Modernization of Sussman Apartments

Project Update

12 August 2021

BWA ARCHITECTURE

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Brookline Housing Authority

Agenda

- Introductions
- Goal of Today's Meeting
- BHA Discussion
  - Timeline of Key Tasks
  - Section 18 & Resident Protections
- Renovations Inside Units
  - General Renovations
  - Kitchen Renovations
  - Bathroom Renovations
- Renovations to the First Floor
  - Relocated Laundry
  - Renovated Community Room
- Site Improvements
- Questions?

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Timeline of Key Tasks – Connor Clark – BHA Development Associate

2021

- **April 2021 –** Initiate Design Process and Resident Engagement
- **Summer 2021 –** Property Assessment and Advance Design Process
- **Fall 2021 –** Engage specialist company to assess relocation needs and provide relocation services to residents
- **Fall 2021 –** Select Construction Manager
- **Winter 2021/22 –** Submit Section 18 HUD Application

2022

- **Winter 2021/22 –** Develop Construction Plans
- **Winter 2021/22 –** Resident Meeting
- **Spring 2022 –** Assemble financing and construction team
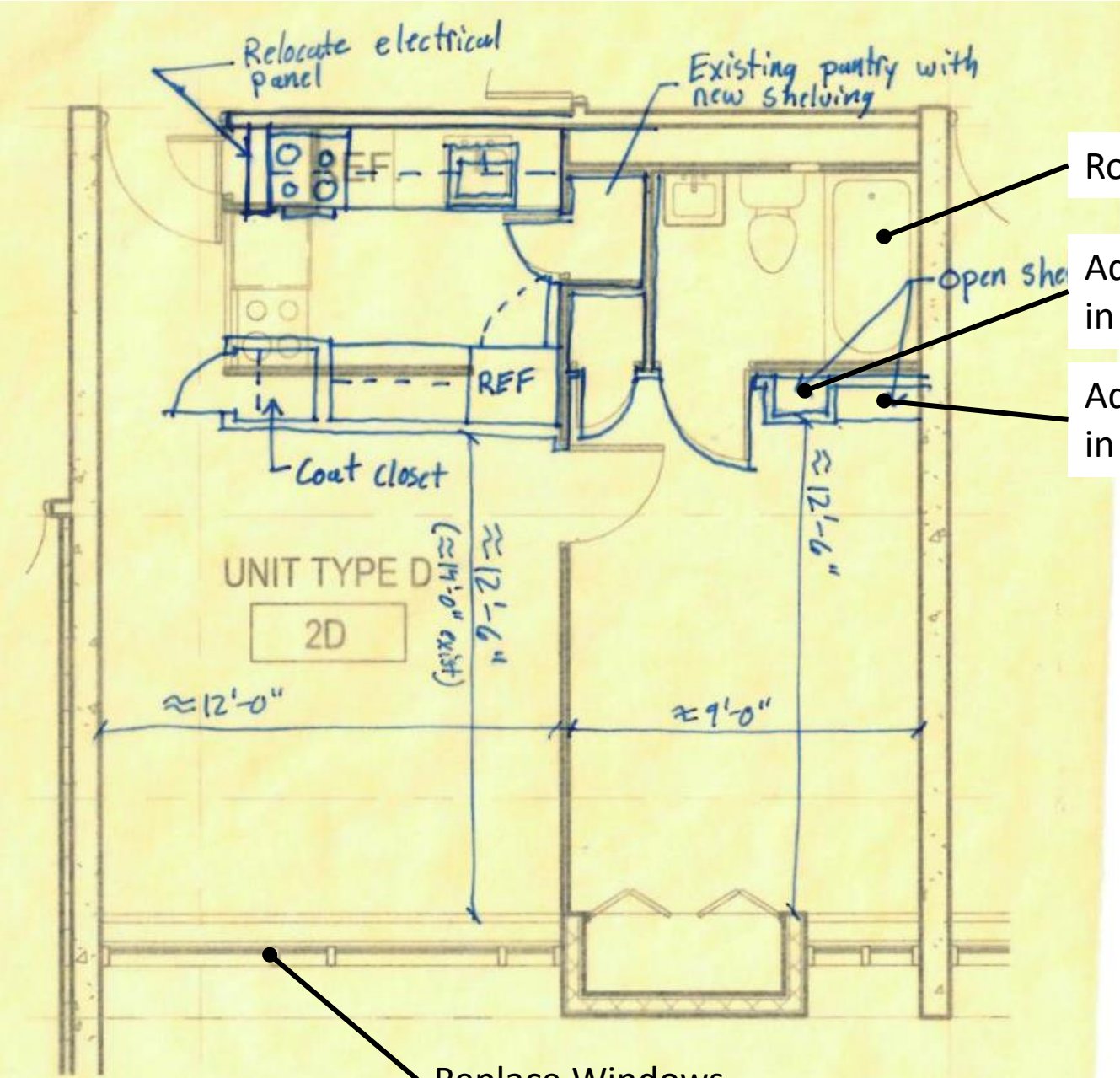- **Spring 2022 –** Temporary relocation notice 90+ days prior to construction
- **Fall 2022 –** Construction begins

2023

- **Late 2023 –** Construction completion

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HUD Section 18 & Resident Protections

- **Section 18 allows the BHA to rehabilitate 50 Pleasant Street.**
  - Transition from public housing to Section 8 PBV + Low Income Housing Tax Credit development.
  - Allows BHA to raise private capital for redevelopment while controlling ownership and management of property (stays affordable and designated elderly/disabled).
- **All residents receive 90-day notice prior to relocation.**
- **All residents guaranteed:**
  - Renovated apartment in updated building.
  - No change in rent during relocation or in new apartment.
  - Professional consultation with specialized firm to assess relocation needs and provide relocation services.

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Typical Unit Plan

Relocate electrical panel

Existing pantry with new shelving

REF

Coat closet

UNIT TYPE D

2D

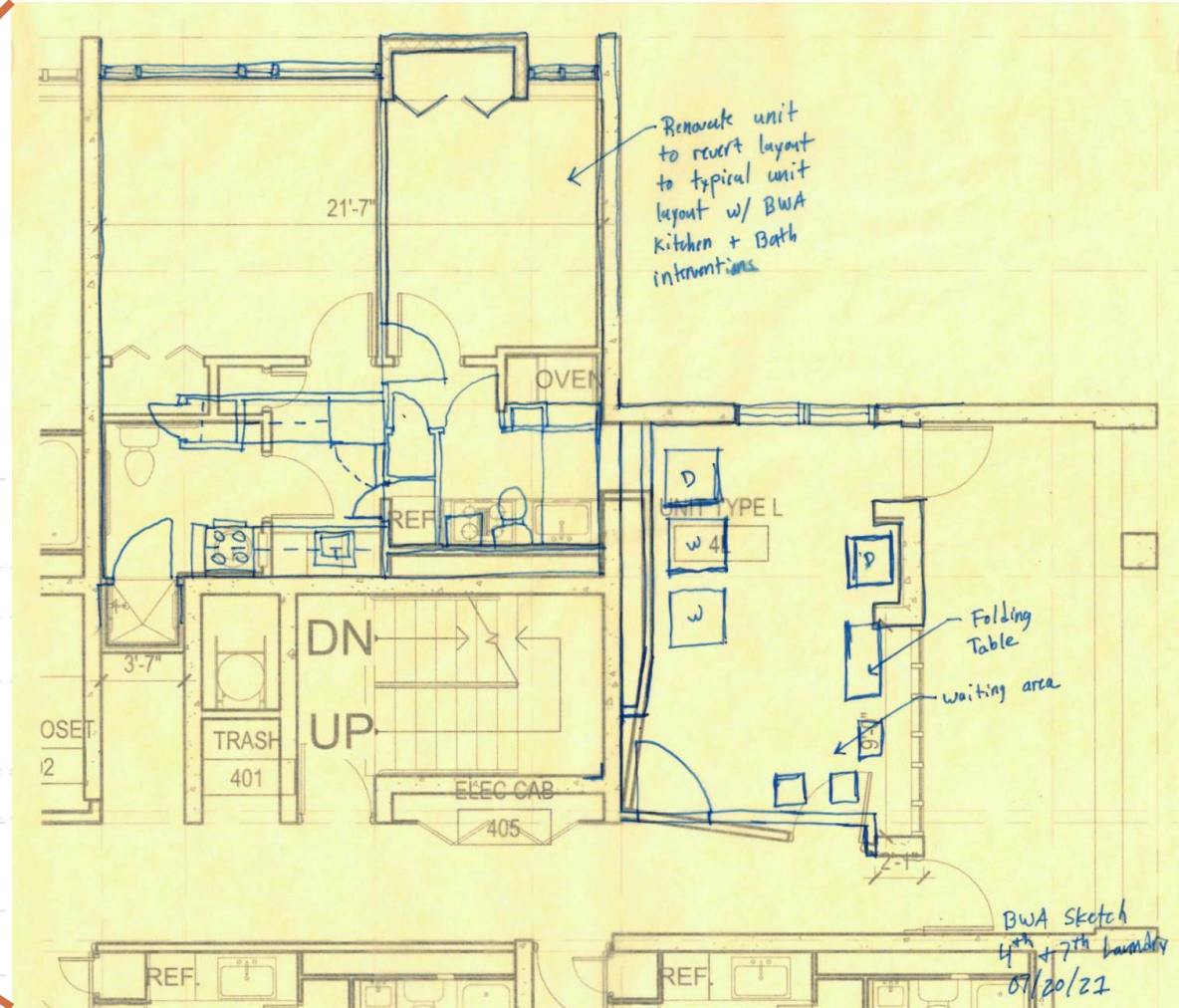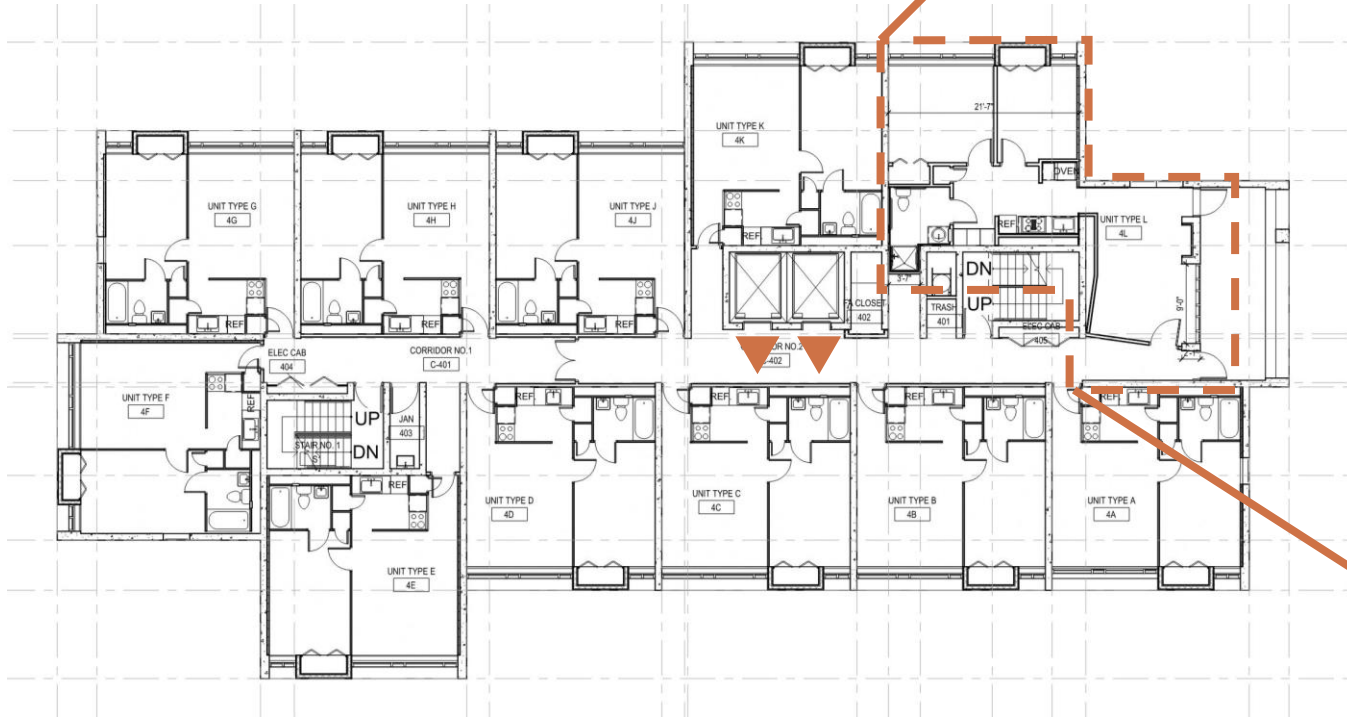≈12'-6" (≈14'-0" exist)

≈12'-6"

≈12'-0"

≈9'-0"

Roll-In Shower

Open she...

Additional Storage in Bathroom

Additional Storage in Bedroom

Replace Windows

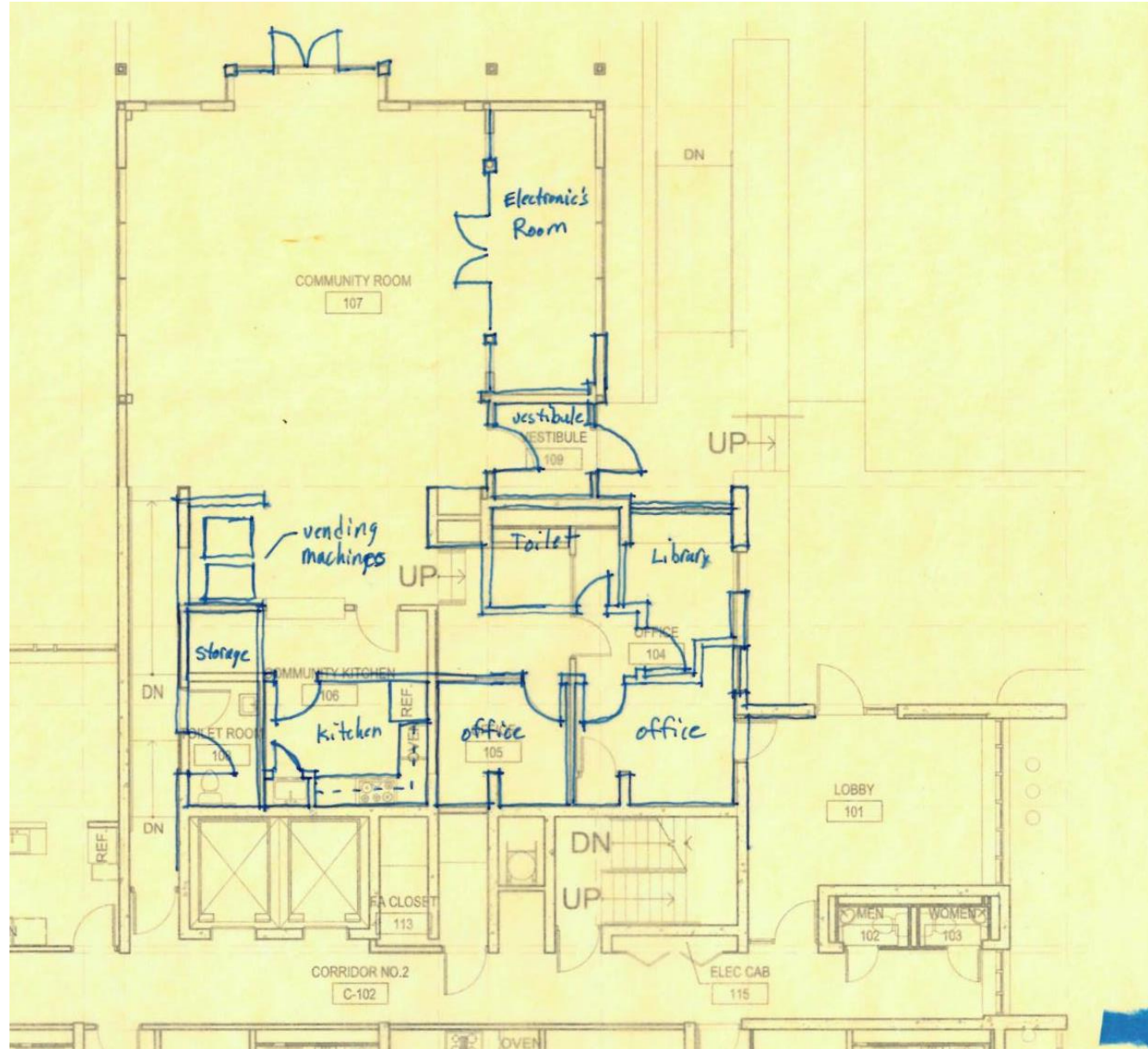BWA ARCHITECTURE

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Relocated Laundry Room

Fourth Floor Plan (7th Floor Similar)

Relocated Laundry Room
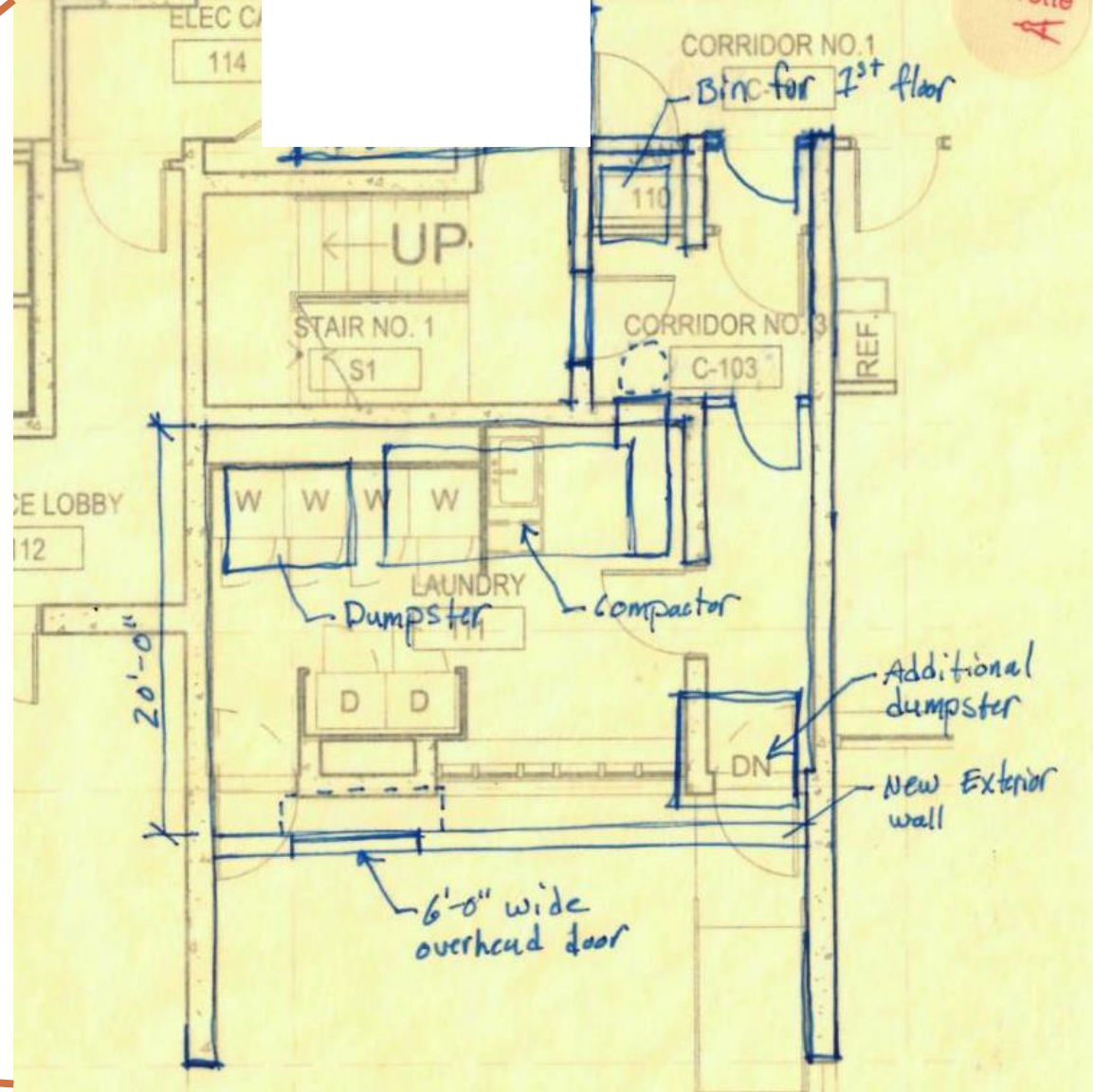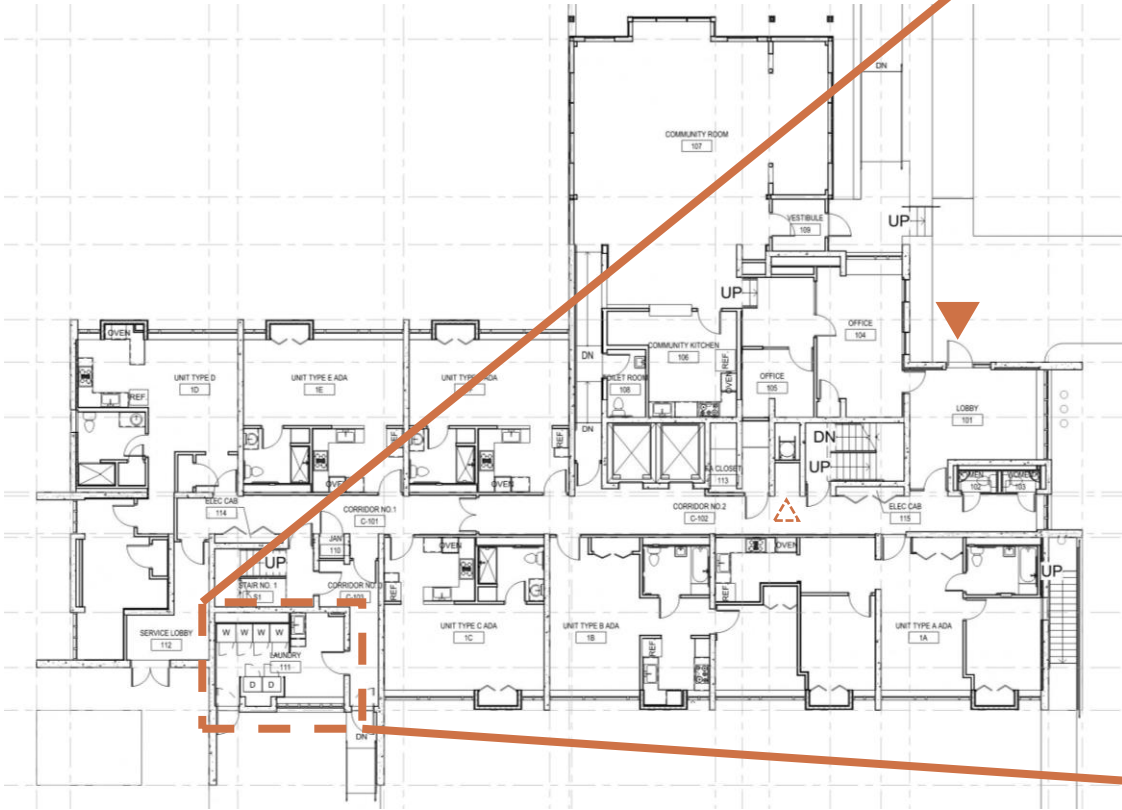

Fourth Floor Plan (7th Floor Similar)

Renovated Community Room

Relocated Trash Room

First Floor Plan

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Site Improvements

QUESTIONS?