to Section 8 PBV approval.

Phase 1 Re-Occupancy Process


- **Unit offer**— Once approved for LIHTC and Section 8 PBV programs, household will receive a formal unit offer in writing from TCB Management.
- **Unit viewing**—household views the unit and makes decision to accept or refuse the unit (5 business days). The household will only receive one unit offer unless there is good cause for a refusal.
- **Move scheduled**—once household accepts unit, JCHRC schedules move with licensed moving company.
- **30-Day Notice**—JCHRC will assist household to provide 30-Day Notice to Vacate to current landlord (BHA or private landlord)
- **Pest Inspection**—resident's current unit is inspected to ensure there are no pests; treatment scheduled, if needed.
- **Packing Supplies**—JCHRC arranges for household to receive packing supplies
- **School Transfer**—JCHRC works with resident and BPS if need school/s transfer

Phase 1 Re-Occupancy Process (cont.)

- **Change of Address**—JCHRC assists household with USPS change of address
- **Lease Signing and Key Pick up**—Resident signs lease and obtains keys for new unit (day of move-in)
- **BHA Move out process** – Sign surrender and release and return keys
- **Move Day**—Moving company moves all household belongings to new unit
- **Telecommunication Re-connection Fee Reimbursement**—Resident brings first phone/cable/Internet bill for new unit to be reimbursed
- **New Move-in Orientation**—TCB, Task Force, Leased Housing and JCHRC conduct mandatory information session that covers new lease and unit amenities


Mildred C. Hailey Re-Occupancy Phase 1

Screening Letter




TCB will send a appointment letter to returning Phase One households. The letter will include a list of documents to bring to the appointment.

Household Income, Assets, etc. Reviewed



During the appointment, TCB and JCHRC will collect the paperwork for Section 8 PBV and LIHTC eligibility.

Households with rent balances must either clear their rent balances or enter into a repayment agreements with BHA Leased Housing in order to meet Section 8 PBV eligibility. TCB and JCHRC will assist households with appropriate referrals.



Unit Viewing

JCHRC and TCB Management will accompany you to view your assigned unit.

5 days to accept or decline

Households will be asked to confirm in writing that they are not interested in returning to a redeveloped unit at MCH, waiving their Right to Return.

DECLINE


ACCEPT

Prepare to Move

1) Households must register their pets with TCB Management prior to move in
2) 30-Day Notice sent to current Landlord by Household (with support from JCHRC)
3) Pest Inspection

Moving In; Lease Signing

1) Move Scheduled (Including Packing Assistance if Needed)
2) JCHRC provides Packing Supplies
3) Transfer Utilities & Change of Address
4) Sign Lease and Key Pick Up
5) Move Occurs
6) Move-in Orientation
7) Utility reconnection fee, other resident moving expenses reimbursed by JCHRC. Itemized bills or receipts must be submitted.



You're settled in your brand-new MCH unit.

WELCOME HOME

Thank you for your patience during the relocation and renovation process.



Next Steps

- JCHRC will reach out to all original MCH families with the right to return to collect updated household information and prepare families for re-occupancy
- Deadline to add new household members to lease by **April 30, 2025.**
- Starting in April/May appointment letters from TCB Management and BHA will be mailed to MCH families
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- Attend scheduled appointment with TCB and JCHRC staff
- Bring required screening documents for all household members
- Communicate regularly with TCB and JCHRC staff throughout the re-occupancy process
- Units ready for viewing in summer 2025
- Building will be ready for occupancy mid June 2025

WHAT TO EXPECT AFTER MOVE-IN

- Going forward you will have to complete two annual recertifications. One will TCB Management for the tax credit program, and one with the Boston Housing Authority for the Section 8 program.
- You will be assigned a BHA Housing Specialist who process your annual recertification and can assist you with the following:
 - Rent Adjustments
 - Addition To The Lease
 - Reasonable Accommodation Requests

QUESTIONS & DISCUSSION

