Meeting Agenda

• Introductions
• Review of Previous Meetings and Questions
• Master Plan Goals
• Draft Site Plan
• Relocation
• Development Schedule
• Activity: Open Space Options
What is the Mildred Hailey Redevelopment?

- BHA is pursuing redevelopment across the City:
  - Current portfolio has 12,000 homes in a diversity of neighborhoods and building types
  - Chronic underfunding
  - Need for new preservation strategies

- At Mildred Hailey, Phase One:
  - Replace 250 apartments with new apartments
  - Add affordable, middle-income, and market housing for new residents
  - 1:1 Replacement all existing BHA apartments on site
Who we are:
Centre Street Partners
Overview:
Resident Demographics & Outreach

• Site consists of 250 households
• Average household income: $16,075
• Unit sizes range from 1BR - 5BR
• Initial resident outreach
  ▪ Conducted from January – April 2018
  ▪ Surveys completed via door-knocking, small resident groups, and community events
    ▪ 200+ survey responses received
• May 2018: community meeting
• Nov. 2018: community meeting
Review of FAQ

Frequently Asked Questions about the Mildred C. Hailey Redevelopment

Who are we? The Centre Street Partners were designated by the Boston Housing Authority to redevelop a portion of the Mildred C. Hailey Apartments. We are three non-profits: the Jamaica Plain Neighborhood Development Corporation (JPNDC), The Community Builders (TCB), and Urban Edge (UE).

What is happening? The redevelopment process involves a one-to-one replacement of 212-250 existing public housing units that will maintain their affordability, a new Anna Mae Gale Center, and construction of approximately 360 additional affordable and market-rate housing units to help support the preservation and revitalization of the existing affordable housing.

Where will live? Every current resident within Phase I in good standing will receive permanent on-site housing. During construction, the buildings will be demolished and rebuilt one at a time, minimizing relocation and allowing residents to stay nearby during construction.

When will I move? This is a long-term project that requires years of community outreach, planning, and city permitting. We hope to start breaking ground in early 2023 and complete the first new building in the project in late 2022.

Why? The Boston Housing Authority (BHA) is rehabilitating many public housing units across the city to improve the living conditions of the residents. The Centre Street Partners have been designated to redevelop MCHA. Your feedback helps us incorporate your needs into the future Mildred C. Hailey Apartments.

Contact: Email: info@haileyapartments.com | Phone: 617-998-9317 | Website: http://haileyapartments.com

The portion of Mildred C. Hailey Apartments outlined in red is currently the only portion of the site in redevelopment planning. Impacted buildings include: 256 Centre, 297 Centre, 285 Centre, 287 Centre, 275 Centre, 277 Centre, 279 Centre, 356 Centre, 367 Centre, 304 Lamartine, 32 Lamartine, 360 Parker, 562 Parker, 564 Parker.

For maintenance and repair issues: BHA Management Office, 30 Blackford Street, 617-888-5281

Updated: October 2023
Master Plan Goals

- Replace 250 existing apartments with new affordable apartments
- Improve site safety
- Build new Anna Mae Cole community center
- Connect Mildred Hailey streets with the surrounding neighborhood
- Minimize disruption for existing residents
- Conduct project in phases
Existing Conditions

- Tall buildings at an angle
- Southwest corridor park
- Anna Mae Cole Center
- Basketball Courts
- Multi-use path
- Stop & Shop
- RFP SITE AREA
- Centre Street
Existing Site Plan

- RFP Site boundary
- 24 Heath Street
- 34 Heath Street
- Anna Mae Cole Center
- 960, 962, 964 Parker
- 50 + 52 Lamartine
- 265 + 267 Centre
- 295 + 297 Centre
- 285 + 287 Centre
- 275, 277, 279 Centre

Addresses:
- 295 + 297 Centre
- 285 + 287 Centre
- 275, 277, 279 Centre

Brands:
- Stop & Shop
- D/R/E/A/M Collaborative
- Stantec
Proposed Site Plan
Street Layout – Option 1

Vehicle access to Centre St.
Proposed Site Plan
Street Layout – Option 2
Proposed Site Plan
Street Layout – Option 3

Vehicle access to Centre St.
Pedestrian-only access

Anna Mae Cole Center
Option 1

Anna Mae Cole Center
Option 2

Stop & Shop
Martha Elliott Health Center
Community Gardens

Jackson Square
Promenade
Entry Plaza
Existing Courtyard
Existing Playground
Full Build Out - from Centre St.
Relocation Goals

- Build first
- Split relocation construction into phases
- Minimize disruption to current residents
- Most residents only have to move once
- Apartments for current residents will be spread across all the new buildings on the site.
Relocation Goals

1. Construct New Buildings
2. New Buildings Ready for Occupancy
3. Move Residents into New Buildings
4. Demolish Recently Vacated Buildings
Parking and Traffic

• Build new streets through the site
• Estimated 340 total parking spaces
• Some parking will be in garages, other spaces will be surface parking
What’s Next?

City Review of Plan and Design

Revised Mildred Hailey Plan

Discuss plan with residents
What’s Next?

• Fall 2018: Community meeting + presentation of draft master plan; continue to gather resident feedback
• Late Winter 2019: Beginning of City permitting process
• Spring 2019: Article 80 Submission
• 2019: Master plan review w/ City
• 2021: Construction Start (Demo & Buildings 1 and 2)
• Coffee Hours:
  • November 13th, 3-4PM: Tree of Life Office, 297 Centre St.
  • November 27th, 3-4PM: Tree of Life Office, 297 Centre St.
Questions for Future Meetings

• Seeking input now:
  – How do we address traffic and parking?
  – Should there be streets or pathways through the site?
  – How should the buildings be organized on the site?
  – What type of open spaces should we build? A playground? Gardens?

• Input for future meetings:
  – What does the new Anna Mae Cole Center need?
  – What should the new buildings look like?
  – How should the apartments be designed?
  – How do we design spaces for families? For seniors? For youth?
We need your help: Be a Building Captain!

- Meet every 4-6 weeks
- Dinner will be provided
- Participate in training on redevelopment and community engagement
- Discuss the plan in detail
- Help answer neighbors’ questions about the redevelopment
- Spread the word about upcoming meetings
- First meeting/info session in early December
Financial Coaching

• Urban Edge and the JPNDC offer **free** financial coaching classes that could help address “good standing” issues

• Please sign up at the Resource Table for a 1 on 1 Financial Coaching Session!

• Additional information can be found online here:
  – [https://jpndc.org/economic-prosperity](https://jpndc.org/economic-prosperity)
  – [https://www.urbanedge.org/program/credit-counseling-one-one/](https://www.urbanedge.org/program/credit-counseling-one-one/)
Discussion Time for Questions & Comments