

Enhanced Trio Project

September 19, 2023

Community Meeting



AGENDA

- Project Summary/Scope
- Project Team & Communications
- Relocation Process & Notices
- 777-779 Huntington and Fenwood Phase 1 Design and Construction
- Next steps



- COMMUNITY HOUSING**
- BUILDING A - 7 Fenwood
 - BUILDING B - 11 Fenwood
 - BUILDING C - 15 Fenwood
 - BUILDING D - 17 Fenwood
 - BUILDING E - 19 Fenwood
 - BUILDING F - 21 Fenwood
 - BUILDING G - 31 Fenwood
 - BUILDING H - 33 Fenwood
 - BUILDING I - 35 Fenwood
 - BUILDING J - 39 Fenwood
 - BUILDING K - 43 Fenwood
 - BUILDING L - 47 Fenwood
 - BUILDING M - 40 Francis
 - BUILDING N - 38 Francis
 - BUILDING O - 34 Francis
 - BUILDING P - 32 Francis
 - BUILDING Q - 30 Francis
 - BUILDING R - 5 St. Albans St
 - BUILDING S - 22 Francis
 - BUILDING T - 20 Francis
 - BUILDING U - 18 Francis
 - BUILDING V - 16 Francis
 - BUILDING W - 12 Francis

- COMMUNITY APARTMENTS**
- BUILDING A' - 745 Huntington
747 Huntington (C)
1 Fenwood (C)
 - BUILDING B' - 743 Huntington
741 Huntington
 - BUILDING C' - 739 Huntington
737 Huntington (C)
 - BUILDING D' - 733 Huntington
735 Huntington (C)
 - BUILDING E' - 44 Francis
 - BUILDING F' - 46 Francis
 - BUILDING G' - 50 Francis (A)
 - BUILDING H' - 49 Fenwood

- COMMUNITY PROPERTIES (NOT IN SCOPE)**
- BUILDING A'' - 777 Huntington Ave
 - BUILDING B'' - 779 Huntington Ave

KEY

- C- Commercial
- A- Accessible
- RTH Restoration Project
- U Driveway

Enhanced Trio Project Scope

- Life safety improvements – sprinklers and fire alarms
- Improved handicap access
- Improved electrical systems and safety
- Improved plumbing, and efficient heating & ventilation
- Cabinets, flooring, bathroom and kitchen upgrades
- Landscape and exterior upgrades

Project Team

- Project Manager: Dave Traggorth
- Relocation Consultant: Dan Hubbard
- Relocation Consultant: Judy Cohn
Harry Yuan
Kyrah Rodriguez
Lisa Torres
- Architect: Lia Scheele
Ross Speer
- Project Consultant: Peter Munkenbeck
- Landscape Architect: Kate Kennen
- Property Management: Natalie Moro
Nancy Weinstein
Brian Buote
- Preconstruction Advisor: Delphi Construction

Communicating With The Team

Typical General/Property Management Questions

Trinity Property Management as usual 617-232-5910

All Relocation Questions

We have a telephone line dedicated to the RTH TRIO project

How to contact us:

Call: 617 445 2225 x3

Be sure to leave a message so that we can call you back right away.

Judy Cohn: judy@judycohn.com

Harry Yuan: harry@judycohn.com

Kyrah Rodriguez: kyrahriguez@judycohn.com

We will also communicate by TEXT when we have your cell numbers!

Please visit our website: www.judycohn.com

Relocation Consultant



Judy Cohn Housing and Relocation Consultants has over **30+ years** of experience in housing and relocation consultation. Our primary involvement in this field is the resident relocation services of privately developed, federal, and state-assisted living housing programs. Our clients benefit from our expertise on a wide range of projects of all scopes and sizes.

RTH has engaged us to facilitate this relocation effort. The Relocation staff is here to serve you. We understand that moving is very hard and stressful, even under the best of circumstances. We will assist you throughout the entire process until you are housed in your permanent RTH TRIO apartment.

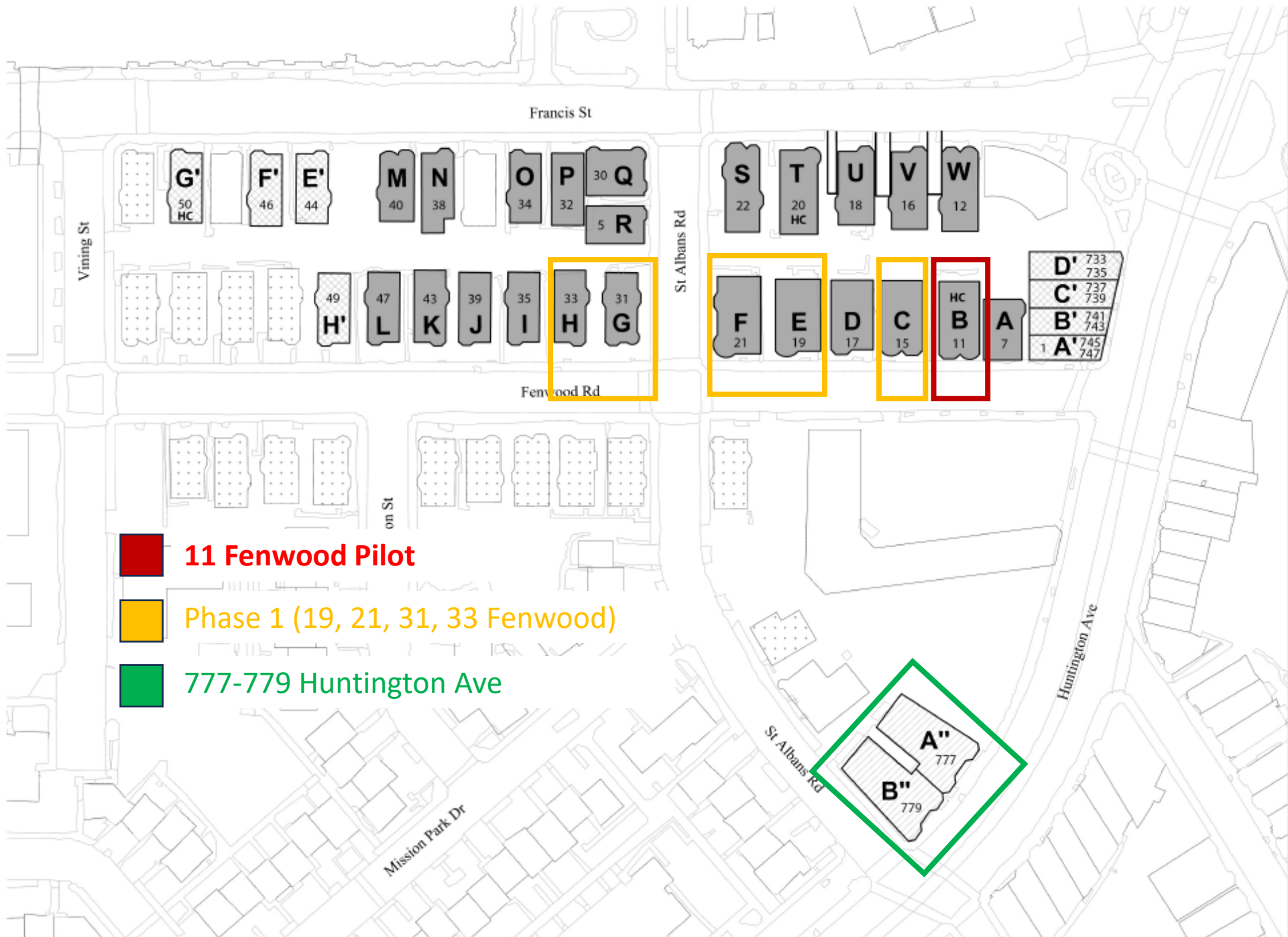
We are always available to you for your questions and concerns.

Relocation Process

- The Relocation staff will meet with each resident household individually to understand your specific needs and to discuss the relocation process.
 - We will start the individual resident interviews at 777-779 Huntington Ave. and 15,17,19 and 31 Fenwood Rd.
 - **You can sign up for an interview date and time at the end of this meeting. Or you can call us for an appointment.**
- We will identify, inspect, and secure comparable housing within RTH and only if necessary, within the local Mission Hill area to the greatest extent possible. **Your rent will remain the same while you are temporarily relocated.**
- We assist in planning the move to your temporary unit and back to your permanent location, including transfer of mail, utility, internet services, and school transportation. We provide coordination of packing and moving assistance with a professional moving company. We can help with the disposal of unwanted items and donations. RTH will pay for these services directly; there will be no cost to you.
- We will maintain communication and provide updates throughout the relocation period.
- We provide the same support and assistance upon return to the renovated buildings.
- NOTICES FOR MOVING
 - You will receive the following notices:
 - FOUR MONTHS IN ADVANCE (this month)
 - TWO MONTHS IN ADVANCE
 - 30 DAYS IN ADVANCE
 - ADDITIONAL NOTICES AS THE MOVE DATE IS CLOSER AND SCHEDULED

General Information Notice (GIN)

- Legally required notice to all residents in affected apartments
- In anticipation of the project, the first GIN went out in April 2019
- Notifies residents of rights under the Uniform Relocation Act which all projects using federal resources must comply with
 - Temporary accommodation during construction and right to return
 - Residents are reimbursed for all reasonable out-of-pocket expenses, including moving costs and any increase in housing costs
 - Right to return to your apartment or another one owned by RTH at the completion
- Will be distributed in late September by staff from JCA



- 11 Fenwood Pilot**
- Phase 1 (19, 21, 31, 33 Fenwood)**
- 777-779 Huntington Ave**

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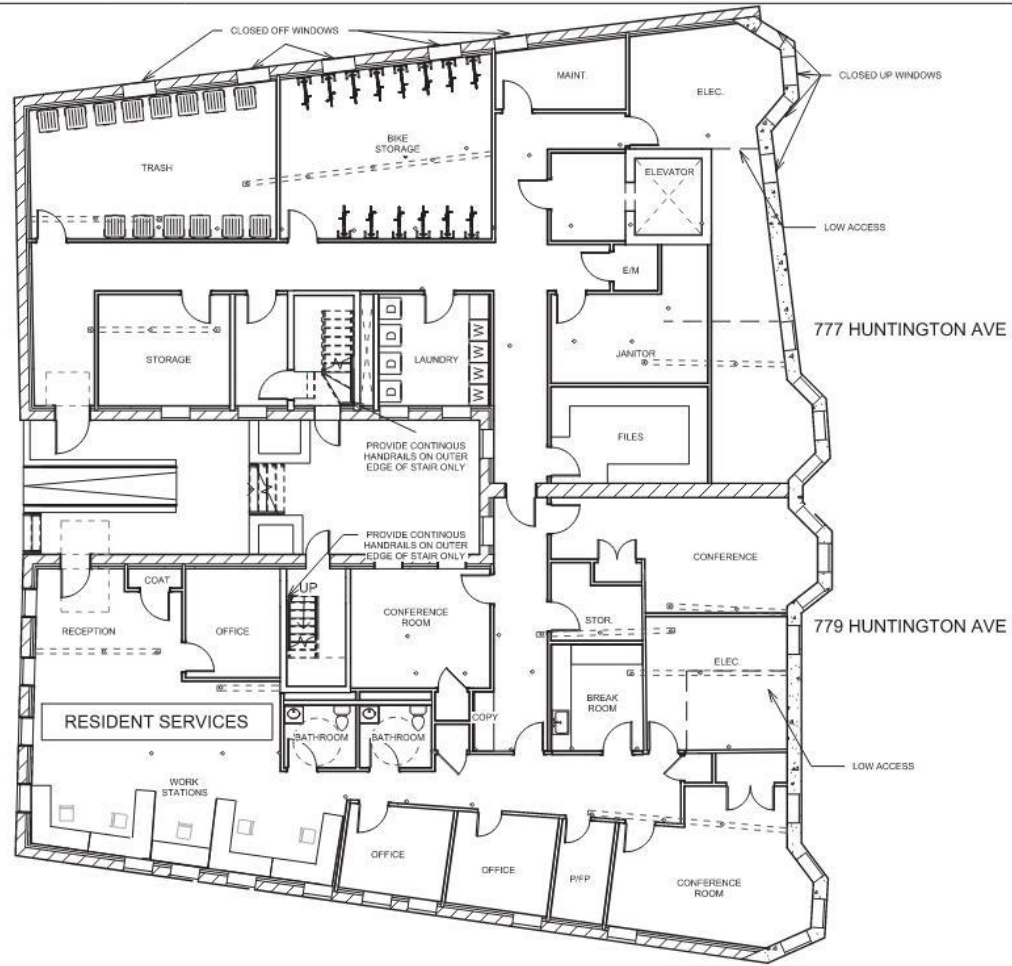
KEY

- C* - Commercial
- A* - Accessible
- RTH Restoration Project*
- Driveway*



777-779 Huntington Design Goal

- Increase the amount of accessible, single-level homes available to RTH residents by adjusting layouts and installing an elevator.
- Improve/organize the underutilized basement space and provide accessibility for all RTH residents.
- Upgrade insulation and heating systems to much more efficient methods available today.
- Preserve the historic character of the building.
- A permanent, handicapped accessible home for Residents Services

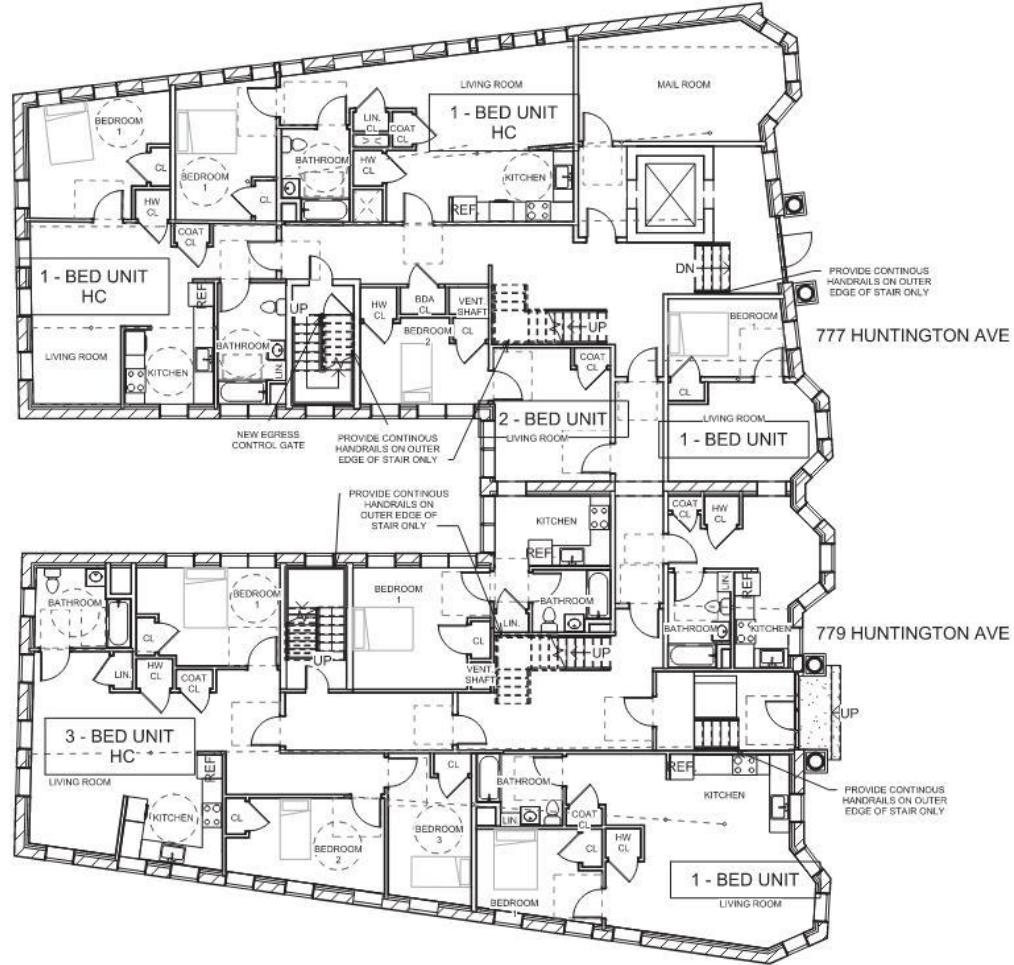


1
3/32" = 1'-0"

PROPOSED BASEMENT FLOOR PLAN

Project: RTH COMMUNITY PROPERTIES BOSTON, MA		Title: 777-779 HUNTINGTON AVE - PROPOSED BASEMENT FLOOR PLAN	
240A Elm St., Somerville, MA 02144 617.628.5700 www.davis-square-architects.com		 DAVIS SQUARE ARCHITECTS	
Designer: Designer: Checker: Project No: Scale: Date:	19004.05 3/32" = 1'-0" 02/2023	Drawing No: <h1 style="margin: 0;">A100</h1>	

1ST FLOOR
 (4) 1-BEDRM (2 HC)
 (1) 2-BEDRM
 (1) 3-BEDRM (HC)



Project: RTH COMMUNITY PROPERTIES BOSTON, MA		Title: 777-779 HUNTINGTON AVE - PROPOSED FIRST FLOOR PLAN	
240A Elm St., Scituate, MA 02744 617.628.5700 www.davis-square.com		DAVIS SQUARE ARCHITECTS	
Designer: Designer: Checker: Project No.: Scale: Date:	10044.05 3/32" = 1'-0" 6/28/23	Drawing No.: A101	

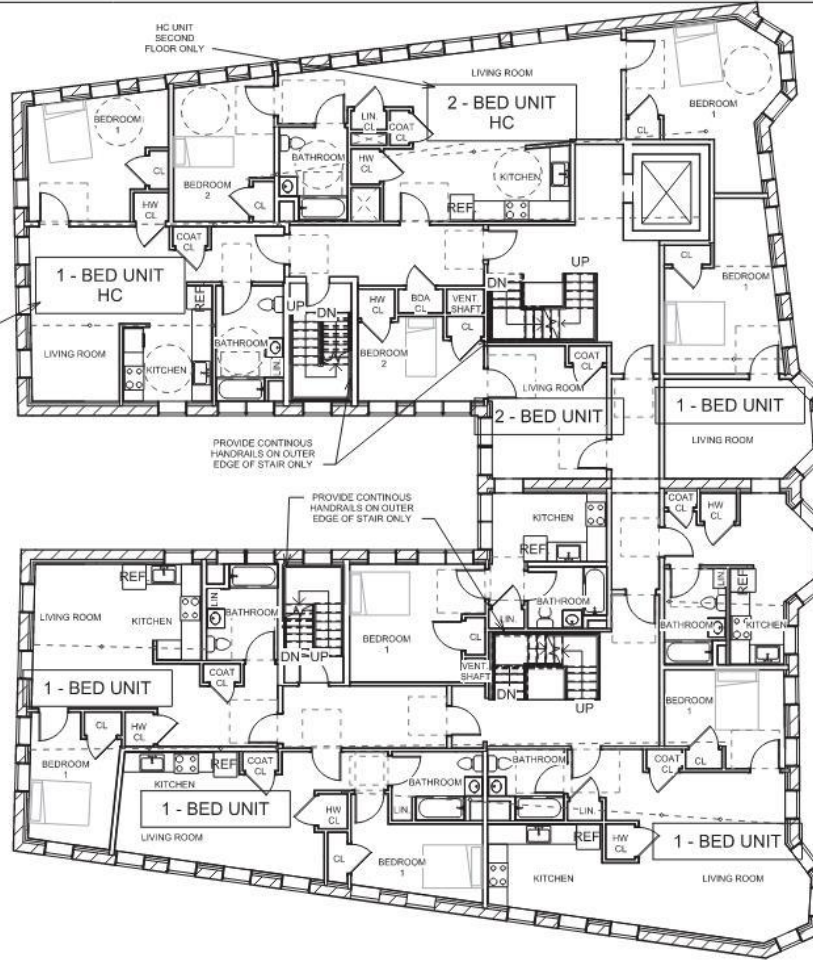
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PROPOSED FIRST FLOOR

2ND FLOOR
 (5) 1-BEDRM (1 HC)
 (2) 2-BEDRM (1 HC)

3RD FLOOR
 (5) 1-BEDRM
 (2) 2-BEDRM

HC UNIT
 SECOND
 FLOOR ONLY



777 HUNTINGTON AVE

779 HUNTINGTON AVE

1

PROPOSED SECOND AND THIRD FLOOR

3/32" = 1'-0"

Project: RTH COMMUNITY PROPERTIES BOSTON, MA		Title: 777-779 HUNTINGTON AVE - PROPOSED SECOND-THIRD FLOOR PLAN	
260A Elm St., Scituate, MA 01904 508.528.5700 www.davis-square-architects.com		 DAVIS SQUARE ARCHITECTS	
Designer: Designer Checker: Checker	Project No: 18044.05	Scale: 3/32" = 1'-0"	Date: 6/28/23
Drawing No: A102			

COMMON FLOORING



PHOTO OF MAIN STAIR, BENJAMIN MOORE 2111-60 BARREN PLAIN SEMIGLOSS PAINT ON WALLS, PATCRAFT CLICK REFRESH - HERON *ONLY WHERE EXISTING V.C.T. FLOORING



PHOTO OF REAR PAINTED STAIR, BENJAMIN MOORE 2111-50 STONE HARBOR SEMIGLOSS PAINT ON COMMON AREA EXISTING PAINTED STAIRS, BENJAMIN MOORE 2111-60 BARREN PLAIN SEMIGLOSS PAINT ON WALLS

COMMON AREA RUNNER OPTIONS



COMMON FRONT & REAR STAIR FINISH - PATCRAFT - STRATEGY - SHOTGUN- 46407

COMMON FRONT & REAR STAIR FINISH - PATCRAFT - STRATEGY - SURREAL- 46505

COMMON FRONT & REAR STAIR FINISH - PATCRAFT - STRATEGY - STRUCTURED- 46704

KITCHEN



"DARK" KITCHEN SCHEME: NORFOLK CABINETRY - BRIGHTON DOOR-STYLE, MAPLE, COLOR ROOT BEER WITH NEW VENTETIAN GOLD GRANITE COUNTER& NATURAL ALMOND WALL SPLASH



"NATURAL" KITCHEN SCHEME: NORFOLK CABINETRY - BRIGHTON DOOR-STYLE, MAPLE, COLOR HONEY WITH GIALLO ORNAMENTAL GRANITE COUNTER & GLIDDEN ANTIQUE WHITE PAINT

BATHROOM



"DARK" KITCHEN SCHEME: NORFOLK CABINETRY- BRIGHTON DOOR-STYLE, MAPLE, COLOR ROOT BEER WITH MOONSHINE 2"X2" MOSAIC FLOORING TILE & SWANSTONE SOLID SINKTOP- BABY'S BREATHE



"NATURAL" KITCHEN SCHEME: NORFOLK CABINETRY - BRIGHTON DOOR-STYLE, MAPLE, COLOR HONEY WITH MOONSHINE 2"X2" MOSAIC FLOORING TILE & SWANSTONE SOLID SINKTOP- BABY'S BREATHE



777-779 Construction Process

- Extensive study of the building completed to aid in design
- Start in Early 2024, Complete in Early 2025
- 12-14 months of construction
- The building will not be able to be occupied during construction due to reworking of layouts to accommodate accessible units and elevator

Phase 1 Construction Process

- 11 Fenwood has started, building permit obtained September 18.
- Sprinkler main has started, will wrap up soon
- Interiors start in Early/Mid 2024, Available for Return Mid/Late 2024

Next Steps

- Sign up for an appointment tonight with the relocation team
 - If you live in 777-779 Huntington or Phase 1 (15, 19, 21, 31, 33 Fenwood)
- Review finishes tonight and let us know your preferences
- Our Next Community-Wide Meeting is planned for December 7.