

# Mildred C. Hailey Phase 2 Relocation Meeting



March 10, 2025



THE **COMMUNITY**  
**BUILDERS**

# Introductions

## **Boston Housing Authority (BHA)**

- **Real Estate Development, Amy Tran**
- **Operations Department, Maria Bonilla and Neyda Gomez**

## **Judy Cohn Housing and Relocation Consultants (JCHRC)**

- **Judy Cohn**
- **Kyrah Rodriguez 617-445-2225 ext 1**
- **Jason Martins**
- **Cynthia Murchison**

## **The Centre Street Partners**

- **Laura Martin and Keveisha Robinson-Clark (The Community Builders)**
- **Ricky Guerra (Jamaica Plain Neighborhood Development Corporation)**
- **Urban Edge**

## **TCB Management**

- **Betsy Johnson**

## **Mildred C. Hailey Task Force**

# Racial Equity Principles - Principios de Equidad Racial

## Communication *Comunicación*

Share project information in multiple ways (posters, meetings), places (the management office, online, community events) and languages.

*Compartir información sobre el proyecto de múltiples maneras (posters, reuniones), lugares (la oficina de administración, en línea, o en eventos comunitarios) e idiomas.*

***Do you know how to find information about the redevelopment?***

***¿Sabe cómo encontrar información sobre el proyecto?***

## Decision Making *Toma de Decisiones*

Maximize opportunities for residents to give their opinion on decisions like design choices and how spaces are used.

*Maximizar las oportunidades para que los residentes den su opinión sobre el proyecto como decisiones sobre el diseño y cómo se utilizarán los espacios.*

***Has your voice been heard regarding the redevelopment of Mildred Hailey?***

***¿Siente que su voz ha sido escuchada respecto al proyecto de desarrollo de MHA?***

## Wealth Building *Oportunidades para el Crecimiento Económico*

Connect MHA residents with programs that enable them to generate equity and wealth.

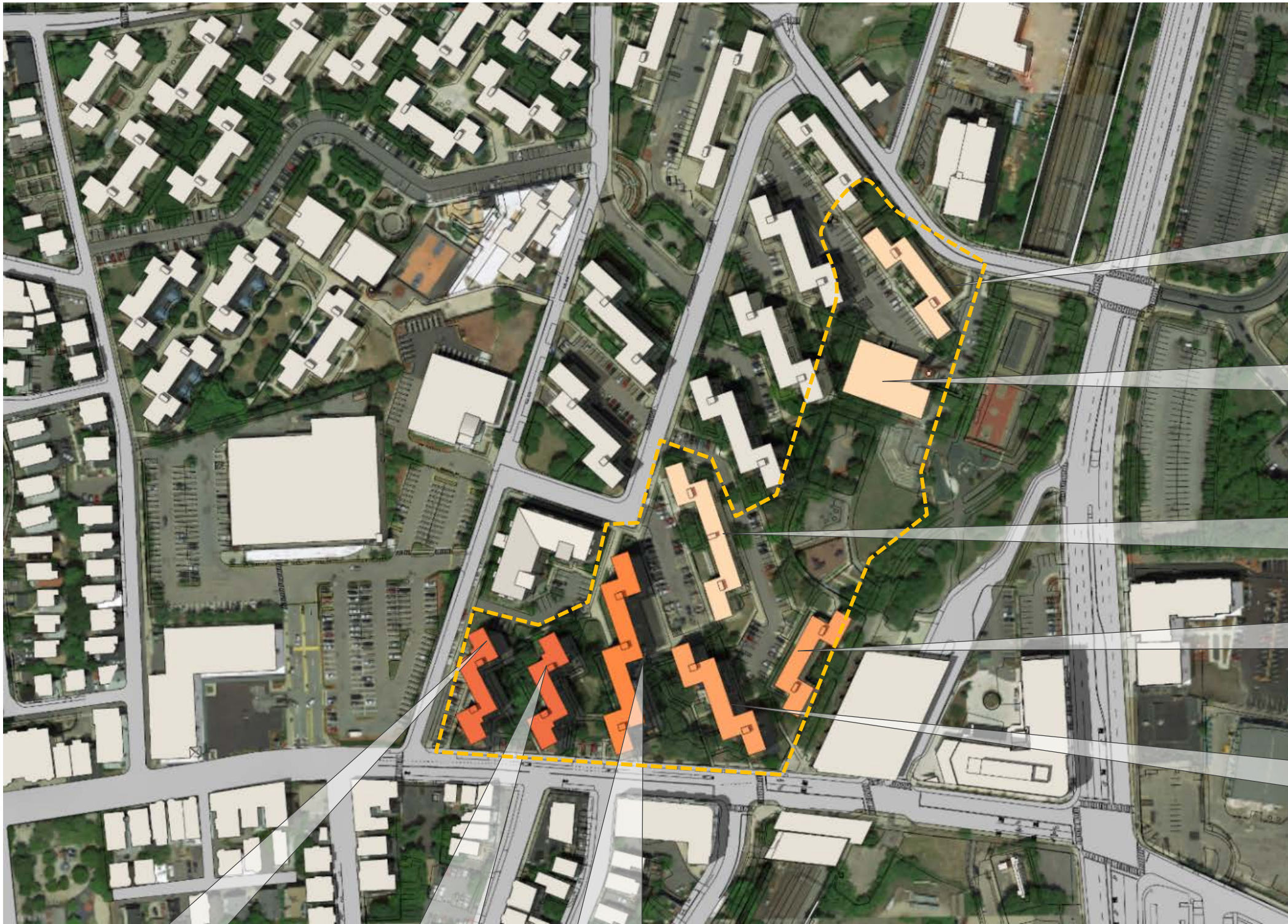
*Conectar residentes de MHA con programas que les permitan generar crecimiento económico.*

***Do you know how to access resources to grow your wealth?***

***¿Sabe cómo acceder a recursos para hacer crecer su patrimonio?***



# Pre-redevelopment Site Plan



24 + 34 Heath St

Anna Mae Cole Center

960, 962, 964 Parker St

50 + 52 Lamartine St

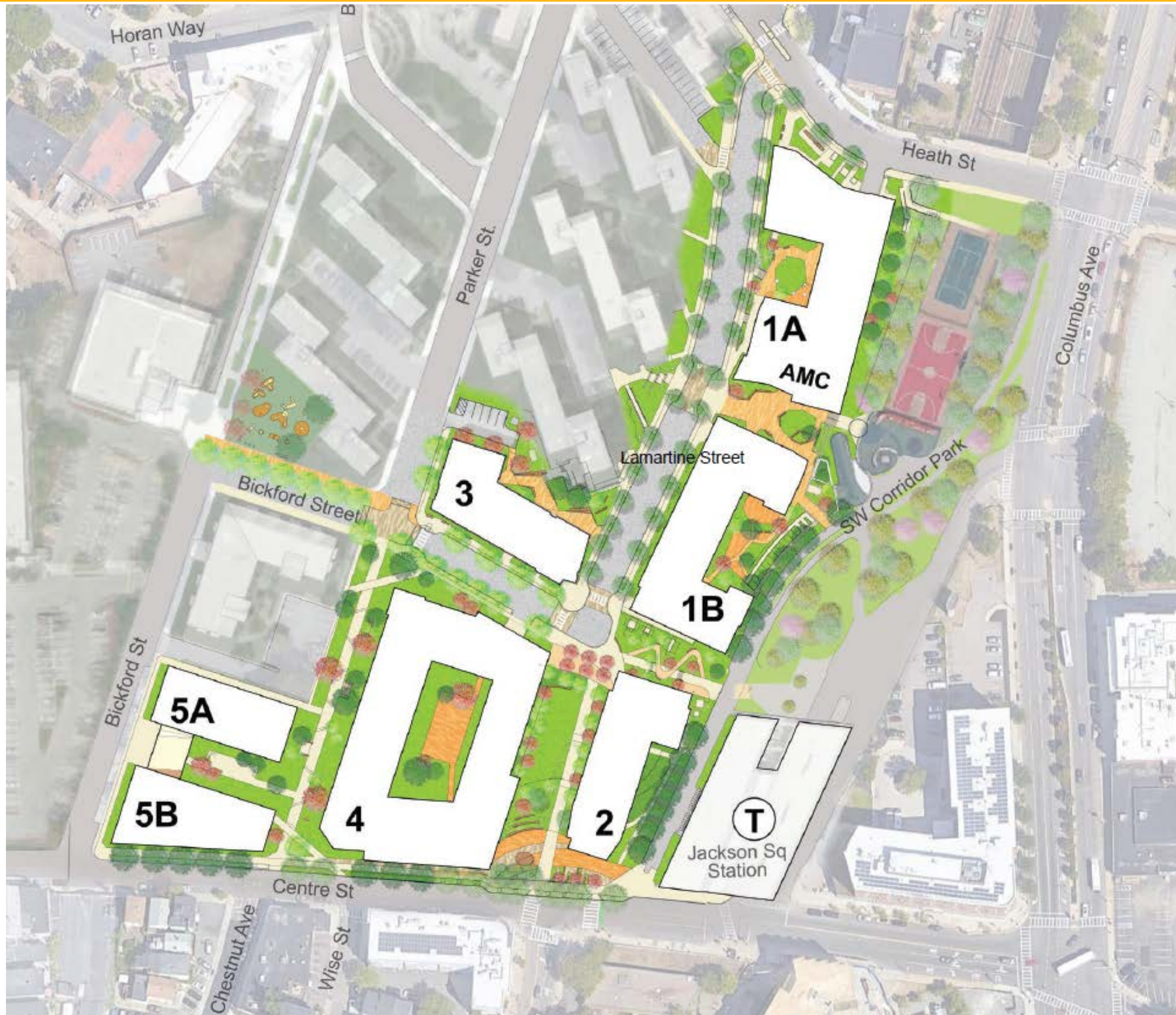
265 + 267 Centre St

295 + 297 Centre St

285 + 287 Centre St

275, 277, 279 Centre St

# Post-redevelopment Site Plan



# Master Plan Proposed Unit Mix

Master Plan Unit Mix

| Unit Mix                    | 1A  | 1B  | 2  | 3  | 4   | 5A | 5B | Total |
|-----------------------------|-----|-----|----|----|-----|----|----|-------|
| Section 8 Replacement Units | 44  | 47  | 23 | 22 | 78  | 20 | 19 | 253   |
| New Project Based Vouchers  | 4   | 4   | 8  | 8  | 16  | 8  | 8  | 56    |
| ≤ 50% AMI                   | 10  | 8   | -  | -  | 20  | -  | -  | 38    |
| ≤ 60% AMI                   | 18  | 34  | 34 | 30 | 30  | 25 | 26 | 197   |
| ≤ 80% AMI                   | 24  | -   | -  | -  | 46  | -  | -  | 70    |
| ≤ 120% AMI                  | -   | 30  | -  | -  | 30  | -  | -  | 60    |
| Total                       | 100 | 123 | 65 | 60 | 220 | 53 | 53 | 674   |

# Phase Two Relocation Overview and Schedule

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## **Who needs to move?**

Families who live in 265 and 267 Centre Street and 50 and 52 Lamartine Street

## **When do I need to move?**

Families will need to move by end of 2025

## **What are my relocation options?**

- Direct move to the new the new buildings at 2 and 6 Lamartine Street
- Move to another BHA public housing community, if available, public housing units within MCH
- Down payment assistance toward the purchase of a home

## **Who will help me with my relocation?**

Judy Cohn Housing and Relocation Consultants is the on-site Relocation Services Provider

- Kyrah Rodriguez
- Jason Martins
- On-site address: 944 Parker Street Unit 378
- Phone: 445-2225 ext 1

# Phase Two Relocation Counseling Services

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- Relocation staff will provide relocation counseling assistance to all Phase Two households
- Relocation staff will meet with each household to discuss the relocation options and benefits of each
- Each household will let the Relocation staff know their relocation preference
- All moving expenses will be covered by BHA/development team

# 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)

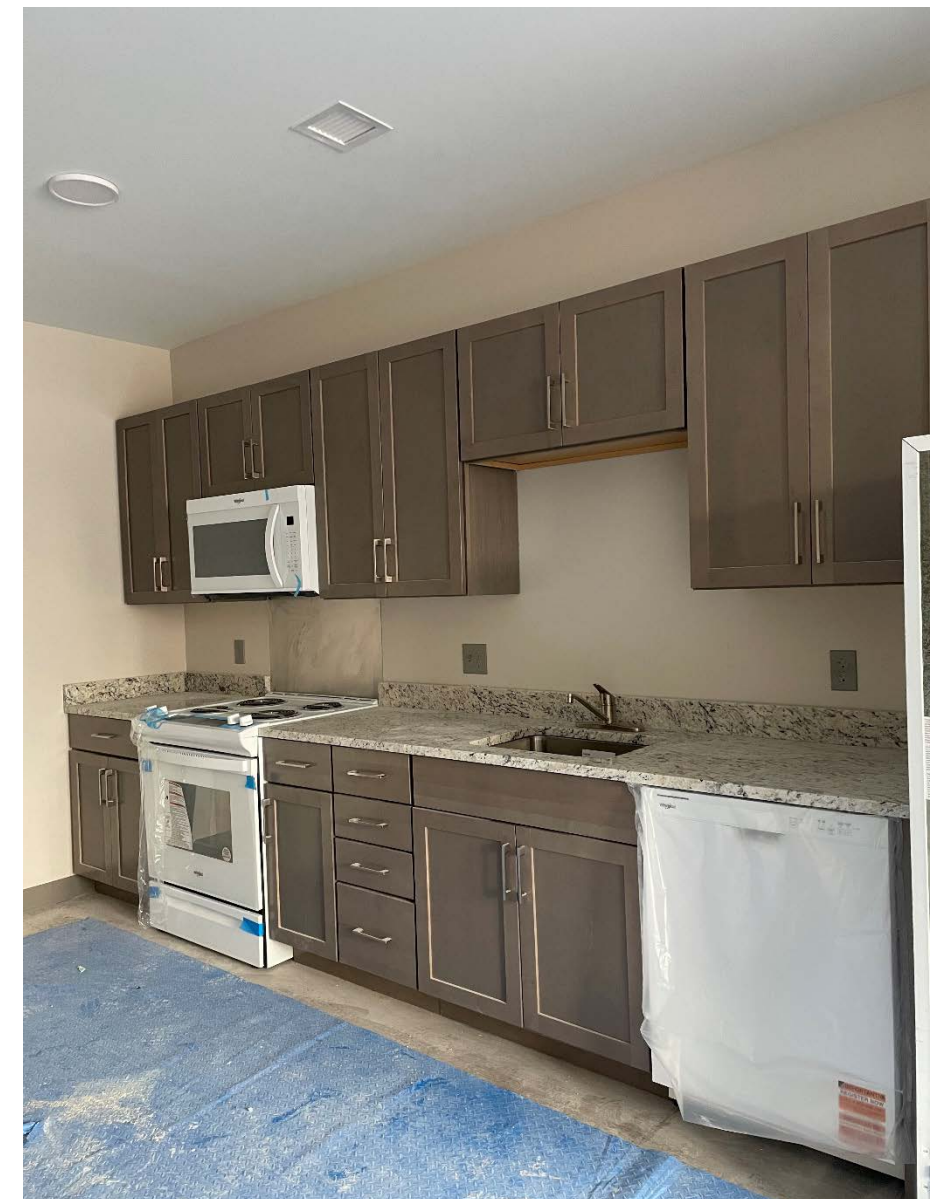


# New Anna Mae Cole Community Center



## 2 and 6 Lamartine Street: 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



## 2 and 6 Lamartine Street



## 2 and 6 Lamartine Street: 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



## 2 and 6 Lamartine Street Lease Up Process

- 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.

## 2 and 6 Lamartine Street Lease Up 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, Relocation staff schedules move with licensed moving company.
- **30-Day Notice**—Relocation staff 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**—Relocation staff arranges for household to receive packing supplies
- **School Transfer**—Relocation staff works with resident and BPS if need school/s transfer

## 2 and 6 Lamartine Street Lease Up Process (cont.)

- **Change of Address**—Relocation staff 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 Relocation Staff conduct mandatory information session that covers new lease and unit amenities

# Mildred C. Hailey Lease Up Process for 2 and 6 Lamartine Street

## Screening Letter



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

## Household Income, Assets, etc. Reviewed



During the appointment, TCB and Relocation staff 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 Relocation staff will assist households with appropriate referrals.

## Unit Viewing



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

5 days to accept or decline

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.

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
- 3) Pest Inspection

## Moving In; Lease Signing

- 1) Move Scheduled (Including Packing Assistance if Needed)
- 2) Relocation staff provides Packing Supplies
- 3) Transfer Utilities & Change of Address
- 4) Sign Lease and Key Pick Up
- 5) Move Occurs
- 6) Move-in Orientation
- 7) Cable/Internet reconnection fee, other resident moving expenses reimbursed by Relocation staff. 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

- Relocation staff is starting to reach out to all MCH Phase Two families to collect conduct relocation survey and prepare families for relocation
- 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
- Attend scheduled appointment with TCB and Relocation staff
- Bring required screening documents for all household members
- Communicate regularly with TCB and Relocation staff throughout the lease up process
- Units ready for viewing in summer 2025
- Building will be ready for occupancy mid June 2025

# WHAT TO EXPECT AFTER MOVE-IN

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- 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

