



How is this going to be paid for?



This project will be paid for by city, state, and federal funding sources as well as money that the development organizations (JPNDC, Urban Edge, and The Community Builders) contribute.



*Who is going to move into the
new units?*



Residents living in 295 Centre, 297 Centre, 285 Centre, 275 Centre, 277 Centre, 279 Centre, 265 Centre, 267 Centre, 50 Lamartine, 52 Lamartine, 960 Parker, 962 Parker, and 964 Parker St will move into the new buildings.

Pending RFP release and award, residents in 24 and 34 Heath will be included.

The new apartment units will also be made available to middle income families earning between 60% and 80% of AMI annually (the incomes for 60% - 80% AMI households range from \$64K to \$86K for a household of 4 and depend on household size), and residents who will pay an unrestricted market rent.



*What if I currently have a personal
dishwasher/dryer?*



Laundry will be provided in the new buildings. We cannot yet guarantee that the new buildings will have personal dishwashers or in-unit washer and dryers.



What will be done for security?



Good lighting, cameras, secure locks on doors and windows, new building configurations, and new roadways that connect Mildred Hailey Apartments to Centre and Heath Streets will assist with security. The development team will actively work with residents in the coming months to obtain additional feedback about security concerns and proactive measures.



How long will this take?



*We anticipate that the first building
will be complete in late 2022.*



*Which buildings will be
demolished first?*



The Anna Mae Cole Center will be the first building to be demolished. Two new residential buildings, plus the new Anna Mae Cole Center, will then be constructed in this location.

Pending RFP release and award, residents in 24 and 34 Heath will be included.



Will other buildings at Hailey be included?



Currently, only 295 Centre, 297 Centre, 285 Centre, 275 Centre, 277 Centre, 279 Centre, 265 Centre, 267 Centre, 50 Lamartine, 52 Lamartine, 960 Parker, 962 Parker, and 964 Parker are included in the redevelopment. The hope is that additional portions of the Mildred Hailey site will be included in the future but there are no formal plans yet to do so.

Pending RFP release and award, residents in 24 and 34 Heath will be included.



*What will the parking
situation be like?*



It is estimated there will be 340 parking spaces provided for the 615 new apartments. We are currently trying to better understand the existing parking uses on-site.



*How will traffic and parking
be affected?*



We are working with a traffic consultant and the City of Boston Transportation Department to better understand the project's impact on traffic and parking.



*Will there be a kids'
play place?*



Yes, though the location and type of outdoor play and recreational spaces are still under development. The orange playground will remain in place throughout the redevelopment though access may be limited during construction. We welcome any feedback as to what the community priorities for this area may be.



*Will BHA still be the
management? If not, who
will manage the buildings?*



The buildings within the redevelopment site will be privately managed. The BHA will continue to manage the other Mildred C. Hailey apartment buildings.



*What will the role of the BHA
be in the new development?*



The Boston Housing Authority (BHA) will continue to monitor and have a close relationship with the development team to ensure that the development team is meeting the BHA's goals and standards.



Who will pay for the utilities?



For existing residents, rents will continue to be set at 30% of one's monthly adjusted income. The responsibility for utility bills is still under discussion.

Whether or not one pays for utilities is factored into determining rent amounts, so you will still not pay more than 30% (unless federal standards change).



*Will the new developer
set the rents?*



The development team is looking to create housing opportunities for a range of incomes. For existing residents, rents will continue to be set at 30% of one's monthly adjusted income. Rents will also be restricted for the new affordable units for households earning between 60% and 80% of AMI. The rent for the market-rate apartments will be informed by what the market conditions can support and will be unrestricted.



*Who will be signing
the lease?*



The head of household and any occupants over the age of 18 will sign the lease with the management agent of the new building. If you are moving you will need to sign a new lease.



What is “Good Standing”?



“Good standing” means that you’re in compliance with your lease and any obligations you have to BHA – this includes being current in rent or on a rent payment plan.

At “fault” could include not paying your rent, having unauthorized household members or other lease violations.

You can register additional persons who are eligible but are not currently on the lease.

Talk to the BHA about eligibility



*Who will help with
“Good Standing” issues?*



Urban Edge and the JPNDC offer free financial coaching classes that could help.

*Please sign up at the Resource Table for a
1 on 1 Financial Coaching Lesson*

<https://jpndc.org/economic-prosperity>

<https://www.urbanedge.org/program/credit-counseling-one-one/>



*Who do I direct my
questions to?*



You can call or email Erica at:

617-522-2727 x 272

Or email at:

erothschild@jpndc.org