MILDRED C. HAILEY APARTMENTS

PHASE ONE
REDEVELOPMENT

COMMUNITY MEETING
May 1, 2018
MEETING AGENDA

- Food & Welcome
- Boston Housing Authority Background + Responsibilities
- Development Team Introductions
- Update on Redevelopment
- Survey Results
- Breakout Groups
- Next Steps
CURRENT BHA PORTFOLIO

- 12,000 units in a diversity of neighborhoods and building types
- Chronic underfunding
- Need for new preservation strategies
BHA REDEVELOPMENT INITIATIVES

- 2,500 units to be preserved
- Additional affordable, moderate and market housing to be added
- 1:1 preservation/replacement of existing deeply affordable units
- No displacement of current residents
CENTRE STREET PARTNERS
JAMAICA PLAIN NEIGHBORHOOD DEVELOPMENT CORPORATION (JPNDC)

- **Development of Affordable Homes**: 631 to date, 120 in construction & planning
- **Family Prosperity Initiative**: helping 100+ per year raise income & assets
- **High-quality early education** so 200+ children are ready for school success
- **Expert, bilingual technical assistance** to help small businesses thrive
- **Leadership development** to help immigrants, people of color and young people build their voice.
URBAN EDGE

- A 40 year-old non-profit Community Development Corporation (CDC)
- Develops real estate in Roxbury, JP, and Dorchester and owns 1,400+ homes & 100,000+ sq. ft. of commercial/community spaces
- Provides supportive services for Boston’s families
THE COMMUNITY BUILDERS (TCB)

- Founded in Boston’s South End in **1964** and grown to more than **500 employees** and **11,000 apartments** in 14 states and Washington, D.C.

- One of the nation’s largest and most accomplished nonprofit developers of affordable and mixed-income communities

- Developed over **29,000 homes** including 15 HOPE VI projects and one Choice Neighborhoods project

- Developed and invested in over **855,000 sf** of commercial/retail space

- Over **$2.5 billion** in project financing assembled, including over **$800 million** in equity
Addresses Within Boundary:

- 295 Centre
- 297 Centre
- 285 Centre
- 287 Centre
- 275 Centre
- 277 Centre
- 279 Centre
- 265 Centre
- 267 Centre
- 50 Lamartine
- 52 Lamartine
- 960 Parker
- 962 Parker
- 964 Parker
REDEVELOPMENT PROCESS

September 2017 – December 2018
- Predevelopment and site due diligence
- Begin ongoing resident and community planning process
- Prepare drafts of master plan

December 2018 – December 2019
- Finalize master plan
- Permitting and zoning approvals

Fall 2020
- Secure financing + financial closing
- Break ground on 1st new building

2022
- First new units complete
SURVEY RESULTS

• Initial outreach from January – April 2018

• Surveys conducted via door-knocking, attendance at small resident groups, and larger community events

• 200+ survey responses received to date
HOUSEHOLD SIZE

- 29% Three person
- 25% Two person
- 21% One person
- 8% Four person
- 6% Five person
- 3% Six person
- 1% Seven person
- 1% Eight person
- 1% Nine person
- 6% No Response
YEARS LIVING AT MILDRED C. HAILEY APARTMENTS

- Less than 5 years: 13
- 5-9 years: 30
- 10-15 years: 20
- 16-20 years: 10
- 21-25 years: 5
- 26-30 years: 3
- 31-35 years: 2
- 36-40 years: 1
- 41-45 years: 1
- 46-50 years: 1
- 51-55 years: 1
- 56-65 years: 1
- No response: 1
KNOWLEDGE ABOUT REDEVELOPMENT

- 66% Yes
- 30% No
- 4% No Response
INITIAL THOUGHTS ABOUT REDEVELOPMENT

How is this going to impact the larger Hailey community?

As long as it benefits the tenants.

Very excited, but a little concerned about the process.

Good idea. Everyone needs to be taken care of - no one displaced.

I am not happy about having to move.

Good! These buildings are old.
RESIDENTS’ HEALTH CONCERNS

SAFETY

OBESITY/DIABETES

ASTHMA

MENTAL HEALTH

- Very Concerned
- Somewhat Concerned
- Not a Concern
- No Response
OTHER HEALTH CONCERNS

- A health clinic would be helpful.
- Sanitary + pipe issues.
- Bedbugs, roaches, and pests.
- Need access to a gym.
- Loss of Family Services [of Greater Boston].
- Accessibility.
- Food and education access.
- High blood pressure.
TIME SPENT OUTSIDE APARTMENT

*Note: Some respondents indicated more than one answer*
HOW DO RESIDENTS WANT TO BE INVOLVED?

*Note: Some respondents indicated more than one answer*
% THAT KNOW OF A RESIDENT GROUP

69% Do not know any groups
31% Yes

47 residents know about 1 group
7 residents know about 2 groups
2 residents know about 3 groups
1 resident knows about 5 groups
There’s family everywhere. Neighbors in my building all treat each other like family. There are good people who live here. Lots of history. Most needs to improve. Despite the safety concerns, the community stays together.

Location is excellent. Safety is improving. The people who work here. They try to help in any way. Excited for new buildings so people can enjoy clean open space and cleaner buildings. It’s good to live in, but I would like it to be better.
1) What events or programs do you participate in at the Anna Mae Cole Center? How can the AMC best serve the community?

2) In the survey, a number of residents responded that they spend time away from the area when they want to go outside. Are there ideas to improve this? What would keep you on site?

3) The development will add new apartments for people with a range of incomes. What do you think about adding market-rate housing here?

4) Most residents are unaware that there are many resident groups and resource providers at Mildred Hailey. What would be a good way for you to learn about existing resources? What groups would you like on your radar?
NEXT STEPS: COMMUNITY OUTREACH

- **Community Meeting:** Next meeting planned for **June** to present master plan drafts

- **Questions?**
  - email: [info@haileyapartments.com](mailto:info@haileyapartments.com)
  - visit: [http://haileyapartments.com/](http://haileyapartments.com/)
  - call: (617) 989-9317

**THANK YOU!**