

# Construction of 86 Dummer Street: Questions and Answers for Trustman Residents

July, 2014

## Introduction

The Brookline Housing Authority (BHA) realized five years ago that the Trustman parking lot is large enough to build a new apartment building. Over the past five years, the BHA raised the necessary funds and worked with the architect to create the plans. 86 Dummer Street will be the largest new construction of affordable housing in Brookline in 35 years. Besides creating greatly needed affordable housing, the project involves rebuilding the entire courtyard area between the new building and Trustman Apartments. Combined with the renovations to Trustman in 2011-2012, the overall result will be an attractive, renewed area of Brookline.

***The Housing Authority understands that the 86 Dummer construction project will be inconvenient and disruptive for the residents of Trustman Apartments. We pledge to work hard, with your cooperation, to minimize any difficulties. The Questions and Answers that follow address the topics that Trustman residents have raised at our three recent meetings. Please keep attending meetings and let us know your suggestions and concerns!***

## The Project

### 1A. Why is the Brookline Housing Authority (BHA) creating this new property?

The BHA's mission is to provide low income people with safe, decent, affordable places to call home. Construction of 86 Dummer will help the BHA to further fulfill its mission.

### 1B. Who supports this project and is there any opposition?

The project has very strong support throughout Brookline. The Board of Selectmen unanimously voted to provide funding to the project. There was no opposition to the project during the Town's review of the plans.

### 1C. Where is the money coming from for the new building? Will the new building be Public Housing?

The Town of Brookline, the state of Massachusetts, the Federal government, and banks are providing the money to build 86 Dummer. The funding is from a variety of affordable housing programs. All of the programs serve the same type of households who live at Trustman and other BHA properties.

The new building is not funded under the Public Housing program and will not be Public Housing. However, just like Public Housing, the building will be controlled by the Brookline Housing Authority and all the apartments will be affordable, rental housing.

The program rules for 86 Dummer will differ from Public Housing rules in some ways. For example, the calculation of qualifying incomes and resident rent payments will differ. Due to the importance of complying with these new and different rules, the BHA has hired an outside company, Peabody Properties, to be the Property Manager.

Peabody Properties is a leading manager of affordable housing. It was selected by the BHA ahead of five other companies in a very competitive process. The firm manages several properties in Brookline including St. Aidan's two blocks away.

Peabody Properties will handle all aspects of managing the building including resident selection, waiting lists, calculation of rents, collection of rents, grievances, evictions, maintenance inside the building, and so on. Peabody will start its work at 86 Dummer beginning next year with the tenant selection process. Peabody will be supervised by the BHA and answer to the BHA. The BHA will continue to be the Property Manager for Trustman and all other BHA properties.

*1D. What will the new building look like?*

Please see the attached pictures. 86 Dummer will be a three-story building built along Dummer Street between Amory and Egmont with wood-frame construction and lap-style siding. The new building is designed to fit-in well with Trustman Apartments and other existing buildings nearby. It will have front and back resident entrances, an elevator, and 38 underground parking spaces. There will be 39 surface parking spaces in the area between the new building and Trustman. The building will feature many energy-efficient "green" components.

*1E. Who is the builder?*

The builder is Colantonio, Inc., an experienced general contractor firm located in Holliston, MA. The firm was selected by the BHA ahead of eight other construction companies in a very competitive selection process. Colantonio was the general contractor for the renovation of Trustman Apartments in 2011-2012 as well as renovations to Brookline Town Hall.

*1F. What size will the new apartments be and what features will they have?*

There will be 6 one-bedroom apartments, 22 two-bedrooms, and 4 three-bedrooms. The apartments will be about the same size in square feet as the Trustman units. The new apartments will be equipped with refrigerators, ranges, and disposals. The three bedroom units will have small patios.

*1G. Will the new building cast a shadow on Trustman or the courtyard?*

The new building will not cast any shadow on Trustman Apartments. During certain times of day and certain times of year, there will be a very small amount of shadow on the courtyard.

1H. What will happen to the courtyard, basketball court and play areas?

Please see the attached pictures. The courtyard, basketball court, and children's play area all will be rebuilt with extensive, new landscaping. There will be grilles, benches, playground equipment, and built-in water sprinklers for children to play in. The outdoor areas will be fully accessible for people with physical disabilities and people who use wheelchairs. In order to remove the significant existing slope in the courtyard area, there will be a high retaining wall built at the Amory Street end of the courtyard. The retaining wall will be surrounded by landscaping and covered with ivy.

**The Construction**

2A. How long will construction last?

Construction is scheduled to begin in late June 2014 and be complete in the summer or fall of 2015. This schedule could change if there are unexpected delays.

2B. What will be the daily hours of construction?

The normal construction hours will be 7:00 a.m. to 3:30 p.m., Monday through Friday. It is possible there could be some construction outside these hours. We wish construction could start later in the day, but construction workers start their day early in order to arrive on-site ahead of traffic, prepare materials and tools for the day, and keep construction moving along quickly.

2C. What will be the different stages of construction?

The construction will occur in the following stages. Some stages will overlap with others.

1. Demolition of the courtyard, including the existing trees.
2. Installation of foundations, utility lines, etc.
3. Construction of the building frame.
4. Installation of apartment interior finishes such as flooring, cabinets, etc.
5. Installation of landscaping, paving, and courtyard equipment.

2D. What area will the construction site cover?

The construction site will cover almost all of the current courtyard and parking areas. The site will be surrounded by fencing. The dimensions of the fenced-in site likely will change during construction.

2E. Where will the construction office be located?

The construction office will be in the basement of Trustman, in the space that formerly was occupied by the day care center. The construction management staff will have desks, phones, a copy machine, etc. there.

## **Communication with Trustman Residents**

### **3A. How will Trustman residents get information about construction?**

- **The BHA will hold regular meetings with Trustman residents throughout the construction period. Colantonio staff will attend some of the meetings. The meetings will be held in the community room at the Egmont Street development. Please attend, we need your input.**
- From time-to-time, the BHA will distribute flyers either to Trustman residents' doors or post notices in the entryways, to share information with a direct impact on residents.
- Colantonio will post information about the project and the scheduled construction activities.

### **3B. Who should Trustman residents call with questions and concerns?**

Sheila O'Flaherty is the BHA's property manager for Trustman. She will be the contact person for Trustman residents who have questions about construction. Sheila will obtain answers from the Colantonio construction staff or others, as needed. ***Trustman residents should not contact the construction staff directly.***

Sheila O'Flaherty's contact information:

[soflaherty@brooklinehousing.org](mailto:soflaherty@brooklinehousing.org)

Trustman Apartments office phone – 617-232-2265

Egmont Street office phone – 617-713-0486

**Please let Sheila know your questions and concerns. We need your ideas to make the construction period as easy as possible for Trustman residents.**

### **3C. Who should Trustman residents call if there is an urgent issue related to construction?**

- Call 911 in the event of a serious or life-threatening emergency, crime, fire, etc.
- During the BHA's office hours (8:30 - 4:30, Monday - Friday), contact Sheila O'Flaherty.
- During BHA office hours, if Sheila is not available, call the BHA main office at 617-277-2022.
- After BHA office hours, leave a message for Sheila or call the BHA main number above and leave a message with the answering service.

### **3D. Will there be a "Tenant Coordinator" for Trustman residents?**

No, since there is no construction occurring in the Trustman buildings.

## **Construction Issues: Health and Safety**

### **4A. How will the construction site be kept safe?**

**The site will be fenced-in, with controlled entry gates and screening on the fences. Only authorized personnel with hard hats will be allowed on the site. Trustman residents are not permitted on the construction site. Please keep children and pets off the construction site. Also, the sidewalk will be closed on the Trustman side of Dummer Street - please use alternate routes.**

### **4B. Will construction be noisy?**

There will be some noise from construction especially during the first phase when earth is being moved and foundations set in place. Noise must be controlled according to the Town of Brookline's Noise Control regulations. Workers on the site will not be allowed to use radios and "boomboxes".

### **4C. Will there be dust from the construction?**

Although there may be some dust, especially during the first stages of construction, the construction staff will clean and cover construction materials and wet-down areas that could become dry and dusty, as much as possible.

### **4D. Can the Housing Authority seal my windows so dust will not get in?**

This should not be necessary given the dust control measures described above. Closing your windows tightly is just as effective as "sealing" them.

### **4E. Am I allowed to use my window-mounted air conditioner during construction?**

Yes.

### **4F. Will anyone be going into my apartment?**

There are no plans for construction staff to enter apartments at Trustman during construction. The BHA policy is always to notify residents ahead of time if workmen need to enter an apartment.

### **4G. Will the construction cause rodents to come into my apartment?**

It is possible. If rodents or other pests appear during construction or at any time, please call the BHA's Maintenance office right away at 617-277-1884. We will schedule an exterminator to service your apartment as soon as possible. Please call the same number if there are holes in the walls where rodents can get in. We will patch the holes as soon as possible.

## **Construction Issues: Parking**

### **5A. Where will I park my vehicle during construction?**

All vehicles owned by Trustman residents that currently have a BHA permanent parking sticker have been assigned to park at one of the following three places.

1. In a numbered space in the parking lot at the Egmont Street development.
2. In a numbered space on the block of Dummer Street that runs alongside the Egmont development. The BHA owns the side of the street next to Egmont.
3. On designated sections of nearby public streets including Dummer, Egmont, and Thatcher. Residents in this category have received a Town of Brookline Permit allowing overnight, on-street parking up until November 15. From November 15 through April 15, these residents will be given parking at the surface lot at the Dexter Street Apartments. This lot is on St. Paul Street, between Thatcher and Freeman.

### **5B. I have a second vehicle, where will I park it?**

All vehicles owned by Trustman residents that currently have a permanent BHA sticker, including second vehicles, have been assigned parking at one of the three options above.

### **5C. Will visitor parking passes be available during construction?**

Visitor parking passes will not be available from the BHA during construction. Residents can request an on-street Temporary Parking Permit from the Town of Brookline's Department of Public Works Transportation Division, which is located at Town Hall – 333 Washington St., 4<sup>th</sup> floor. Permits from the Town are available free-of-charge for child care and health care providers and for guests at a fee of \$10 per night. The application for a permit is available at <http://www.brooklinema.gov/323/Guest-Overnight-Parking>.

### **5D. I have a Personal Care Assistant. Can she get a daytime parking pass?**

Yes, day passes will be available for Personal Care Assistants. Please contact Sheila O'Flaherty to make individual arrangements. Also see the information immediately above for Town permits.

### **5E. I am handicapped. Where will I park during construction?**

The BHA will provide parking for handicapped residents as close as possible to their apartments. Please contact Sheila O'Flaherty to make individual arrangements.

## **Construction Issues: Miscellaneous**

### **6A. Where will I put my trash during construction?**

Trustman residents will dispose of their trash and recycling in open dumpsters like those previously in use at Trustman. The dumpsters will be located outside the fenced construction site. The dumpster locations likely will change during the construction period. Dumpster locations will be clearly marked. Residents will be notified when dumpster locations change.

### **6B. Will I be able to use the back entrance to my apartment?**

Residents will have full access to their back entrances during most of the construction period. The project involves repaving all the way to the Trustman back-entrances. During the repaving, residents will not be able to use their back entrances during work hours. The repaving will occur toward the end of the construction period. BHA staff will give residents plenty of advance notice.

### **6C. Will the basketball court and playground areas be available for use during construction?**

Unfortunately, no. There are two public parks on St. Paul Street, located two and three blocks to the south of Trustman. There is a large green space and park off Amory Street, also two blocks south.

### **6D. Will the Family Learning Center (the computer room) remain open?**

Yes.

### **6E. I am handicapped and I use a ramp to reach my apartment. Will anything change during construction?**

The two ramps at Trustman - on the St. Paul Street side and on the Amory Street side – will remain available during construction. It is possible that there will be a short disruption in availability of the ramps. BHA staff will work closely with specific households to accommodate them during any disruption.

## **Selection of Residents**

### **7A. Who will be able to live in the new apartments?**

The housing will be available to households similar to those who live at Trustman and the other BHA developments. More details about qualifying incomes as well as resident rent payments, resident selection, etc., will be provided to Trustman residents and others by Peabody Properties at a later date.

### **7B. How will the new residents be selected?**

The residents will be selected in a lottery process administered by Peabody Properties in compliance with applicable state and federal regulations and Fair Housing laws. There will be many more applicants than available apartments. New properties in Greater Boston similar to 86 Dummer have received thousands of applications when they opened for occupancy.

### **7C. Will current Trustman and BHA residents have a preference for the new apartments?**

Current Trustman residents and current BHA residents will not have a preference. Limiting occupancy to these groups would violate Fair Housing laws. However, we expect that 70% of the apartments will be reserved for households who live or work in Brookline. This is the maximum “local preference” allowed under the applicable laws.



## **Operation of Trustman and 86 Dummer After Construction is Complete**

### **8A. How many parking spaces will there be after construction?**

There will be a total of 77 spaces - 38 in the garage below the new building and 39 surface spaces. Based on parking usage by existing BHA residents, the 77 spaces will be enough for both the 86 Dummer residents and the Trustman residents.

### **8B. Will I be able to park on-site again when construction is complete?**

All vehicles owned by Trustman residents with permanent BHA parking stickers will be assigned a new, numbered space when construction is complete. Which residents will have garage spaces and which will have surface spaces will be determined near the end of construction.

### **8C. Will I be able to park a second vehicle on-site?**

As noted above, all vehicles owned by Trustman residents with permanent BHA parking stickers, including second vehicles, will be assigned a new, numbered space when construction is complete. Requests to add a second vehicle will be considered based on availability of spaces and according to the BHA parking policy.

### **8D. Will there be handicapped parking?**

There will be six parking spaces for vehicles with handicap permits or plates – two spaces in the garage and four above ground.

### **8E. Will visitor parking passes be available?**

We do not know yet. There might be some limited visitor parking available. Personal Care Assistants may be issued a daytime parking space on-site or very nearby.

### **8F. What handicap ramps and accessibility will exist when construction is complete?**

The handicap ramps on the St. Paul Street side and the Amory Street side of Trustman will remain in place. There will be ramps serving the new building and the new building will comply with all accessibility regulations. The courtyard and open space will be handicapped-accessible.

### **8G. Will 86 Dummer have a community room and a manager's office?**

In order to provide the maximum number of affordable apartments, the new building will not have a community room or a manager's office. The 86 Dummer property manager will have an office in the Trustman basement. The 86 Dummer residents will be able to use the Trustman community room.

### **8H. Who will do the snow removal and landscaping at the two properties?**

The Brookline Housing Authority will be responsible for snow removal, landscaping, and most other outdoor tasks at the two properties and in the courtyard area.

8I. How will trash be handled at the two properties?

Trustman residents and 86 Dummer residents will put their trash and recycling in trash rooms inside the Dummer Street building. Trustman residents will be issued keys to the trash rooms. Residents will deposit their trash into trash compactors and leave recycling in bins. Trash and recycling will be moved by property management staff to dumpster enclosures at the rear of the Dummer building. The dumpsters will be emptied several times weekly by a trash management company. This system will eliminate the open dumpsters currently at the site, as Trustman residents have requested.

8J. What if I want to throw-out large things, such as furniture?

BHA will designate regular days for pick-up of large items that will not fit into the trash compactors.

8K. Where will security cameras be installed at the new property?

Security cameras will be installed at the entrances, at the rear of the building, and in the lobbies, trash rooms, and garage.