

DECEMBER 2022

THE REDEVELOPMENT OF WALKLING COURT APARTMENTS

BY THE MEDFORD HOUSING AUTHORITY



Rendering by BH+A

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Dear residents of Walkling Court:

The Medford Housing Authority (MHA) has had a busy fall since its selection of an architectural team, Dietz Architects, to provide design services for the redevelopment of Walkling Court. The MHA and Dietz have held a number of resident and community meetings to present their preliminary design ideas and are working diligently to have design ready to seek zoning relief in the Spring of 2023. We will continue to host meetings as the design process advances.

This newsletter includes an overview of how the design team was selected and gives a sense of their role going forward. Your feedback has been an important part of the design process so far, so please continue to attend design meetings to participate in the visioning of the new Walkling Court. This newsletter includes some findings from the surveys you previously filled out.

Also included in the newsletter is a description of the future funding requests that MHA plans to make. As you may remember, the redevelopment project was recently awarded a \$15,000,000 grant by the Massachusetts Department of Housing and Community Development (DHCD). This puts us in a good position to apply for additional financing that will be needed to support construction, such as Community Preservation Act (CPA) funding and DHCD soft funding. We are grateful for your ongoing support of our efforts to seek funding and zoning for this key project.

We are looking forward to continuing the design and resident engagement process to ensure that the Walkling Court redevelopment is successful.

Regards,
Gabe Ciccariello, Director for Modernization & Procurement



Designer Selection & Process:

In March 2022, MHA issued a competitive request for proposals for architectural/engineering services for the redevelopment of Walkling Court and received seven proposals from highly-qualified firms.

Out of those respondents, three firms were selected as finalists. After a competitive round of design interviews, Dietz & Company Architects were chosen as the architect for the Redevelopment of Walkling Court. Dietz's team has significant experience with rehabilitation and redevelopment of public housing, and we were impressed by their track record and resident engagement practices. We have been excited to begin working with them to make this redevelopment a reality.



Dietz discussing the Walkling Court redevelopment schedule

Apartment Sizing



■ Too small ■ Too large ■ Just right

Most people feel apartments are too small or just right

Location of Storage



■ Living Room ■ Bedroom ■ Bathroom ■ Kitchen

Additional storage is needed throughout apartments

Snapshots of the Walkling Court resident survey results

Survey Findings:

In September, Dietz, the MHA, and our consultants at the Cambridge Housing Authority (CHA) began hosting meetings to give residents an overview of redevelopment goals, the design and community engagement process, and the schedule. During these first meetings, you were sent resident surveys on which to provide your feedback about current conditions at Walkling Court. Thank you for completing these surveys, as they have helped Dietz understand the key issues that residents have experienced at Walkling Court.

Some of the key takeaways from these surveys include:

- Two-thirds of residents find their current apartments too small
- All residents think that their apartments should have more storage space (especially in kitchens)
- Residents feel that community spaces could have better activities and programming
- Most residents agree that a modernization is needed to address these issues

Funding Applications:

The MHA's recent \$15 Million award from DHCD for the redevelopment of Walkling Court has made us eligible to leverage more funding to support construction work. The MHA recently submitted an application to the City of Medford for CPA funding and an application for soft funding from DHCD. The zoning approvals we hope to receive in Spring 2023 will also help Walkling Court's eligibility for additional construction financing. Your support is greatly appreciated.

Do you have any questions or concerns? Please reach out at gciccariello@medfordhousing.org or 781.396.7200 ext. 140