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
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
Urban Design Goals

- Connect Mildred Hailey streets with the surrounding neighborhood
- Develop Centre Street as an appropriately scaled, mixed use ‘main street’
- Create welcoming pedestrian paths through the site with green spaces that residents will use
- Meet parking needs
- Avoid utility conflicts
Existing Conditions

- Tall buildings at an angle
- Southwest corridor park
- Basketball Courts
- Anna Mae Cole Center
- Multi-use path
- Stop & Shop
- RFP SITE AREA
- CENTRE STREET
Proposed Site Plan
Street Layout – Option 1

Vehicle access to Centre St.

Anna Mae Cole Center
Option 1

Anna Mae Cole Center
Option 2
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
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
Affordability

- Additional affordable units along with replacement and market rate development
  - Ongoing neighborhood demands for more affordable housing
  - Achieving City housing goals and affordability shortage
  - Meet planning needs of JP/Rox
  - “Barbell” community with only high income and very low income residents
    - Average current household income: $16,075
### Proposed Affordability + Unit Mix

<table>
<thead>
<tr>
<th>BHA Replacement</th>
<th>New Market</th>
<th>Proposed Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>0BR</td>
<td>-</td>
<td>50</td>
</tr>
<tr>
<td>1BR</td>
<td>64</td>
<td>58</td>
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<tr>
<td>2BR</td>
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<td>75</td>
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<td>3BR</td>
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<tr>
<td>4BR</td>
<td>20</td>
<td>-</td>
</tr>
<tr>
<td>5BR</td>
<td>10</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>250</strong></td>
<td><strong>185</strong></td>
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</table>

RFP Unit Total: 625  
July 2018 Total: 613 *(dependent on final building height; above assumes a blend of 5 + 6 stories)*
### Proposed Program Summary by Building

<table>
<thead>
<tr>
<th>Building No.</th>
<th>1 + 2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement Units</td>
<td>90</td>
<td>25</td>
<td>27</td>
<td>71</td>
<td>18</td>
<td>19</td>
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<tr>
<td>60% LIHTC</td>
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<td>35</td>
<td>36</td>
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<td>29</td>
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<tr>
<td>80% LIHTC</td>
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<tr>
<td>Market</td>
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<td>-</td>
<td>81</td>
<td>-</td>
<td>-</td>
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<tr>
<td></td>
<td><strong>224</strong></td>
<td><strong>60</strong></td>
<td><strong>63</strong></td>
<td><strong>175</strong></td>
<td><strong>43</strong></td>
<td><strong>48</strong></td>
</tr>
</tbody>
</table>
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?

• Winter 2019: Continue to seek resident feedback & input; beginning of City permitting process

• Spring 2019: Article 80 Submission

• 2019: Master plan review w/ City


• 2021: Construction Start (Demo & Buildings 1 and 2)