

Curtis Apartments Redevelopment



Worcester
Housing Authority

TRINITY
FINANCIAL

Worcester Housing Authority

- Serving Central Massachusetts since 1946
- Second largest PHA in New England – 3,000 hard units and over 4,200 vouchers managed.
- Over 16,000 residents in 24 state and federal housing sites throughout City of Worcester

Trinity Financial, Inc.

- Founded in 1987
- Developed over 9,000 units of mixed-income housing throughout Southern New England and NYC
- Completed six major public housing redevelopments in MA
- Oversaw one of the first major redevelopments of state public housing in MA (Orient Heights in East Boston)

Worcester Housing Authority

- Early adopter of federalization of state public housing in MA
 - Lakeside Apartments – 202 Family Units – 2010
 - Curran Apartments – 50 Elderly Units – 2010
 - Lafayette Place – 66 Mixed-use Apartments – 2010
 - Booth Apartments – 44 Mixed-use Apartments - 2010

Curtis Innovations

- In 2021 the Commonwealth of Massachusetts Executive Office of Housing & Livable Communities (HLC) issued an RFP for the state's Innovations program. Designed to revitalize older state public housing developments and create new affordable housing opportunities.
- The WHA, in compliance of its mission to provide the greatest level of decent safe and affordable housing, submitted a proposal for a multi phase redevelopment of the 70 plus year old Curtis Apartments.
- Tenants of Curtis Apartments as well as the neighboring federally aided Great Brook Valley Gardens were engaged in the process from the very beginning.
- The WHA issued its own RFP for a Development Partner and Trinity Financial, Inc. was selected in early 2022. The WHA Development Team as well of the Board of Commissioners have been involved in each step of the process including design, relocation and construction.

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- Curtis Innovations - Planning
 - 2021 WHA applies for EOHLC Innovations Funding for Curtis
 - 2021 EOHLC awards Stage 2 Innovations to Curtis
 - 2022 After RFP Procurement, WHA names Trinity Financial, Inc as the Development Partner for Curtis
 - 2024 Closing for \$96,000,000 Curtis Phase 1
 - 2024 EOHLC awards Curtis Phase 2 funding

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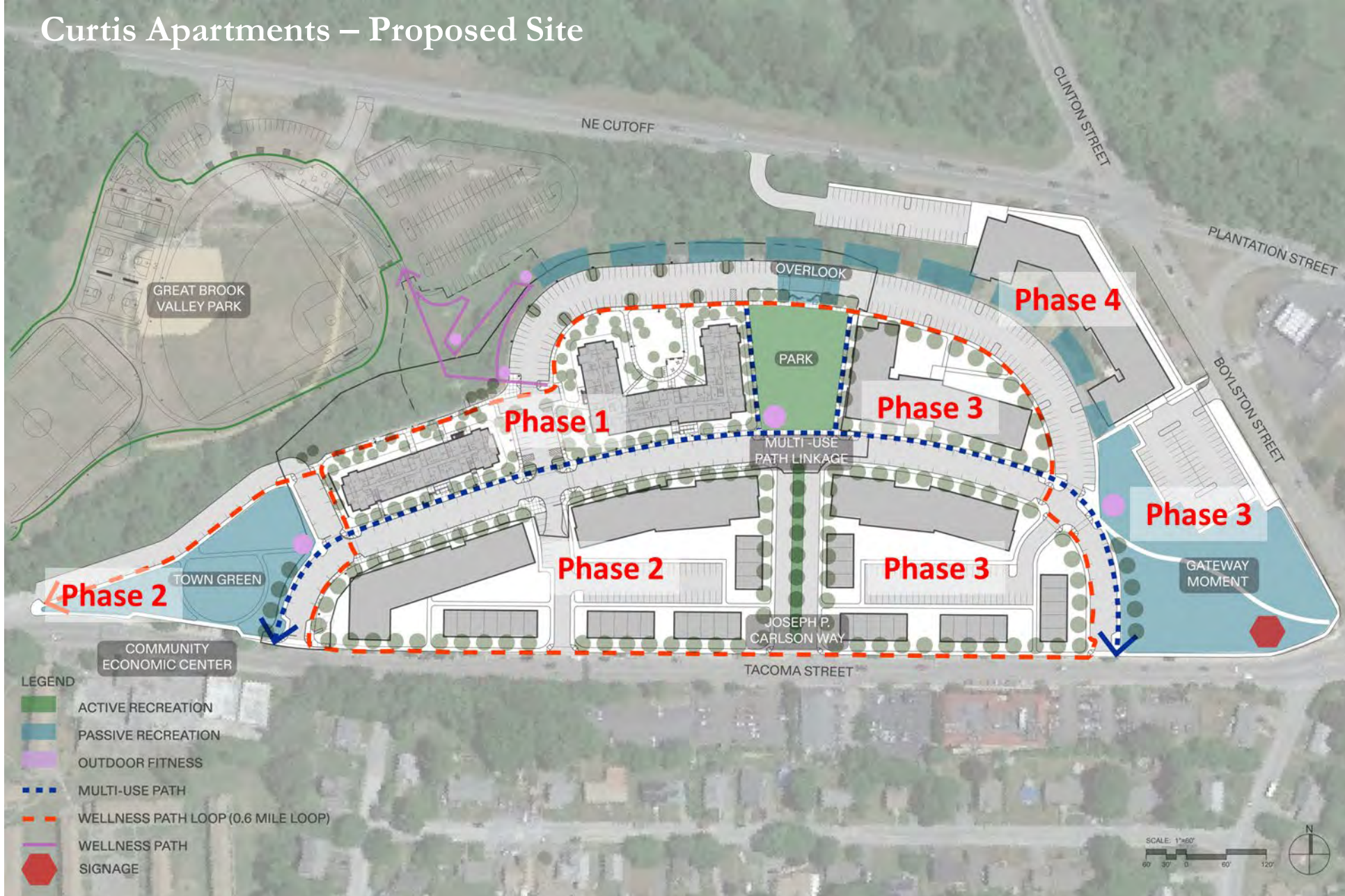
Our revitalization plan accomplishes improvements to the existing site in nearly every way, including:

- Preserving all 372 public housing units
- Adding more affordable housing units affordable to those at a variety of incomes, increasing neighborhood stability
- Replacing all outdated, 70-year-old buildings with new, modern state-of-the art buildings
- Dramatically improving energy efficiency and sustainability
- Improving accessibility for those with mobility and sensory impairment
- Increasing parking space count
- Redesigning new open spaces that provide amenities for residents and improve stormwater runoff and heat island challenges
- Significantly increasing park and open space, landscaping, and decrease impervious areas
- Improving all infrastructure and utilities
- Improving connections to the neighborhood and circulation for vehicles, bikes, and pedestrians with reconfigured right of ways that improve circulation

Curtis Apartments – Existing Site



Curtis Apartments – Proposed Site



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Curtis Apartments – Phase 2 Site Plan



Curtis Apartments – Current Conditions



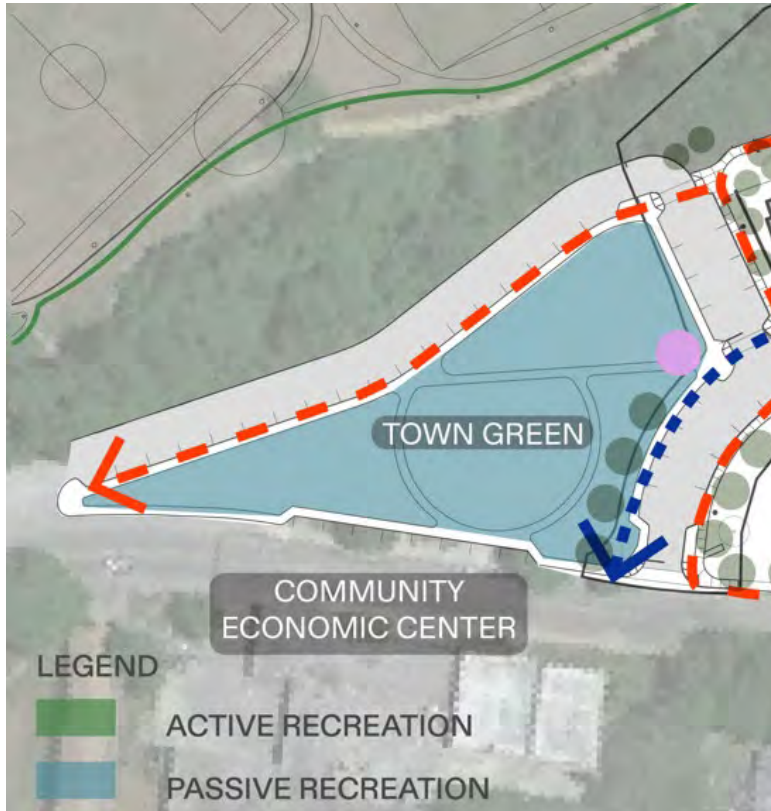
Curtis Apartments – Current Housing



Curtis Apartments – Proposed Open Space and Pervious Areas



Curtis Apartments – Proposed Town Green



Trees within permeable paving



Lawn and plaza seating

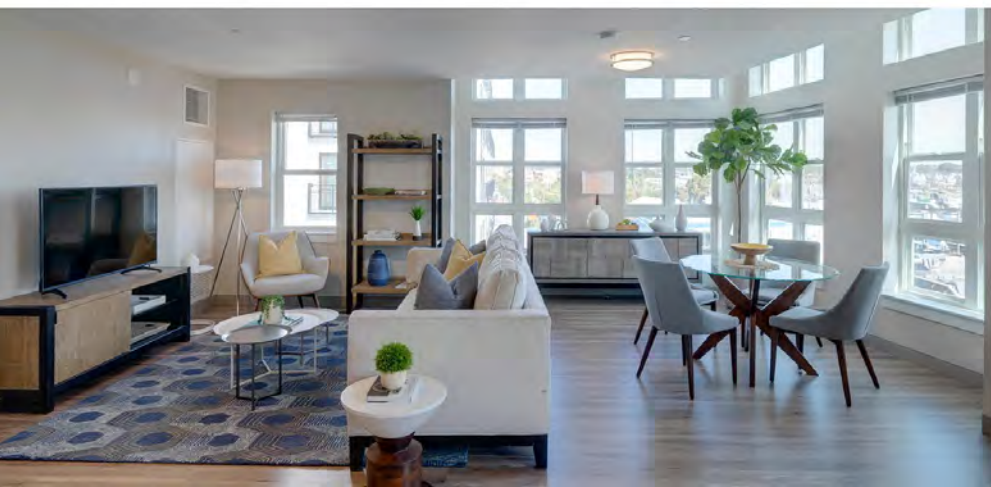
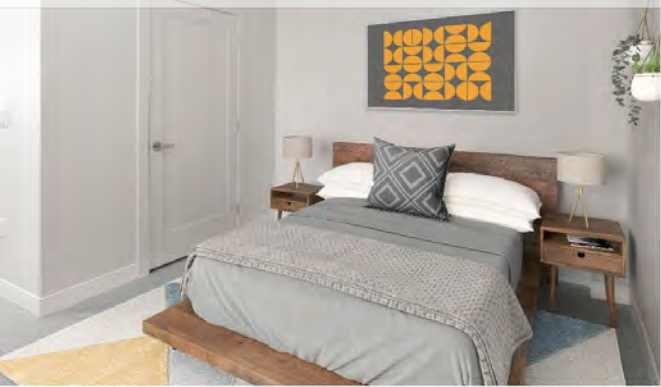


Lawn activation with vendors



Food truck and vendor street

Curtis Apartments – Proposed Housing



Curtis Apartments – Townhouses



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Curtis Apartments – Midrises



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Curtis Apartments – Midrises

Curtis Apartments Redevelopment

Phase 1

- 129 units
 - 90 Replacement State Public Housing Units
 - 29 Faircloth to RAD w/ Augmented Rents
 - 61 Section 8 PBV
 - 39 LIHTC Units
 - 14 @ 60% AMI
 - 25 @ 80% AMI

Sources

- MA Public Housing Innovations
- EOHLC Moving to Work Funds
- 4% LIHTC
- State LIHTC
- EOHLC Subsidy
- MassWorks
- Masshousing Subsidy
- City of Worcester Funds

Curtis Apartments Redevelopment

Faircloth to RAD Lessons Learned

- Impact of Rent Augmentation
 - Financial feasibility
 - PHA reserves
- State Funding and Timing Coordination
- Early Planning
 - Notices
 - Relocation
 - Design Review; Site and Neighborhood Standards; Environmental Review

Curtis In Progress



Curtis Apartments – Economic Opportunity Center



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