

Bunker Hill Public Housing Redevelopment Relocation and Re-Occupancy Plan



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COMPANY

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I. PURPOSE OF THE PLAN

This Plan sets forth the specific policies, procedures, rights and benefits that will govern the relocation and re-occupancy of all Affected Residents of the Bunker Hill development (Bunker Hill), which is undergoing demolition pursuant to Section 18 of the U.S. Housing Act of 1937 (Section 18) and redevelopment into a new mixed income community better integrated into the broader Charlestown neighborhood (Project). Through this Plan, the Boston Housing Authority (BHA) seeks to ensure that all Affected Residents are treated fairly, consistently and equitably so that no one suffers disproportionate hardships due to moves necessary to complete the Project.

The BHA has determined that although not required under Section 18, this Plan shall comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. Section 4601 *et seq.* (URA) and its implementing regulations at 49 C.F.R. Part 24. Plan will also comply with the applicable requirements under state and local regulations, including M.G.L. Chapter 79A and implementing regulations at 760 CMR 27.00 *et seq.* (collectively, Governing Laws). HUD has reviewed the Bunker Hill relocation and counseling services as part of the Section 18 disposition application and issued a disposition approval letter on July 11, 2017. HUD will monitor relocation as the project proceeds in phases and require the BHA to provide updates to any changes to the relocation schedule.

Among the important goals guiding this Plan are:

1. To ensure there is no involuntary permanent dislocation of any Affected Resident.
2. To optimize relocation options and accommodate resident needs, priority categories and preferences, whenever feasible.
3. To establish fair and equitable priorities to govern the order in which households are given choices about their relocation and re-occupancy and the timing of their moves.
4. To ensure Affected Residents are provided with comparable replacement housing that is affordable and meets their needs.
5. To minimize displacement, disruption and other adverse impacts of relocation, including through phasing demolition and construction to lessen the duration and frequency of moves.
6. To maximize the number of Affected Residents who return to occupy the newly constructed affordable replacement units.
7. To ensure all Affected Residents are fully informed of their rights and options with regard to all eligible relocation benefits and assistance; are provided individualized counseling and comprehensive and coordinated relocation supports and assistance; and are reimbursed for all allowable relocation-related costs.

8. To inform all Affected Residents about the policies, procedures and processes that will govern all relocation and rehousing moves through clear, complete and timely communication, in a language and mode that is accessible to each household.

This Plan is the result of a collaborative process between the Charlestown Resident Association (CRA), the duly elected local tenant organization for the Affected Residents who is represented by a legal services organization, and the BHA. The Plan will be available to all Affected Residents at the BHA's Management office at 55 Bunker Hill Street, Charlestown, MA 02129, the CRA office at 76 Monument St., Charlestown, MA 02129, and the office of the Relocation Consultant, Housing Opportunities Unlimited (HOU), at 50 O'Brien Court, #755, Charlestown, MA 02129. Residents will be informed that they may submit written comments to the BHA and/or the Bureau of Relocation at the Massachusetts Department of Housing and Community Development (DHCD) within 10 business days of the Plan's publication. As the Project evolves over approximately 10 to 15 years, the Plan will be submitted and updated in phases for review and approval, and shared with residents for comments. These comments will be forwarded to DHCD within 5 business days.

Persons who may be contacted regarding this relocation plan include the following:

Relocation Advisory Agent

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II. PROJECT OVERVIEW

A. Existing Site Description

The Bunker Hill development is a federal family public housing development located on approximately 24 acres of BHA-owned land in the Charlestown bordered by Bunker Hill, Vine, Medford, Polk and Decatur Streets. Built in 1941, the public housing development comprises 41 obsolete, walk-up style buildings containing 1,100 public housing units with the following

bedroom size breakdown: 352 one-bedroom, 425 two-bedroom, 254 three-bedroom, 66 four-bedroom and 3 five-bedroom units. See *Appendix A: Site Plan & Phasing*.

B. Redevelopment Project Overview

The Project entails the phased demolition of the Bunker Hill public housing community and construction of 16 new buildings on-site. Construction is currently planned to be divided into 11 phases spanning 10 to 15 years beginning in 2020. BHA has designated Bunker Hill Redevelopment Company LLC, a joint venture between affiliates of Leggat McCall Companies LLC and Joseph J. Corcoran Company, as the developer for the Project. BHA and Bunker Hill Redevelopment Company LLC are the Development Partners who will secure funding and oversee the project management of the Redevelopment. BHA will maintain ownership of the land in the Bunker Hill development under a 99-year ground lease, but the new ownership entities will own the new buildings in the Charlestown redevelopment and oversee the management and operations of the site. In conjunction with the Charlestown Resident Alliance, the Development Partners meet regularly to discuss the Project and develop the policies and procedures that will govern the relocation and re-occupancy of the Charlestown development.

The 16 new buildings will have a total of approximately 2,699 residential rental units, of which at least 1,010 (and up to 1,110)¹ will be Affordable Units (replacing the demolished public housing units) and will be eligible for occupancy by income-qualified resident households. The Affordable Units will be Section 8 Project-Based Voucher (PBV) units, available for admission to households earning up to 50% of Area Median Income (AMI); existing Bunker Hill public housing households, however, will qualify for occupancy with initial incomes up to 80% AMI.

The remaining new units (approximately 1,689) will be Market Units without low-income qualifications for occupancy. All 16 new buildings will have Affordable Units, and some new buildings may contain only Affordable Units. Buildings that will contain both Affordable and Market Units are referred to as “Mixed-Income” Buildings. All new units, whether Affordable Units or Market Units, will have the same finishes, fixtures, appliances, and amenities, and will include washer and dryers. All Affordable Units will be operated in perpetuity as publicly assisted housing in compliance with applicable federal, state, and local laws, regulations, policies, and other agreements then in effect, including the rental subsidy requirements for project-based assistance under Section 8 of the United States Housing Act of 1937 and/or low income housing tax credits under Section 42 of the Internal Revenue Code, which affordability restrictions shall be guaranteed in one or more of the Project agreements, such as the development agreement, ground lease(s), owners’ covenants agreement, regulatory and operating agreement, management agreement, and other affordable housing restriction agreements.

¹ Up to 100 of the 1,100 demolished Public Housing Units will be replaced at another nearby off-site location in Charlestown, or—if that proves impossible—will be replaced on site. No Affected Resident will be required to be rehoused permanently at an off-site unit unless they elect to do so.

C. Project Timeline

The current schedule for the phased relocation, demolition, construction and rehousing activities of Phase 1A and 1B of the project is presented along with the site plan in **Appendix A**. The schedule for the phased relocation, demolition, construction and rehousing activities will likely be updated and amended through the course of the permitting and other approval processes for the Project. The actual relocation period for Affected Resident households will vary due to the phasing of demolition and construction activities. All Affected Resident households being displaced will be provided appropriate comparable replacement housing units, advisory services and moving payments as governed by applicable state and federal regulations. All Affected Resident households who may not be able to move directly from their current public housing unit to an Affordable Unit in the Redevelopment will receive an offer to relocate temporarily to a Comparable Replacement Dwelling (CRD) either (a) within the BHA's public housing portfolio or (b) in the privately-owned rental market using a Tenant-Based Section 8 Voucher (Section 8 Voucher), subject to funding availability.

D. Project Financing

Anticipated and secured sources of funding for the Project include private equity (including equity raised through the federal and state Low Income Housing Tax Credit Program), tax-exempt bond financing, private construction loans, and capital funding from the City of Boston. BHA has budgeted \$1,038,125 for the Bunker Hill relocation and re-occupancy activities, to be paid from the City of Boston's capital grant of \$30 million dollars. See **Appendix B: Relocation Budget**.

E. Relocation Services Provider

BHA has contracted with Housing Opportunities Unlimited (HOU), to provide comprehensive relocation services to the residents of Bunker Hill who must move due to redevelopment of the property. HOU was approved by DHCD's Bureau of Relocation as the designated Relocation Advisory Agency (RAA) for the Bunker Hill Apartments Redevelopment in a letter from DHCD to the BHA dated February 25, 2020 (See **Appendix C, DHCD Approval of RAA**). HOU has over thirty-seven years of experience providing relocation planning and implementation services, case management and resident services to the residents of over 200 assisted housing developments nationwide. HOU's Staff will include a Relocation Coordinator, a Data Coordinator, a Relocation Assistant, and an Outreach Worker, at least one of whom will be bilingual in Spanish and English. The HOU team will work collaboratively with the Development Team (including the BHA, CRA, and the Bunker Hill Redevelopment Company) and staff from other agencies to provide comprehensive relocation and rehousing services for all Affected Residents. HOU will maintain an office at 50 O'Brien Court, Unit 755, a first-floor unit. For residents with accessibility needs, HOU will meet with residents in their homes or at the CRA office, which is wheelchair-accessible.

III. RESIDENT CHARACTERISTICS AND RELOCATION NEEDS

A. Resident Characteristics and Needs

As of January 17, 2020, there were 118 Phase 1A and 1B Affected Resident households living at Bunker Hill.

See ***Appendix D, Bunker Hill Phases 1A and 1B Demographic Information.***

B. Resident Needs Assessment

HOU will conduct individual, face-to-face resident relocation needs assessment counseling sessions with all Affected Resident households to assess their current housing needs and preferences, as well as learn of their concerns and potential barriers to relocation. For households whose first language is not English, the assessment will be conducted by a bilingual person or with a professional interpreter. During the meeting, the HOU Staff will administer the Needs Assessment to confirm each Bunker Hill household's composition; to document other information that may be relevant to assist in identifying and offering the most suitable Comparable Replacement Dwelling (CRD) for each household; to ensure each household receives all of the relocation services, benefits and payments to which they are entitled; and to minimize the adverse impacts of relocation. At a minimum, the information documented on the Needs Assessment Form will include:

- Household's preference for permanent relocation, including public housing transfer, mobile voucher through the Housing Choice Voucher Program (HCVP), project-based Section 8 assistance, homeownership, etc.
- An assessment of the number of families to be permanently relocated, including family size and bedroom size needs, and special consideration of the impact of relocation on elders, families with children, large families and people with disabilities.
- Special needs in identifying Comparable Replacement Dwelling (e.g., large bedroom size, ineligible household members, need for accessibility features or other reasonable accommodations, pets, proximity to jobs, schools, services or family supports).
- Consideration of whether the household may be eligible for and desire a split (See ***V. Eligibility for Relocation Assistance, 4. Split Households***).
- Identification of any planned vacations or hospitalizations during the relocation.
- Need for assistance with relocation preparations (packing assistance, utility transfers, social service provider referrals and/or notifications, postal and address updates).
- Evaluation of household's furnishings, personal belongings, and appliances, with special attention to large furnishings, housekeeping/ clutter/ hoarding/ pest issues.
- Pest infestation and/or hoarding resolution assistance; these issues will be addressed during the relocation process.
- Contact information for other family members, friends or advocates that may be contacted by HOU Staff to assist in making preparations for relocating the family.

- Other issues of importance to the household.

The Household Needs Assessment information will be used to design an individualized relocation plan that anticipates any special needs, concerns, and barriers.

See **Appendix E: Relocation Needs Assessment Form**.

C. Existing and Planned Bedroom Mix

Table 2 below presents the bedroom size mix for the existing Bunker Hill public housing units, the current bedroom size needs (based on public housing occupancy standards) and the planned Affordable Units. HOU will update current bedroom size needs of residents after surveying them and calculate bedroom size needs under Section 8 occupancy standards.

	Existing Unit Mix		Current Residents' Needs*		Proposed Unit Mix	
	# Units	Percent	# Units	Percent	# Units	Percent
1BR	352	6%	414	40%	333	33%
2BR	425	60%	290	28%	354	35%
3BR	254	28%	252	24%	303	20%
4BR	66	6%	68	7%	20	2%
5BR	3	<1%	17	2%	0	0%
6BR	0	0%	5			
TOTAL	1100	100%	1046	100%	1010	100%

*Based on the public housing occupancy standards; unit size need under Section 8 occupancy standards will be updated upon completion of relocation needs assessments

IV. PHASE 1A/1B RELOCATION

A. Phase 1A/1B Needs Assessment

Phase 1 will proceed in two subphases, with approximately 3 months between the start of subphase 1A and the start of subphase 1B. There will be a period of about 7 months when both 1A and 1B resident relocation will be happening simultaneously. Subject to any further revisions to the schedule that made be due to the public health emergency, demolition of the buildings located in Phase 1A is planned to begin in January 2021 and affects the 53 Public Housing Units located at:

- 9 & 17 Corey Street
- 1 & 9 Starr King Court

- 50 & 58 Decatur Street

Demolition of the Phase 1B buildings is planned to begin in April 2021, and affects the 73 Public Housing Units located at:

- 90 & 98 Medford Street
- 45 & 53 Tufts Street
- 49, 50, 57 & 58 Walford Way
- 40 & 48 Corey Street

Beginning in March 2020, the HOU Staff will prioritize Phase 1A and Phase 1B households for Needs Assessment in order to find suitable, affordable Comparable Replacement Dwellings for these relocating households.

B. Phase 1A/1B Timeline

All Affected Residents must be relocated before demolition of any buildings in the phase can begin. Demolition of the 53 Phase 1A public housing units is scheduled to commence January 2021, and demolition of the 73 Phase 1B Public Housing Units will commence 4 months later, by April 2021. Demolition is expected to be completed within 3 months in both phases. Construction of 256 New Units (56 affordable and 200 market units) that will comprise the new Phase 1A building is scheduled to start by April 2021, and last 13 months, through May 2022. Construction of 102 new affordable units in the Phase 1B Building is expected to commence by July 2021 and be completed for re-occupancy within 11 months, by June 2022.

C. Phase 1A/1B Existing Bedroom Mix, Anticipated Need and New Units

Table 3 below presents the existing, needed, and proposed bedroom mix of Phase 1A and 1B households. As of January 2020, there were 118 Phase 1A/1B occupied units.

Table 3. Phase 1A/1B Existing Unit Mix and Household Needs

PHASE 1	Existing # Bedroom Units				Bedroom Unit Needed		Proposed New # Bedroom Units			
	1A	1B	1A/1B	% 126 Total	1A/1B	% 124 Total	1A	1B	1A/1B	% 158 Total
1BR	8	21	29	23%	37	31%	19	48	67	42%
2BR	12	25	37	29%	31	26%	20	35	55	35%
3BR	19	15	34	27%	29	25%	17	9	26	17%

4BR	14	12	26	21%	17	14%	0	10	10	6%
5BR	-	-	-	-	3	3%				
6BR	-	-	-	-	1	1%				
TOTAL	53	73	126	100%	118	100%	56	102	158	100%

V. ELIGIBILITY FOR RELOCATION ASSISTANCE

The following are considered **Eligible Households**:

A. Eligible Households

1. All Affected Residents Are Displaced Persons

Because all Affected Residents will relocate for a period longer than 12 months, they may qualify as Displaced Persons under the URA. All Bunker Hill residents in lawful occupancy of existing Bunker Hill public housing units as of 09/12/2019 (the date of the Letter of Assurance) are Affected Residents, deemed eligible for the relocation rights, benefits, and assistance set forth in this Plan. All Affected Residents who must move due to the Project are Displaced Persons and remain eligible for the relocation benefits and assistance detailed in this Plan, including the right to return and to be rehoused in an Affordable Unit at the redevelopment. Exceptions to this are detailed below.

2. Eligibility Not Affected by Early Moves for Non-Project Reasons

Affected Residents who transfer to another BHA-owned unit for reasons unrelated to the Project (e.g., approved reasonable accommodation request, right-sizing of an under/over-housing situation, unit inhabitability), whether at BHA’s request or the Affected Resident’s own initiative, will be treated as temporary administrative transfers (TATs) in accordance with BHA’s Admissions and Continued Occupancy Plan (ACOP). These households will retain their eligibility for relocation benefits and assistance, including the right to return to be rehoused in the redevelopment, for Project-related moves. Moreover, even if an Affected Resident may not be eligible for other relocation benefits and assistance in connection with a non-Project related, TAT-move, they will retain their right to return and to be rehoused at an Affordable Unit at the Redevelopment. For example, Affected Residents who voluntarily transfer, or are required to transfer, to another unit within the BHA portfolio for reasons unrelated to the Project will nevertheless remain eligible for full relocation benefits and assistance in relation to their rehousing move back to an Affordable Unit at the Redevelopment. HOU will clearly document the reason for any Affected Resident’s move in the tenant’s relocation file.

3. Household Composition Changes

After issuance of the Notice of Eligibility for Relocation Assistance (See **X. RELOCATION NOTIFICATIONS**), a request to add member(s) to the Affected Resident's household will be approved in accordance with current BHA screening policy and only in the event of marriage, adoption, birth, or court order, although there may be some exceptions to this rule (e.g., live-in personal care attendant) that BHA will consider on a case-by-case basis. Any request to add an existing household member will be processed in accordance with the current BHA policy for initial screening for admissions. All requests for changes in the household composition, whether approved or not, will be reflected in the tenant's relocation file and in the BHA's records. See **Appendix F: Relocation Notices, Notice of Eligibility for Relocation Assistance**.

4. Split Households

In the event that BHA is unable to offer a Comparable Replacement Dwelling (CRD) to a household (usually due to household size requiring 4+ bedroom unit and/or reasonable accommodation of a disability), BHA may, at its sole discretion, offer the household the option to "split" temporarily into two separate households. Each household would occupy different units during the relocation period. Each split household will be entitled to separate and full relocation benefits and assistance for the moves to and from their respective Comparable Replacement Dwelling (CRD). The Original-Head Household as well as the Split Household will be given the option of either reuniting their two separate households into one household in one unit in the redeveloped Charlestown or occupying two separate apartments in the redeveloped Charlestown. See **Appendix G: Split Household Agreement Form**.

B. Ineligible Households

The following are considered **Ineligible Households**, who will not be eligible for relocation assistance and benefits:

1. Affected Residents Who are Not Displaced

BHA ceased occupancy of public housing units as of December 31, 2019. Although not anticipated, if a household were to move in to Charlestown subsequent to this date (e.g., temporary emergency transfer due to a maintenance issue), the household would not be eligible for relocation assistance and benefits because the household will be returning to their original unit. BHA would require the household to sign a form acknowledging they would not be eligible for relocation assistance and benefits.

2. Unlawful Occupancy and Eviction for Cause

Subject to the grievance and appeal procedures detailed in **XIII. Grievance Procedures** section of this Plan and in BHA's ACOP, the following are considered Ineligible Households, who will not be eligible for relocation assistance and benefits:

- a. A person who was in “unlawful occupancy” before September 12, 2019 (date of *Letter of Assurance*); or
- b. A person has been “evicted for cause” for a serious or repeated violation of a material term of a BHA-required lease or occupancy agreement after September 12, 2019, which must be pursuant to an eviction proceeding that conforms with all applicable state and local laws.

Any eviction, whether completed before or after September 12, 2019, must comply with all applicable state and local laws and cannot be undertaken for the purpose of evading the obligation to provide Affected Residents with the relocation benefits and assistance detailed in this Plan. A copy of such determination shall be kept in the tenant file of the Affected Resident. Until the Affected Resident has been physically evicted or received final, unappealable notice of a judgement for eviction, the Affected Resident remains eligible for relocation benefits and assistance. In the case of any pending eviction action for cause, the Affected Resident may be required at BHA’s sole discretion to transfer to another BHA-owned unit or other comparable replacement dwelling under a *Use and Occupancy Agreement* in lieu of a lease (or continued participation in Section 8) until the final disposition of the potentially disqualifying eviction action.

3. Voluntary Permanent Transfer or Move with Waiver

Any Affected Resident who, for reasons unrelated to the Project, voluntarily transfers permanently to another BHA-owned property or voluntarily moves out permanently from BHA property will not be determined ineligible for relocation benefits and assistance unless they provide a written release acknowledging they are knowingly and voluntarily waiving their right to further relocation benefits and assistance, including the right to return and to be rehoused in the redevelopment. See **Appendix H: Waiver and Release of Relocation Rights; Waiver of Right to Return**. HOU Staff will clearly explain all options to the resident prior to accepting a Waiver and Release signed by the resident. In cases where the Waiver and Release cannot be obtained, good faith effort exerted to obtain this shall be documented in the Affected Resident’s relocation file. Good faith efforts will include multiple attempts to make contact with the resident (via phone, email, in-person and mail), and culminate with a letter sent to the resident via regular mail and certified mail, return receipt requested, requesting resident’s response within a designated time period.

4. Hardship Exception

BHA may, at its sole discretion, make an exception to provide relocation services, assistance and benefits to a person who is otherwise ineligible under this Plan for the purpose of avoiding “exceptional and extremely unusual hardship” defined as follows: (a) a significant and demonstrable adverse impact on the health or safety of a spouse, parent or child; or (b) the need for a separate household to protect a household member from domestic violence, as verified by a current protection order; or (c) a significant or demonstrable adverse impact on the continued

existence of the family unit of which such spouse, parent or child is a member; or (d) any other impact that the displacing agency determines will have a significant and demonstrable adverse impact on such spouse, parent or child. However, the loss of income or housing assistance alone would not make denial of benefits an “exceptional and extremely unusual hardship.”

VI. RELOCATION HOUSING OPTIONS

A. Definition of Comparable Replacement Dwelling

Prior to beginning demolition of a Phase, all Affected Resident households living in that Phase must be relocated to a Comparable Replacement Dwelling (CRD). Residents must be offered at least one CRD, which must be identified in the 120-Day Notice to Relocate (See *Appendix F, Relocation Notices*), before they are required to relocate for the Project. See 49 CFR 24.2(a)(6) and *Appendix Q, Glossary of Terms*, for definition of a Comparable Replacement Dwelling (CRD).

All CRDs must be decent, safe and sanitary (See 49 CFR 24.2(a)(8)) and meet local housing and occupancy codes. However, any of the following standards which are not met by the local code shall apply unless waived for good cause by the Federal Agency funding the project. The dwelling shall:

1. Be structurally sound, weathertight and in good repair,
2. Contain a safe electrical wiring system adequate for lighting and other devices;
3. Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system;
4. Be adequate in size with respect to the number of rooms and area of living space need to accommodate the displaced person. The number of persons occupying each habitable room used for sleeping purposes shall not exceed that permitted by local housing codes or, in the absence of local codes, the policies of the displacing Agency. In addition, the Displacing Agency shall follow the requirements for separate bedrooms for children of the opposite gender included in local housing codes or in the absence of local codes, the policies of such Agencies;
5. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
6. Contains unobstructed egress to safe, open space at ground level; and
7. For a displaced person with a disability, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person. (See appendix A, § 24.2(a)(8)(vii).)

Although the URA requires one CRD offer, efforts will be made to offer households additional CRD options (up to 3), if possible.

B. Relocation Options

The following relocation housing options are available for the Project. BHA will make every effort to accommodate household preference but cannot guarantee a specific unit type to any household. Established priorities which are fair, equitable, and consistent will be used when more households want a given type of unit than there are units available. No legal occupant to be displaced shall be required to move from a dwelling unit unless at least one comparable replacement dwelling has been made available to the person's household in accordance with applicable state regulations and federal regulations according to the procedures set out in 49 CFR 24.204, as amended. Any replacement housing payments to eligible displaced tenants would be subject to 760 CMR 27.06(3)

1. BHA Public Housing Unit Transfer

Affected Residents will have the option to relocate to another public housing unit in the BHA portfolio, including a limited option to relocate to an on-site public housing unit slated for a later phase of demolition, if vacancies arise. As Displaced Persons, Affected Resident households would qualify for "super-priority" status under BHA's ACOP and may be offered BHA public housing units ahead of other households on the transfer request waitlist and new applicants for BHA housing. This option to relocate to another BHA public housing unit, including on-site at Bunker Hill, will be based on what units are available at the time and will be offered first to "Special Needs" category households as defined below, in order of lowest randomly assigned number for appropriate bedroom size, followed by other non-Special Needs category households by lowest randomly assigned number for the appropriate bedroom size.

2. Housing Choice Voucher Program (HCVP)

For each demolition phase and subject to availability, BHA will request a finite number of Housing Choice Vouchers (HCVs) for households interested in relocating with HCV assistance. A private market rental unit rented under the HCV program must meet HCV payment standards established annually by BHA using gross rent standards that include the cost of rent plus all utilities. The current payment standards effective as of 1/1/2020 are attached as **Appendix I: BHA Payment Standards—All Bedroom Sizes**. These payment standards can also be accessed on the Boston Housing Authority website, *Payment Standard Lookup Tool* at the following link: <https://bostonhousing.org/en/For-Section-8-Leased-Housing/How-Rent-is-Set/Payment-Standards.aspx>.

HOU Staff will assist households interested in the HCV option to assess the suitability of the program for their household needs, including informing residents of the HCV payment standard for the approved bedroom size that is appropriate for the household. HOU Staff will also advise interested households that there is a maximum 6-month limit under the HCV program to locate

and move into an approved CRD, but that if a household is not leased-up under the HCV before expiration of their 120-Day Notice to Relocate, the household may be required to transfer temporarily to a BHA-owned public housing unit and to continue its search for an appropriate CRD under the HCV after it has been relocated to the BHA-owned unit.

HOU Staff will also inform residents that the number of household members who may be required to share a bedroom under the HCV Program is different than for public housing. This means that a household relocating with a HCV will be subject to the occupancy standards of the HCV program and may be entitled to either a larger or smaller bedroom size unit than their existing public housing unit based on household composition at the time they are being displaced.

3. Replacement Housing Payment (RHP)

A Displaced Person may be eligible for a Replacement Housing Payment (RHP), a monthly rental assistance payment under the URA which is intended to cover a reasonable increase in their monthly housing costs above what they would continue to pay if they had not been required to relocate from Bunker Hill. For example, a RHP may be paid if a household is subject to an increase in the monthly occupancy-related cost due to relocating to a state public housing unit where the tenant rent share is calculated at 32% of gross income rather than 30% in a federal public housing unit. In addition, although not anticipated, a Displaced Person who is ineligible for an HCV and for whom there is not an available BHA public housing CRD option may be eligible for an RHP to rent a private market unit. BHA can administer this RHP in installments or make a lump sum payment (if the RHP is under \$500). If the lump sum is used toward a down payment for a home purchase, it is limited to \$7,200. **Table 4** below illustrates an RHP calculation under the URA.

Table 4: Replacement Housing Payment Calculation

<p>Monthly Rental Assistance Payment</p>	<p>Monthly difference between the lesser of:</p> <ul style="list-style-type: none"> ➤ Old rent/utility costs (30% of gross monthly income (only if low income)) <p>AND</p> <p>Monthly rent/utility costs for the lesser of:</p> <ul style="list-style-type: none"> ➤ Comparable or ➤ Decent, safe and sanitary dwelling occupied
<p>Rental Assistance Lump Sum</p>	<p>RHP payment equals 48 (maximum number of months under M.G.L. Chapter 79A) x monthly rental assistance payment</p>

4. Down Payment Assistance to Purchase a Home

A Displaced Person is entitled to down payment assistance, including incidental expenses, up to a maximum amount of \$7,200. The down payment assistance payment is calculated according

to the same formula used for the RHP but capped at \$7,200. If the calculation is less than \$7,200, BHA may at its discretion increase the payment to \$7,200. The full amount of down payment assistance will be available to the household on the date of their closing and only upon receipt by BHA of purchase and sale documents.

5. *Direct Move to New Unit in Redevelopment.*

It is anticipated that many Affected Residents occupying units scheduled for demolition in later phases will have the option to move directly into a newly constructed Affordable Unit at the Redevelopment. BHA will pay relocation costs related to the Affected Resident's move to the newly-constructed Affordable Unit. All Affected Residents will continue to be tenants of the BHA until such time as they execute a new lease with the Owner Entity of the Affordable Unit at the Redevelopment.

C. Selection of Relocation Options

Based upon the Needs Assessment results for each household in a given demolition phase, best efforts will be made to optimize the relocation options and to accommodate all Affected Residents' needs and preferences. Within each demolition phase, all heads-of-household will be issued a 120-Day Notice to Relocate that includes their "Special Needs" category as defined below, if applicable, and ranking within the Special Needs or Non-Special Needs category. The 120-Day Notice to Relocate will also inform them of their grievance and appeal rights which are detailed below.

1. *Special Needs Households*

The following categories of Displaced Persons with "Special Needs" will be afforded a priority, in the order listed below, in the selection of the relocation option described above:

- a. Officers or active members of the CRA Board or CRA Committees who choose to remain on-site or in the nearby Charlestown neighborhood in order to better discharge their CRA obligations on behalf of all Affected Residents;
- b. Persons with disabilities who have documented reasonable accommodations to remain on-site on in the nearby Charlestown neighborhood; and
- c. Younger elementary-school-aged students in grade six or lower with school bus route scheduling needs who would be adversely affected if they must relocate away from the Charlestown neighborhood.

For each demolition phase, the Needs Assessment results will establish whether any of the above-identified Special Needs category/s applies to a Displaced Person's household. Based upon this determination, each household (in order of Special Needs category) will be assigned a randomly-generated number (ranking), with the person with the lowest number being afforded

a relocation option first. Within a selected housing option, if more households want a given type of CRD than there are units available, the Special Needs category household will receive a priority based on its ranking.

D. Offer of Comparable Replacement Dwelling

Within each demolition phase, Affected Resident households that are required to move will be appropriately matched to potential CRDs as they are identified, based on their order of priority for any Special Needs and their ranking. The household will receive a written offer to view the CRD with instructions to contact the HOU Staff. The HOU Staff will then contact the property manager and the head-of-household (by phone, email, or in-person, as appropriate) to schedule a unit viewing, and will accompany the Affected Resident on the unit viewing.

The head-of-household (or designee) will be required to formally accept or reject the CRD in writing within five (5) business days of viewing by signing either the *BHA Unit Acceptance Form* or *Housing Refusal Form*, a copy of which will be kept in the household's relocation file (along with the *BHA Housing Offer* form). Once the CRD is accepted, the HOU Staff will schedule a moving date with the resident in accordance with the anticipated unit readiness date provided by the property manager and taking into consideration building safety concerns (i.e., not leaving less than two households in a building entryway). HOU Staff will also arrange, with advance notice, to have a pest inspection done of the household's current unit and assist with transferring utilities or establishing new utilities in the relocation unit, as needed.

If, within 30 days after acceptance the CRD is not occupied without good cause for extension of the deadline, the CRD will be offered to the next eligible household for whom the CRD is appropriate. Likewise, if the resident does not respond in a timely manner to schedule a viewing as instructed, and the HOU Staff also are unable to reach the resident, the CRD will be offered to the next eligible household based on Special Needs category and ranking. Although households may receive up to three (3) offers of CRDs, the 120-Day Notice to Relocate will be based on the first offer. Once a 120-Day Notice to Relocate is issued, a household will be required to relocate to an appropriately-sized CRD before the expiration of the notice. As such, HOU Staff will encourage residents to accept their first offer of a CRD as the first is often their best offer ensuring sufficient time to relocate. A resident may reject a CRD based upon good cause information that was not available the time of their assessment. Residents should keep HOU informed of any household changes that would impact their relocation.

VII. RELOCATION SERVICES

HOU Staff will work closely with each household to ensure they complete all requisite steps, from the application through lease-up. The following details the key areas in which HOU Staff will assist in the public housing transfer, HCV processes, and private market rentals:

A. Public Housing Unit Transfer

HOU Staff will assist households in completing and submitting BHA transfer applications. Based upon information provided and regularly updated by BHA's Occupancy Department, HOU Staff will counsel residents regarding developments with vacancies. The head-of-household will be asked to indicate at least three development preferences on their application. BHA's Occupancy Department will offer available units in accordance with household bedroom size, reasonable accommodation needs and development preferences to Bunker Hill households in accordance with the prioritization process outlined in section **VI. RELOCATION OPTIONS, D. Offer of Comparable Unit, Special Needs Households** above. The first BHA unit offer to a household will constitute the comparable unit that will be identified in the 120-Day Notice sent to the household; 120 days from the date this notice is sent will be the earliest date that the household can be required to relocate from Bunker Hill. Within five months of the relocation deadline date for a particular phase, any household that has not received a unit offer (because there are no available units among their identified development preferences) will be entered into the BHA transfer system for an offer of the first available unit in the portfolio that matches their bedroom size and any reasonable accommodation needs, so that a 120-Day Notice can be issued to the household.

Once a unit offer is generated for a household, HOU Staff will contact the property manager of the development and the head-of-household to schedule a unit viewing. Once a resident has accepted a BHA public housing unit offer, a move-in date will be scheduled.

B. Private Apartment Lease-Up: HCV

Residents interested in relocating with a Section 8 HCV ("mobile voucher") will be provided extensive assistance with completing their Section 8 applications and submitting all required income and asset documentation. All residents will complete a BHA transfer application simultaneous to completing the Section 8 application, as an alternative plan, in the event that they are not successful in obtaining a voucher or leasing up within the required timeframe. HOU Staff will be in regular communication with BHA Leased Housing Program staff regarding any missing paperwork as well as determining dates of the briefing for households deemed eligible for a Section 8 mobile voucher. Once a household receives their voucher, HOU Staff will conduct extensive Section 8 unit searches via on-line neighborhood housing tools, Go Section8 (an online unit database), a wide variety of Internet apartment searches, and contacts with landlords and realtors in order to identify three CRDs. Upon the identification of the first CRD, a 120-Day Notice will be issued. Residents will be entitled to search for 120 days, at which point their voucher will expire. Residents are not required to move until their 120-Day Notice has expired. For households interested in "porting" their Section 8 mobile voucher out of the BHA system, including out-of-state, HOU Staff will work with BHA in assisting the household to port their vouchers.

Once a resident has identified a prospective rental unit, HOU Staff will assist with completing the **Request for Tenancy Approval (RFTA) form** with the landlord and coordinating an inspection of

the unit. If the unit fails the first inspection and a successful second inspection appears unlikely within a reasonable amount of time (2-3 weeks), HOU Staff will encourage the resident to continue to identify other prospective options and to withdraw the RFTA for the failed unit.

C. Coordination of Inspections and Moves & Assistance with Lease-up

Whether a Displaced Resident relocates to another BHA public housing unit or with a Section 8 mobile voucher, HOU Staff will also coordinate the following:

1. Pest Inspection/Extermination

At least two weeks prior to relocation, a mandatory unit pest inspection will be conducted of each relocating household's unit and, as needed extermination services will be provided to ensure that no pests are relocated with the household. Each household will receive a minimum of forty-eight (48) hours' notice of this pest inspection and the preparations they must undertake prior to the inspection. Households will be informed that failure to properly prepare for the pest control visit will result in a rescheduled visit, for which they may be assessed a fee. Arrangements for preparation will be made for residents who, due to a documented disability, cannot move items for unit preparation. If pests are found, arrangements will be made for pest treatment prior to relocation.

2. Scheduling Moves

Once a RFTA is approved for a Section 8 unit and the unit has passed inspection OR a public housing unit is deemed ready for occupancy by BHA management staff, the HOU Staff can coordinate the move for the resident. At this time, the resident will meet with the HOU Staff to complete relocation paperwork. The staff will confirm the resident's moving assistance choice and move date and outline the resident responsibilities for removing all belongings from the displaced unit. If the resident opts to have the contracted moving company handle their move, HOU Staff will coordinate the move (and any needed packing/unpacking assistance) with the moving company and provide the resident with packing supplies. In addition, the resident will complete a **Notice of Intent to Vacate Unit** form (See **Appendix J, Other Relocation File Forms**), notifying the current landlord of the date the resident will be vacating the displaced unit and confirming the resident's understanding of his obligations to pay rent through the move date, pay any outstanding bill due to their current landlord, remove all items from their unit and turn in their unit keys on the move date.

3. Utility Transfers/Coordinating New Utility Service

At this time, HOU Staff will also assist the resident with transferring utilities or establishing new utilities in the relocation unit, as needed. In order to be eligible for reimbursement, the utility account must be in the head-/co-head-of-household's name, which must appear on the bill. Residents who opt for the Self Move with Lump Sum Payment are not entitled to a separate

reimbursement for utility reconnections. Residents must file all relocation claims within 18 months after the date of their move.

4. Check-In

At two weeks, one week, and one day prior to move day, HOU Staff will meet with the resident to make sure they are packing and otherwise prepared for their move. At the one-week mark, if a household who has opted to move themselves does not appear to be sufficiently packed up, they will be required to have the moving company move them to ensure that relocation happens according to schedule. On move day, HOU Staff, will meet with the resident after they have moved to ensure there are no belongings remaining in their unit and complete a **Unit Check Out** form (See **Appendix M, Other Relocation Forms**) attesting to this.

5. Lease Signing

HOU Staff will also coordinate all aspects of lease signings with BHA for both public housing transfers and Section 8 lease-ups. For public housing transfers, HOU Staff will coordinate lease signing dates with property management staff and Bunker Hill residents. For Section 8 lease-ups, HOU Staff will be in frequent contact with BHA leasing officers regarding coordinating lease signings and ensuring residents provide up-to-date income documentation. HOU Staff will accompany residents to lease signings, as needed.

VIII. MOVING ASSISTANCE OPTIONS

Displaced Persons are entitled to receive assistance for necessary moving services and payment for actual moving and related expenses, as the BHA determines to be reasonable and necessary. Displaced Persons may choose one of the three moving assistance options listed below. However, in the event HOU Staff determines that a household has not taken good faith steps to meet reasonable moving deadlines, the HOU Staff may contract with a state-approved, licensed and insured moving company to provide the move as provided under the first option.

A. HOU-Contracted Move (No Charge to Resident)

The relocation services provider will contract with a state-approved, licensed and insured moving company, at no cost to the household being displaced. The household will be entitled to a \$100 Dislocation Allowance and the following:

- Packing and unpacking assistance if requested, by an “Elderly Person” so defined herein and/or required for reasons of reasonable accommodation of a disability in the household.
- New boxes, packing paper, bubble wrap and tape as well as packing instructions.
- Storage of personal property for a period not to exceed 12 months, unless BHA determines that a longer period is necessary. Any items that could pose a health or safety hazard (i.e., infested furniture) will not be stored.

- Inspection for and extermination of pests prior to relocation. No furniture or belongings will be moved or stored if they are determined to be infested.
- Disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property, including personal computer set-up and beds, as long as they have been installed with the approval of Bunker Hill management and are done so in compliance with the lease.
- Disposing of Affected Residents' unwanted items (including appliances) upon the resident's request.
- Insurance for the replacement value of property in connection with the move.
- The replacement value of property lost, stolen or damaged in the moving process (that is not the result of the fault or negligence of the displaced person, his/her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.

B. Self-Move with Lump Sum Payment

A household which elects to move all of their belongings themselves can receive a lump sum amount based on the schedule of allowance published by the Federal Highway Administration (FHA). A separate \$100 Dislocation Allowance as well as reimbursement of utility reconnection fee/s will not be paid under this option, as the lump sum includes these reimbursements. No invoices/receipts are required because the payment amount is fixed based on the number of rooms of furniture in the current dwelling. However, the household will not receive the fixed payment until after the HOU Staff has completed an inspection of the public housing unit and verified that all belongings have been removed and the unit is in broom-swept condition. A household may substantiate a hardship condition that would necessitate upfront payment of the lump sum allowance. Households choosing this option will be informed in advance of the amount for which they would be eligible. As of August 24, 2015, for the State of Massachusetts, the "Fixed Payment for Moving Expenses; Residential Moves" as published in the Federal Register was as follows:

1 BR/3 rooms = \$1,000	2 BR/4 rooms = \$1,200	3 BR/5 rooms = \$1,350
4 BR/6 rooms = \$1,500	5 BR/7 rooms = \$1,650	

See **Appendix K: Fixed Residential Moving Cost Schedule (effective August 24, 2015).**

C. Self-move with Reimbursement for Actual Reasonable Moving and Related Expenses

A household may choose to move all of their personal belongings themselves and be reimbursed for the actual cost of all reasonable moving and related expenses, not to exceed the costs of a commercial move. To be reimbursed, the resident must provide documentation of incurred reasonable moving and related expenses and submit a claim within 18 months from the date of their move. Reasonable moving and related expenses include:

- Dislocation costs, such as for meals during the move;
- Cost of commercial move or cost of labor and equipment to complete the move (supported by receipted bills);
- Transportation of household members and their personal property, which cannot be in excess of 50 miles (may include reimbursement for personally-owned vehicles which need to be moved). Mileage reimbursement shall be calculated based on the Internal Revenue Service (IRS) Standard Mileage Rate in effect at the time of travel.
- Packing boxes;
- Packing, crating, uncrating and unpacking of personal property, if needed;
- Storing of personal property for a period not to exceed 12 months, unless BHA determines that a longer period is necessary. Any items that could pose a health or safety hazard (i.e., infested furniture) will not be stored;
- Disconnecting, dismantling, removing reassembling and reinstalling relocated household appliances and other personal property, including computer set-up, as long as they have been installed with the approval of Bunker Hill management and are done so in compliance with the lease;
- Reinstallation of telephone, cable and Internet service;
- Insurance coverage for the replacement value of the property in connection with the move and necessary storage;
- The replacement value of property lost, stolen or damaged in the process of moving (not through the fault or negligence of the displaced person) where insurance covering such loss, theft or damage is not reasonably available; and
- Other reasonable moving-related expenses, such as sensitive medical/adaptive equipment, furnishings and personal belongings of a live-in aide, a piano, or a greater than usual amount of items stored in the household.

D. Reimbursement Procedure

1. Relocation Check Request Process.

BHA and HOU Staff have developed a system that ensures timely payment of relocation benefits to Bunker Hill residents. To the extent possible, HOU Staff will submit relocation-related check requests (See ***Check Request Form in Appendix M, Other Relocation File Forms***) at least two weeks in advance. For households opting for the moving company move or self-move with fixed moving cost payment, the head-of household will receive their relocation check/s (i.e., self-move payment or dislocation allowance) upon verification by HOU Staff that they have completely moved all belongings out of their unit, as documented on ***Unit Check Out Form (See Appendix M, Other Relocation File Forms)***, unless household can substantiate extenuating circumstances that would require them to receive this payment in advance.

2. *Reimbursement of Actual and Related Moving Expenses/Costs.*

For reimbursement of any reasonable actual and related moving expenses, payments will be issued within 30 days following the submission of sufficient documentation to support the claim. However, advance payments may be made where they would avoid or reduce a hardship. Therefore, BHA will make security deposits available once the resident has signed a lease. The resident will be required to provide a copy of the lease to their Relocation Counselor in order to obtain this security deposit check. For households seeking down payment assistance for home purchase, the head-of household must provide a copy of the purchase and sale agreement, and BHA will then have a down payment assistance check available at the financial closing.

3. *Reimbursement of Utility Reconnection Fees.*

HOU Staff will inform residents to submit reimbursement for utility reconnection fees upon their receipt of their first utility bills in their relocation unit. To be reimbursed, the resident must provide a copy of the utility bill for CRD that shows the reconnection fee charge.

4. *Relocation Check Receipt.*

In all cases, HOU Staff will have the head-of-household sign a document acknowledging receipt of relocation payments (See **Appendix J, Other Relocation File Forms, Relocation Check Receipt Form**) and a copy of all relocation benefits checks should be kept in each household's relocation file.

IX. ADDITIONAL RELOCATION PAYMENTS

Reimbursement for any additional moving and related expenses must be determined to be reasonable and necessary by the BHA.

A. Reasonable/Necessary Up-Front Costs Associated with Moving/Relocation

Upfront payments are sometimes expected to secure a CRD using a Section 8 mobile voucher. BHA will cover costs for rental applications and credit checks with sufficient documentation provided to HOU to demonstrate that such upfront payment is required. BHA will also provide a reasonable security/pet deposit up to one month of rent if required for a household to lease a unit. BHA will not typically cover other upfront costs, but does reserve the option to cover additional costs on a case-by-case basis.

Subject to BHA's discretion, only one security/pet deposit will be advanced by BHA. If the resident moves from their initial private market rental to another location, another security deposit payment will not be provided unless good cause exists to provide another security deposit payment. The security deposit shall remain the property of BHA, and any refundable amount shall be returned to BHA. Residents may be required to reimburse BHA for any deduction from

the security deposit. See **Appendix J: Other Relocation Forms, Security Deposit Forms**. Other costs for relocating to a private sector housing may also be eligible for reimbursement on a case by case basis with documentation subject to BHA discretion.

B. Furniture Resources

Affected Resident households shall be provided with assistance to replace furniture and/or belongings that have been lost or damaged due to the Project. In the event that furniture is damaged/lost during a move with a contracted, licensed and insured moving company, the HOU Staff will work with the resident to file a claim with the moving company and ensure the moving company's timely response to and disposition of the claim. If a resident opts to move themselves and furniture is damaged or lost in the process or if severe infestation necessitates disposal of furniture and belongings, HOU will connect the resident to appropriate resources.

C. Miscellaneous Other Payments

BHA reserves the right to reimburse other actual and reasonable relocation-related expenses on a case-by case basis for households in the event of undue hardship.

X. RESIDENT NOTIFICATIONS

Throughout the Project, the HOU Staff and the Development Team will maintain communication with Affected Residents to keep them informed of progress and to answer questions about the implementation of the Plan, including through periodic meetings, notices, newsletters, flyers, website, door-to-door communication, and other in-person communications. HOU Staff will communicate with residents via text and/or email if that is their preferred method of communication. Residents will be informed in writing, or via another appropriate and accessible mode of communication, of their right to a reasonable accommodation to enable them to participate fully participate in all Project activities. A separate Resident Relocation Guide for Affected Residents has also been prepared to address frequently-asked questions (See **Appendix L, Bunker Hill Relocation FAQ**). All Project-related written communications will be translated into Spanish and meetings will be conducted in English and Spanish and other languages, as requested. If an Affected Resident has a first language other than English or Spanish, this will be noted by the HOU Staff during the Assessment and reasonable accommodations will be made on a case-by-case basis to ensure that all Affected Residents receive correct, equal and timely communications. Over the course of the Project, it is likely that other language needs may emerge and will be addressed as detailed above.

A. Required Resident Notices

All Affected Residents will be provided with regulatory relocation notices written in plain language, directed to the head of each household, that includes the name and telephone number (including the TDD number), of the person who may be contacted for further information so that tenants who are unable to read and understand the notices will be

provided with appropriate translation, communication and counseling. The regulatory relocation notices will be in English, with translation into Spanish (and other languages, as needed in accordance with BHA policies) and provided by regular mail as well as via personal delivery in-hand, with all documentation of delivery as required under the Governing Laws. The following are all relocation notices required under the URA:

1. General Information Notice (GIN)

The purpose of the GIN is to inform residents about the plans for redevelopment and about their potential eligibility for receiving relocation assistance under the URA. The GIN, along with HUD brochure detailing URA relocation rights, will be delivered to all Bunker Hill residents simultaneously.

2. Move-Out Notice/Notice of Right to Return

Residents who have moved from Bunker Hill subsequent to the date the Letter of Assurance was issued (September 12, 2019) but prior to receiving the Notice of Eligibility for Relocation Assistance will be eligible to return to the redevelopment provided they have not been evicted for cause in the interim.

3. Notice of Eligibility for Relocation Assistance (NOE)

The purpose of the Notice of Eligibility for Relocation Assistance (NOE) is to inform Affected Residents that they will be displaced from their original Bunker Hill unit and will be eligible for full relocation benefits and assistance when their phase of relocation begins. This notice will provide information on residents' eligibility and caution them to make sure they seek out HOU Staff prior to moving from their original unit.

4. 120-Day Notice to Relocate

No Affected Resident household will be required to move unless at least one CRD is made available at least 120 days before the required move. As such, the 120-Day Notice will inform Affected Residents of at least one identified comparable replacement dwelling unit and their last day to vacate their current dwelling (which is 120-Days after the issuance of the Notice). The 120-Day Notice will inform Affected Residents that they will have five (5) business days to respond. Depending on the construction and relocation timetable, the 120-Day Notice may be part of the NOE or provided in a separate mailing. Ideally, the 120-Day Notices will be issued between 150 and 180 days in advance of the scheduled demolition in each phase.

5. 30-Day Move Notice

This notice will contain the address of the CRD to which the resident is relocating to as well as the date of their move, and will be given 30-days before the resident's move date. The HOU Staff will work with the household to identify this unit. Any resident who is not being displaced but

either temporarily relocated or moving directly to from their Bunker Hill unit to a redeveloped Bunker Hill unit will also be provided with a 30-Day Notice.

See **Appendix F: Relocation Notices** for copies of all aforementioned required notices.

B. Other Relocation Notices

In addition, to the required regulatory notices, the HOU Staff will maintain the following communication in each tenant file created for this Project and relocation:

- 1. Signed Letter(s) of Assurance. See Appendix M.**
- 2. Signed Multiagency Release. See Appendix N.**

Care will be taken to respect the privacy rights of persons to be displaced, and holders of personal data are subject to the provisions of state and federal privacy laws and regulations, including M.G.L. c. 66A and 760 CMR 8.00.

XI. RELOCATION PROCESS AND PROCEDURES SUMMARY

A. Relocation Administration; Roles & Responsibilities

Under the direction of Lisa Mangum, HOU's Project Director, and Marisa Rodrigues, Assistant Project Director, HOU's on-site staff who will be responsible for administering this Plan will include a Relocation Coordinator, a Relocation Assistant, and an Outreach Worker, at least one of whom will be bilingual in English and Spanish. HOU will also employ a Data Coordinator, whose prime responsibility will be to input and update the relocation and re-occupancy data and generate reports for the Development team. All HOU Staff will work collaboratively with the Development Team and staff from other agencies to provide comprehensive relocation and rehousing services pursuant to this Plan. HOU will maintain an office on-site at 50 O'Brien Court, Charlestown, convenient for the Affected Residents until a new office location must be identified due to imminent demolition. HOU Staff will be scheduled to work between 9am and 5pm as well as some evenings to ensure they are accessible to Bunker Hill residents during the day and evening. HOU Staff will periodically work on Saturdays to provide residents with additional access. Residents will also have the opportunity to meet individually with BHA's property manager and HOU's Relocation Coordinator at their request throughout the Project.

HOU Staff are responsible for conducting resident meetings, providing the required Resident Notices (described above), conducting mobility counseling, providing referrals to supportive services and technical assistance, scheduling and coordinating relocation moves, identifying Comparable Replacement Dwellings for relocation and providing housing referrals, administering relocation benefits, coordinating utility hook-ups, conducting follow-up visits, communicating on an ongoing basis with Affected Residents, as needed, and documenting the relocation activities.

HOU Staff will work closely with the BHA and Charlestown Residents Alliance (CRA) to ensure seamless, successful relocation and re-occupancy for Bunker Hill residents. Appropriate processes and communications protocol (i.e., formats and timelines for reporting on the progress of relocation counseling, problems and complaints and related matters) will be established well in advance of the relocation of Bunker Hill residents, and BHA will ensure that the necessary resources are provided, including the following:

- Leased Housing program staff will issue Housing Choice Vouchers (HCVs) and provide information, as needed, to HOU Staff to aid Bunker Hill residents in successfully leasing up in the private market. Section 8 Program staff will participate in regular meetings with HOU Staff, at which time the status of residents' Section 8 applications, briefings, RFTA's, unit inspections, and lease signings will be discussed. Leased Housing staff will also provide information on any BHA project-based Section 8 resources (including Mixed Finance developments), to the extent that these could be a relocation option for Bunker Hill residents.
- Occupancy staff will communicate information regarding BHA public housing units available for relocation, processing BHA transfer applications and requests for reasonable accommodations. Occupancy Program staff will participate in regular meetings with HOU Staff at which time the status of transfer applications, reasonable accommodation requests, and lease signings will be discussed.
- BHA Management staff will provide regular updates regarding changes in household composition and/or income, submitted reasonable accommodation requests, vacated units and any other information pertinent to the successful relocation of Bunker Hill residents. Management staff will participate in regular meetings with HOU Staff throughout the Bunker Hill relocation effort.
- Development team will work closely with the HOU Staff to coordinate construction and planning efforts to minimize the negative impacts to residents and make the transition as smooth as possible.

B. Relocation Process

The following outlines the relocation process and procedures that will be applicable to all Affected Residents.

- The Development Team and/or the HOU Staff will conduct informational meetings to update residents regarding the status of the relocation and redevelopment, discuss relocation topics, and receive feedback.
- HOU Staff will conduct workshops to explain relocation procedures in detail. This includes providing written information on moving assistance, benefits, rights, privileges and protections.

- All heads of household will be interviewed personally by the HOU Staff to determine housing and special needs.
- Each Affected Resident will be offered a CRD based on the appropriate bedroom size needed, special physical needs, and availability.
- Once a CRD is accepted by the resident, the Relocation Coordinator will schedule a moving date with the resident and will arrange to have a pest inspection done on their current unit.
- HOU Staff will also assist the resident with transferring utilities or establishing new utilities in the relocation unit as needed.
- Upon request, all residents will be offered transportation to inspect the housing to which they are referred.

C. Relocation File Set-up

HOU Staff will set up and maintain relocation files that will contain hard copies of documents given to each affected household. These files will be maintained confidentially in a locked file cabinet and will contain, at a minimum, the following information:

- Household Relocation Needs Assessment (See **Appendix E**).
- Required relocation notices (General Information Notice, Notice of Eligibility for Relocation Assistance, 120-Day Notice and 30-Day Notice) (See **Appendix F**).
- Copy of Letter of Assurance (See **Appendix M**).
- Resident contact tracking, documenting all contact with the household and all activities directly related to the relocation assistance services offered.
- Housing referral forms or updated listings of public housing and comparable replacements identified and presented to the household.
- Copies of referrals to any agency resources for household members and all follow-up contacts before, during and after relocation.
- Copy of Section 8 voucher (if applicable).
- Signed Multiagency Release (as applicable).
- Move Confirmation and Resident Responsibilities Form (See **Appendix J: Other Relocation File Forms**).
- Moving Assistance and Benefits Declaration Form (See **Appendix J: Other Relocation File Forms**).
- Notice of Intent to Vacate (See **Appendix J: Other Relocation File Forms**).
- Unit Check Out Form (See **Appendix J: Other Relocation File Forms**).
- Calculation of benefits
- Check Request Form (See **Appendix J: Other Relocation File Forms**) and copies of all relocation benefit checks issued.
- Check Receipt Form (See **Appendix J: Other Relocation File Forms**).
- Copy of new lease.
- Handouts/brochures/flyers/letters provided all households.
- Other documents relative to the household's relocation.

See Appendix O: Relocation File Checklist, which details all documents that are in the Relocation file.

D. Data Tracking/Reporting

As part of its recordkeeping requirements, the HOU Staff will maintain an occupant list that will identify:

- All persons occupying the site as of September 12, 2019 (Letter of Assurance date).
- All persons moving onto the property on or after September 12, 2019.
- Addresses of families who have moved from the Site since September 12, 2019.

Other information to be tracked includes:

- Dates URA-required relocation notices sent
- Relocation preferences
- Unit offers
- Unit Inspection results
- Approved reasonable accommodations and/or need for special accommodations
- Contact log entries
- Move dates
- New Address
- Tenancy issues including any pending eviction actions for nonpayment or cause, housekeeping issues, etc.
- Replacement housing payments
- Moving costs
- Claims and payment information

Subject to the provisions of state and federal privacy laws, including M.G.L., c. 66A and 760 CMR 8.00, real time information will be available for viewing by the Development Team through reports provided by HOU. These reports will track the status of each household's progress toward relocation and will be provided monthly as well as upon the request of Development team members and the CRA.

Further, in order to assess satisfaction with relocation as well as maintain updated contact information and keep abreast of household composition changes that could impact unit assignment in the Redevelopment, HOU will maintain regular contact with relocated residents. A primary means of tracking such changes will be through a relocation survey that will be sent to relocated households with a self-addressed stamped envelope on a quarterly basis. See **Appendix P: Quarterly Relocation Survey**. This survey will also be helpful in identifying and

targeting assistance to any residents who are having difficulty paying their rent or utility bills or complying with the housekeeping/home maintenance requirements of their lease.

XII. RE-OCCUPANCY POLICY AND PROCEDURES

A. Tenant Participation Rights

The BHA, CRA, and Bunker Hill Redevelopment Company LLC (Developer) acknowledge that the continued existence and recognition of an active, representative, and democratic local tenant organization (LTO) is critical to the successful redevelopment and management of the Bunker Hill Housing Development. The LTO agrees to encourage participation by, and to represent fairly the interests of, the residents of the Bunker Hill Development.

The BHA, Developer, and new Owner Entities of the Redevelopment (with their successors and/or assigns) shall (1) continue to recognize the importance and benefits of tenant cooperation and participation in creating a suitable living environment at the Redevelopment and contributing to the successful operation and management of the Redevelopment, and (2) afford the CRA or any successor LTO or informal tenant association, all rights of participation pursuant to applicable BHA's policies for public housing replacement units at the Redevelopments, under the parties' Project agreements, including the Development Agreement and Covenants Agreement, and as may be required under applicable publicly assisted housing laws then in effect, including but not limited to with respect to funding the LTO, consulting with the LTO on major resident-related decisions and developing the rules or policies that affect the rights, status, duties, or welfare of the residents of the Affordable Units such as the terms of occupancy or use included in the form of the lease, negotiation of grievance procedures applicable to the Affordable Units, participation in hiring of employees who will have direct dealing with the Affordable Unit residents, and any other tenant protections and changes to the eligibility and selection criteria for the Affordable Units.

B. Right to Return to Redevelopment

The Development Team's goal is to maximize the number of original Bunker Hill households who return to the newly constructed Redevelopment on the Site. The Development Team recognizes that all households lawfully occupying Bunker Hill as of and from the Notice of Intent to Acquire (September 12, 2019) retain their right to return and to be rehoused at the Redevelopment unless they have been determined an "Ineligible Household" under the limited circumstances described above, with documentation of any ineligibility maintained by the HOU Staff in their respective tenant files.

C. Return Move Assistance

Affected Residents returning to the Redevelopment will have the services of a licensed and insured moving company (including packing and unpacking, as needed), packing supplies, and

reimbursement of utility re-connection fees. No Affected Resident moving back to the Redevelopment will have to pay any costs associated with the return move or in connection with a lease-up at the Redevelopment, including but not limited to any rental application fee, security deposit, pet fee, parking fee and the like, and all costs for disconnecting and reconnecting telephone, cable TV/internet services, if applicable. If BHA, approves a household split for relocation purposes due to special circumstances (listed in **V. Eligibility for Relocation Assistance, A.4. Split Households**), each split household will retain a right to return to a redeveloped unit and both be provided return move assistance detailed above. Any resident reimbursements for the aforementioned additional rehousing relocation payments will follow the same reimbursement process as detailed in the previous section.

D. Re-Occupancy Screening

No returning Affected Resident shall be subject to a re-occupancy screening for tenancy at the Redevelopment, or be deemed ineligible to be rehoused at the Redevelopment due to any occupancy screening criteria except for income certification to establish rent and determine continuing income eligibility for the Affordable Unit. Returning Affected Residents may not be screened for any so-called “Good Standing” criteria which may be required of other new applicants for tenancy by the Developer or Owner Entities (or agents thereof). Prohibited rescreening of returning Affected Residents shall include a landlord reference, credit check, CORI check, pending or past eviction history, including a “Private Conference” for any alleged lease violation, repayment agreement, or final court-order of eviction, determination of whether the resident is able to secure a utility account (since all utilities will be included in the rent), is otherwise lease compliant, or imposing any requirement that the resident pay any balance of any repayment agreement or cure any alleged lease violations prior to being rehoused.

E. Priority to Returning Affected Residents

All Affected Residents shall be prioritized for offer of a unit at the redevelopment and will receive written notice of their right to return, or move directly, into a new unit at the redevelopment, with an offer identifying an appropriately-sized unit. All Affected Residents, including those who have previously received relocation benefits in connection with a move away from Bunker Hill and those who choose to retain a HCV, shall be eligible for a priority offer to return. In order of the sequence of each demolition phase, the offer of rehousing in an Affordable Unit shall be provided to Affected Residents in the following order of “first to be displaced, first to return”: (1) first to those in the Special Needs category in the order of priority detailed above, (2) second to those who were already displaced once by the length of time of their dislocation (e.g., their Phase) and (3) otherwise by their randomly generated ranking number established prior to their relocation, with the lowest number receiving the earlier offer for an appropriate bedroom size as they come on line. Households may choose not to return to the redevelopment but to continue to be housed permanently using their HCV or in another public housing unit in BHA’s portfolio.

Prior to commencing re-occupancy activities, the new property management will convene information sessions with returning Affected Residents to explain the new management processes and procedures, including the income verification and rent determination that must be done prior to re-occupancy, highlight the features and amenities of the new units and development and provide an update regarding the re-occupancy schedule. These meetings will be intended to generate excitement about the units coming online.

Affected Residents shall be provided with as much advance notice as possible of the estimated date by when an affordable unit will become available for occupancy. At least 120 days in advance, new Management Company will notify each household in writing of the upcoming availability of an appropriately-sized Affordable Unit and a date for them to be certified for program eligibility (income). The household will be required to either attend the screening appointment, reschedule or inform Management they are waiving their right to return. Households who fail to respond to this initial "Notice of Re-occupancy" will receive up to two more written communications via mail, as well as additional communications via phone, email, or in-person attempts to confirm receipt of the notice(s).

Once the household has met the program eligibility requirements, the Management Company will formally offer a unit and schedule a unit viewing for the Affected Resident households. After viewing a prospective Affordable Unit, Affected Resident households will have a period of five (5) business days (unless there is good cause for additional time) to notify the HOU Staff and Management Company in writing of whether they will accept or decline the offered Affordable Unit. Households who decline an Affordable Unit at the redevelopment or fail to respond to a written offer from the Management Company (defined as failure to respond to three letters and documented attempted phone, email, and/or in-person contact) will be deemed to have forfeited their right to return to the Redevelopment during the initial lease-up process (unless there is good cause for an exception). The Management Company will send all third letters via certified mail, return receipt requested. Copies of these letters and/or Waiver forms will be kept in the household's relocation file.

After the resident has accepted the unit, the Management Company will coordinate an inspection of their current unit by a licensed pest control company to ensure that their unit is pest-free. If pests are discovered, Management will discuss treatment options with the resident. A resident's return move will not be scheduled until the pest control company deems the unit clear of pests. All returning households will be required to attend a new move-in orientation with Management, which will detail Management policies and procedures, including the lease, and demonstrate use of appliances, heating and cooling system, etc. HOU Staff will schedule residents' moves to their new units in accordance with the construction schedule, taking into account other factors such as availability of elevators. All resident return moves will be conducted by a licensed moving company. Residents will be provided with packing supplies at least 3-4 weeks prior to their scheduled move. Packing/unpacking assistance will be coordinated with the moving company for those residents who require such assistance. Residents will sign their lease and be provided keys to their new unit on the day of their move.

XIII. GRIEVANCE AND APPEALS PROCEDURES

A. Failure of Residents to Adhere to This Plan

BHA will exercise its authority judiciously with respect to its rights to relocate Affected Residents. in order to ensure and enable the redevelopment activities to occur in a timely fashion. Eviction should be employed only as a last resort and shall be undertaken in conformance with applicable state and local law, and carried out in the manner described in 49 CFR 24.206 (as amended and as it may be amended). An eviction related to non-compliance with a requirement related to carrying out a project (e.g. failure to move or relocate when instructed, or to cooperate in the relocation process) shall not negate a person's entitlement to relocation payments and other assistance set forth in 49 CFR Part 24. Nonetheless, in accordance with 760 CMR 27.04(4)(o) and 49 CFR 24, property management may initiate actions under the eviction procedures if a resident refuses to comply with the following:

1. Move or relocate
2. Meet with BHA Management/HOU Staff regarding relocation; or
3. Cooperate in the relocation process.

BHA Management and HOU Staff will undertake every effort to best accommodate resident needs during their relocation and coordinate resident relocation with the support of resident emergency contacts/family members so as to avoid eviction action. This includes employing informal conferences with the Development Team in an attempt to address any issues. As such, any adverse determination of ineligibility or change in eligibility status of an Affected Resident shall be reported in writing to the Development Team within ten (10) calendar days of such determination or change in eligibility.

B. Grounds for Appeal

If a resident contends that this Relocation Plan is not being implemented properly or believes the BHA has failed to properly consider the person's request for relocation assistance, the resident may file a written appeal to BHA (52 Chauncy Street, Boston, MA 02111), where staff is responsible for ensuring that the Relocation Advisory Agent:

- Properly determines whether the resident qualifies or will qualify as a person who is eligible for relocation assistance;
- Properly determines the amount of any relocation payment required by this plan;
- Properly provides an appropriate temporary relocation unit; and
- Properly responds to an appeal in a timely manner.

BHA/HOU Staff shall inform residents, in writing, of their right to appeal to BHA.

Grounds for an appeal may include:

- A determination by the BHA of the individual's eligibility or ineligibility as an Affected Resident, as defined by the Relocation Plan;
- A determination by the BHA of the scope and amount of relocation assistance made available to an Affected Resident, including advisory services, moving expenses, and replacement housing payments.
- Any decision to permanently relocate the family, including the terms and conditions of the permanent move, or the amount and scope of permanent relocation benefits.
- The BHA's determination that an Affected rejected an offer of a Comparable Replacement Dwelling without good cause.

Grounds for appeal shall not include suspension of discretionary relocation benefits to Former Residents.

C. Filing an Appeal

An appeal must be filed in writing with the Administrator of BHA within sixty (60) calendar days of the date of the contested action, or by referral from BHA or HOU Staff, in which event written notice from the resident is not required. The date of the contested action is the date on which a determination was received by the resident. If the appeal is based on an event for which a date of action cannot be determined, the appeal must be filed within sixty (60) calendar days of the action.

- **Right to Representation; Right to File Review.** Any person requesting an appeal shall have the opportunity to examine and to copy all documents, records and regulations that are relevant to the appeal prior to any hearing. The BHA may charge a reasonable fee for copies of more than fifty (50) pages. Any person requesting an appeal shall have the right to be represented by counsel or any other person of their choice.
- **Conduct of the Appeal.** An appeal shall be scheduled as promptly as possible. All requests for appeals shall be heard within ten calendar days from the time of the request for the appeal. The appellant shall have at least five calendar days advance written notice of the date, time and place of the hearing. If the appellant requires a change in the date of the hearing, the resident must contact the BHA at least forty-eight (48) hours in advance of the scheduled hearing. Upon the resident's showing of good cause, the BHA shall arrange an alternate date and time for the hearing and notify all parties.

The appeal will be conducted by a representative of the BHA who is not the person who took the action under appeal. The hearing shall be informal, and oral or documentary evidence pertinent to the facts and issues raised by the appeal may be received without

regard to admissibility under the rules of evidence applicable to judicial proceedings. At the appeal, the appellant shall have the right to:

- Examine and to receive copies of all documents, records and regulations that are relevant to the appeal prior to any hearing;
 - be represented by counsel or any other person of their choice;
 - present evidence and arguments in support of the appeal, to controvert evidence relied on by the BHA, and to confront and cross-examine all witnesses on whose testimony or information the BHA relies; and
 - a decision based solely and exclusively upon the facts presented at the hearing.
- **Decision by the BHA.** Within five (5) calendar days after the hearing, the hearing officer shall prepare a written decision, which shall include a statement of its findings of fact and specific reasons for the results. A copy of the decision shall be mailed or delivered to the parties or their representatives and a copy shall be kept in the resident's file.
 - **Appeal to Bureau of Relocation.** Within 30 days of receipt of a decision by the displacing agency as to the amount of a relocation payment or eligibility for a relocation payment, a displaced person who is dissatisfied with the BHA's determination on the appeal may submit a written request for further review to the Bureau of Relocation at:

Maggie Schmitt
Bureau of Relocation
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114
(617) 573-1408

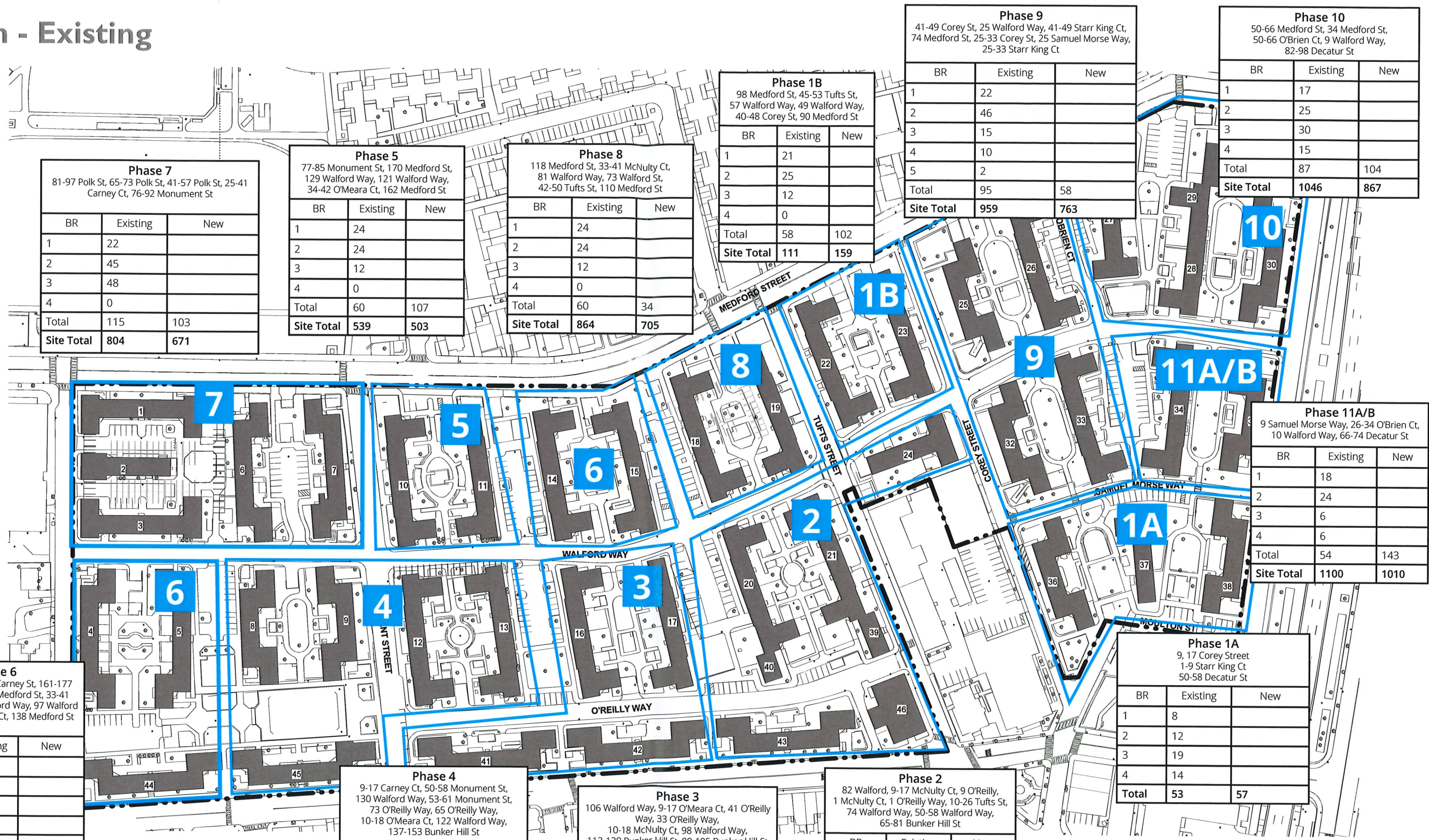
If a review by the Bureau is not sought within 30 days of receipt of a decision, the decision of the BHA shall be final, unless there are extenuating circumstances, such as a public health emergency.

APPENDIX A: SITE PLAN

Timetable of Bunker Hill Phase One Redevelopment:

Phase	Units to Demolish	Units to Build	Begin Relocation	Complete Relocation	Demolition start date	Construction start date	Construction completion/Lease-up
Phase 1A	53 units	56 affordable 199 market	Early Summer 2020	December 31, 2020	January 2021	April 2021	May 2022
Phase 1B	73 units	102 affordable	August 1, 2020	March 1, 2021	April 2021	July 2021	June 2022

Site Plan - Existing



Phase 7
81-97 Polk St, 65-73 Polk St, 41-57 Polk St, 25-41 Carney Ct, 76-92 Monument St

BR	Existing	New
1	22	
2	45	
3	48	
4	0	
Total	115	103
Site Total	804	671

Phase 5
77-85 Monument St, 170 Medford St, 129 Walford Way, 121 Walford Way, 34-42 O'Meara Ct, 162 Medford St

BR	Existing	New
1	24	
2	24	
3	12	
4	0	
Total	60	107
Site Total	539	503

Phase 8
118 Medford St, 33-41 McNulty Ct, 81 Walford Way, 73 Walford St, 42-50 Tufts St, 110 Medford St

BR	Existing	New
1	24	
2	24	
3	12	
4	0	
Total	60	34
Site Total	864	705

Phase 1B
98 Medford St, 45-53 Tufts St, 57 Walford Way, 49 Walford Way, 40-48 Corey St, 90 Medford St

BR	Existing	New
1	21	
2	25	
3	12	
4	0	
Total	58	102
Site Total	111	159

Phase 9
41-49 Corey St, 25 Walford Way, 41-49 Starr King Ct, 74 Medford St, 25-33 Corey St, 25 Samuel Morse Way, 25-33 Starr King Ct

BR	Existing	New
1	22	
2	46	
3	15	
4	10	
5	2	
Total	95	58
Site Total	959	763

Phase 10
50-66 Medford St, 34 Medford St, 50-66 O'Brien Ct, 9 Walford Way, 82-98 Decatur St

BR	Existing	New
1	17	
2	25	
3	30	
4	15	
Total	87	104
Site Total	1046	867

Phase 6
17-33 Polk St, 2-18 Carney St, 161-177 Bunker Hill St, 146 Medford St, 33-41 O'Meara Ct, 105 Walford Way, 97 Walford Way, 34-42 McNulty Ct, 138 Medford St

BR	Existing	New
1	63	
2	60	
3	27	
4	0	
Total	150	65
Site Total	689	568

Phase 4
9-17 Carney Ct, 50-58 Monument St, 130 Walford Way, 53-61 Monument St, 73 O'Reilly Way, 65 O'Reilly Way, 10-18 O'Meara Ct, 122 Walford Way, 137-153 Bunker Hill St

BR	Existing	New
1	46	
2	56	
3	23	
4	9	
5	1	
Total	135	45
Site Total	479	396

Phase 3
106 Walford Way, 9-17 O'Meara Ct, 41 O'Reilly Way, 33 O'Reilly Way, 10-18 McNulty Ct, 98 Walford Way, 113-129 Bunker Hill St, 89-105 Bunker Hill St

BR	Existing	New
1	45	
2	48	
3	23	
4	0	
Total	116	115
Site Total	344	351

Phase 2
82 Walford, 9-17 McNulty Ct, 9 O'Reilly, 1 McNulty Ct, 1 O'Reilly Way, 10-26 Tufts St, 74 Walford Way, 50-58 Walford Way, 65-81 Bunker Hill St

BR	Existing	New
1	42	
2	36	
3	27	
4	12	
Total	117	77
Site Total	228	236

Phase 1A
9, 17 Corey Street, 1-9 Starr King Ct, 50-58 Decatur St

BR	Existing	New
1	8	
2	12	
3	19	
4	14	
Total	53	57

Phase 11A/B
9 Samuel Morse Way, 26-34 O'Brien Ct, 10 Walford Way, 66-74 Decatur St

BR	Existing	New
1	18	
2	24	
3	6	
4	6	
Total	54	143
Site Total	1100	1010



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One Charlestown - BOSTON

PRELIMINARY DESIGN

APPENDIX B: RELOCATION BUDGET

Charlestown Projected Phase 1A and 1B Relocation Expenses

Staffing	Year 1			Year 2		
	hourly rate	Average hours / wk	Total Cost	hourly rate	estimated hours / wk	Total Cost
Project Director	\$132	10	\$68,640	\$132	8	\$54,912
Assistant Project Director	\$77	15	\$60,060	\$77	15	\$60,060
Relocation Coordinator	\$46	40	\$95,680	\$46	40	\$95,680
Data Coordinator	\$40	40	\$83,200	\$40	40	\$83,200
Relocation Coordinator Assistant	\$32	40	\$66,560	\$32	40	\$66,560
Outreach Worker	\$25	30	\$39,000	\$25	30	\$39,000

Total Budget: \$413,140

\$812,552

\$399,412

Consultants

Consultant	Year 1	Year 2	Total
Staff Accountant	\$7,200	\$10,800	\$18,000
Legal Consultant	\$500	\$500	\$1,000
Interpreter Services	\$1,200	\$1,200	\$2,400
Technology Consultant	\$1,000	\$1,000	\$2,000

Total Budget: \$23,400

Reimbursables

Item	Year 1	Year 2	Total
Transportation	\$1,000	\$1,000	\$2,000
Program Insurance	\$3,600	\$3,600	\$7,200
Office Equipment and Expenses	\$12,000	\$5,000	\$17,000
Training	\$600	\$600	\$1,200

Total Budget: \$27,400

Relocation / Moving Costs

Moving contract

Item	Year 1	Year 2	63 moves
	27 moves	36 moves	
Moving Costs	\$28,000	\$37,333	\$65,333
Packing Materials	\$3,900	\$5,400	\$9,300
Storage Costs	\$0	\$2,000	\$2,000
Extermination Costs	\$2,600	\$3,600	\$6,200
Cable and Telephone Transfers	\$3,120	\$4,320	\$7,440
Packing Assistance	\$3,000	\$6,000	\$9,000

Total Budget: \$99,273

Lump Sum

Item	Year 1	Year 2	Total 63 moves
	26 moves	37 moves	
Lump Sum	\$31,100	\$44,400	\$75,500

Total Budget: \$75,500

Total Budget (moving contract and lump sum payment): \$174,773

**Total Contract Amount
(A1+A2+B1+B2)**

\$1,038,125

**APPENDIX C: DHCD APPROVAL LETTER OF
RELOCATION ADVISORY AGENCY**



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

February 25, 2020

Amy Tran
Assistant Director of Real Estate Development
Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

Re: Boston Housing Authority, Charlestown/Bunker Hill Development – Relocation Advisory Agency Designation

Dear Ms. Tran:

The Bureau of Relocation (Bureau) received the request to designate a Relocation Advisory Agency for the Boston Housing Authority's redevelopment of Charlestown/Bunker Hill, an 1,100-unit Boston Housing Authority development. The Charlestown redevelopment is anticipated to occur in 11 phases over approximately 10-15 years.

The Bureau agrees that Lisa Mangum and Marisa Rodrigues of Housing Opportunities Unlimited have the qualifications necessary to provide relocation advisory services. Therefore, pursuant to M.G.L. Chapter 79A, Section 2, the Bureau approves the Housing Opportunities Unlimited team of Lisa Mangum and Marisa Rodrigues as the designated Relocation Advisory Agency for the Charlestown/Bunker Hill development.

If you have any questions, please contact me at (617) 573-1408, or at Maggie.Schmitt@mass.gov.

Sincerely,

A handwritten signature in cursive script that reads "Maggie Schmitt".

Maggie Schmitt, AICP
Urban Renewal & Relocation Coordinator / Bureau of Relocation

cc: Joseph Bamberg, Boston Housing Authority (email)
Lisa Mangum, Housing Opportunities Unlimited (email)
Marisa Rodrigues, Housing Opportunities Unlimited (email)

**APPENDIX D: BUNKER HILL
DEMOGRAPHIC INFORMATION**

Bunker Hill Phase 1A and 1B Demographic Information

Head of Household and Entire Household Statistics as of January 17, 2020

Gender Statistics

Head of Household	
Gender	Count %
Male	20 17%
Female	98 83%
Totals	118 100%

Entire Household	
Gender	Count %
Male	129 39%
Female	204 61%
Totals	333 100%

Age Statistics

Head of Household			
Age	Male	% Female	Total %
18 and Under	0	0%	0 0%
19-24	0	0%	2 2%
25-34	1	1%	17 14%
35-44	3	3%	33 28%
45-54	6	5%	17 14%
55-64	7	6%	20 17%
65-74	2	2%	5 4%
75+	1	1%	4 3%
Totals	20	17%	98 83% 118 100%

Entire Household			
Age	Male	% Female	Total %
18 and Under	70	21%	77 23% 147 44%
19-24	15	5%	14 4% 29 9%
25-34	7	2%	23 7% 30 9%
35-44	9	3%	34 10% 43 13%
45-54	12	4%	19 6% 31 9%
55-64	9	3%	24 7% 33 10%
65-74	4	1%	7 2% 11 3%
75+	3	1%	6 2% 9 3%
Totals	129	39%	204 61% 333 100%

Disabled/Handicap Statistics

Head of Household			
Disability	Male	% Female	Total %
Yes	9	8%	37 31% 46 39%
No	11	9%	61 52% 72 61%
Totals	20	17%	98 83% 118 100%

Entire Household			
Disability	Male	% Female	Total %
Yes	25	8%	41 12% 66 20%
No	104	31%	163 49% 267 80%
Totals	129	39%	204 61% 333 100%

Citizenship Statistics

Head of Household

Status	Male	%	Female	%	Total	%
EC	15	13%	78	66%	93	79%
EN	5	4%	18	15%	23	19%
IN	0	0%	2	2%	2	2%
Totals	20	17%	98	83%	118	100%

Entire Household

Status	Male	%	Female	%	Total	%
EC	109	33%	172	52%	281	84%
EN	19	6%	30	9%	49	15%
IN	1	0%	2	1%	3	1%
Totals	129	39%	204	61%	333	100%

Race Statistics

Head of Household

Race	Male	%	Female	%	Total	%
White	8	7%	45	38%	53	45%
Black/African American	10	8%	48	41%	58	49%
Asian	2	2%	5	4%	7	6%
Totals	20	17%	98	83%	118	100%

Entire Household

Race	Male	%	Female	%	Total	%
White	55	17%	83	25%	138	41%
Black/African American	65	20%	109	33%	174	52%
Asian	9	3%	12	4%	21	6%
Totals	129	39%	204	61%	333	100%

Ethnicity Statistics

Head of Household

Ethnicity	Male	%	Female	%	Total	%
Hispanic or Latino	4	3%	37	31%	41	35%
Not Hispanic or Latino	16	14%	61	52%	77	65%
Totals	20	17%	98	83%	118	100%

Entire Household

Ethnicity	Male	%	Female	%	Total	%
Hispanic or Latino	43	13%	73	22%	116	35%
Not Hispanic or Latino	86	26%	131	39%	217	65%
Totals	129	39%	204	61%	333	100%

Language (Spoken) Statistics

Head of Household

Language	Male	%	Female	%	Total	%
Cantonese	0	0%	1	1%	1	1%
Chinese	1	1%	0	0%	1	1%
English	15	13%	58	49%	73	62%
French	0	0%	1	1%	1	1%
Haitian/Creole	0	0%	3	3%	3	3%
Somalian	1	1%	6	5%	7	6%
Spanish	3	3%	27	23%	30	25%
Vietnamese	0	0%	1	1%	1	1%
Other (?)	0	0%	1	1%	1	1%
Totals	20	17%	98	83%	118	100%

Entire Household

Language	Male	%	Female	%	Total	%
Cantonese	0	0%	1	0%	1	0%
Chinese	3	1%	2	1%	5	2%
English	76	23%	115	35%	191	57%
French	3	1%	5	2%	8	2%
Haitian/Creole	3	1%	5	2%	8	2%
Somalian	9	3%	18	5%	27	8%
Spanish	32	10%	52	16%	84	25%
Vietnamese	1	0%	2	1%	3	1%
Other (?)	2	1%	4	1%	6	2%
Totals	129	39%	204	61%	333	100%

Bedroom Size Statistics

Head of Household

BR Size	Current		Qualif. Total	Qualif. %
	Total	Current %		
1	28	24%	37	31%
2	34	29%	31	26%
3	32	27%	29	25%
4	24	20%	17	14%
5	0	0%	3	3%
6	0	0%	1	1%
Totals	118	100%	118	100%

Gross Income Statistics

Head of Household

Income	Male	%	Female	%	Total	%
\$0	3	3%	4	3%	7	6%
Under \$5K	0	0%	6	5%	6	5%
\$5,001-\$15K	10	8%	37	31%	47	40%
\$15,001-\$30K	3	3%	26	22%	29	25%
\$30,001-\$50K	4	3%	16	14%	20	17%
\$50,001-\$75K	0	0%	8	7%	8	7%
\$75,001-\$100K	0	0%	0	0%	0	0%
\$100K+	0	0%	1	1%	1	1%
Totals	20	17%	98	83%	118	100%

Bunker Hill Demographic Information (All Phases)

Head of Household and Entire Household Statistics as of January 17, 2020

Gender Statistics

Head of Household		
Gender	Total	%
Male	273	26%
Female	767	74%
Totals	1040	100%

Entire Household		
Gender	Count	%
Male	1002	40%
Female	1509	60%
Totals	2511	100%

Age Statistics

Head of Household			
Age	Male	% Female	Total %
18 and Under	0	0%	0%
19-24	0	0%	2%
25-34	16	2%	18%
35-44	42	4%	19%
45-54	63	6%	14%
55-64	89	9%	12%
65-74	45	4%	6%
75+	18	2%	2%
Totals	273	26%	74%

Entire Household			
Age	Male	% Female	Total %
18 and Under	518	21%	21%
19-24	90	4%	4%
25-34	65	3%	3%
35-44	66	3%	3%
45-54	86	3%	7%
55-64	102	4%	6%
65-74	55	2%	3%
75+	20	1%	1%
Totals	1002	40%	60%

Disabled/Handicap Statistics

Head of Household			
Disability	Male	% Female	Total %
Yes	153	15%	28%
No	120	12%	45%
Totals	273	26%	74%

Entire Household			
Disability	Male	% Female	Total %
Yes	257	10%	15%
No	745	30%	45%
Totals	1002	40%	60%

Citizenship Statistics

Head of Household

Status	Male	%	Female	%	Total	%
EC	216	21%	617	59%	833	80%
EN	57	5%	146	14%	203	20%
IN	0	0%	4	0%	4	0%
Totals	273	26%	767	74%	1040	100%

Entire Household

Status	Male	%	Female	%	Total	%
EC	859	34%	1254	50%	2113	84%
EN	140	6%	251	10%	391	16%
IN	3	0%	4	0%	7	0%
Totals	1002	40%	1509	60%	2511	100%

Race Statistics

Head of Household

Race	Male	%	Female	%	Total	%
White	135	13%	365	35%	500	48%
Black/African American	95	9%	345	33%	440	42%
Asian	39	4%	45	4%	84	8%
Native Hawaiian	1	0%	1	0%	2	0%
American Indian	3	0%	11	1%	14	1%
Totals	273	26%	767	74%	1040	100%

Entire Household

Race	Male	%	Female	%	Total	%
White	450	18%	678	27%	1128	45%
Black/African American	455	18%	704	28%	1159	46%
Asian	89	4%	109	4%	198	8%
Native Hawaiian	3	0%	3	0%	6	0%
American Indian	5	0%	15	1%	20	1%
Totals	1002	40%	1509	60%	2511	100%

Ethnicity Statistics

Head of Household

Ethnicity	Male	%	Female	%	Total	%
Hispanic or Latino	77	7%	343	33%	420	40%
Not Hispanic or Latino	196	19%	424	41%	620	60%
Other (?)	0	0%	0	0%	0	0%
Totals	273	26%	767	74%	1040	100%

Entire Household

Ethnicity	Male	%	Female	%	Total	%
Hispanic or Latino	412	16%	665	26%	1077	43%
Not Hispanic or Latino	590	23%	843	34%	1433	57%
Other (?)	0	0%	1	0%	1	0%
Totals	1002	40%	1509	60%	2511	100%

Language (Spoken) Statistics

Head of Household

Language	Male	%	Female	%	Total	%
Amharic	0	0%	2	0%	2	0%
Arabic	5	0%	0	0%	5	0%
Cambodian	0	0%	2	0%	2	0%
Cantonese	13	1%	8	1%	21	2%
Cape Verdean Kriolu	0	0%	3	0%	3	0%
Chinese	15	1%	8	1%	23	2%
English	170	16%	466	45%	636	61%
French	2	0%	7	1%	9	1%
Haitian/Creole	2	0%	9	1%	11	1%
Mandarin	1	0%	2	0%	3	0%
Portuguese	0	0%	3	0%	3	0%
Russian	1	0%	0	0%	1	0%
Somalian	4	0%	16	2%	20	2%
Spanish	55	5%	219	21%	274	26%
Vietnamese	2	0%	8	1%	10	1%
Other (?)	3	0%	14	1%	17	2%
Totals	273	26%	767	74%	1040	100%

Entire Household

Language	Male	%	Female	%	Total	%
Amharic	4	0%	2	0%	6	0%
Arabic	8	0%	10	0%	18	1%
Cambodian	1	0%	2	0%	3	0%
Cantonese	18	1%	21	1%	39	2%
Cape Verdean Kriolu	2	0%	4	0%	6	0%
Chinese	35	1%	37	1%	72	3%
English	599	24%	882	35%	1481	59%
French	8	0%	17	1%	25	1%
Haitian/Creole	11	0%	25	1%	36	1%
Mandarin	3	0%	2	0%	5	0%
Portuguese	4	0%	5	0%	9	0%
Russian	1	0%	0	0%	1	0%
Somalian	28	1%	52	2%	80	3%
Spanish	259	10%	414	16%	673	27%
Vietnamese	8	0%	13	1%	21	1%
Other (?)	13	1%	23	1%	36	1%
Totals	1002	40%	1509	60%	2511	100%

Bedroom Size Statistics

Head of Household

BR Size	Current		Qualif.	
	Total	Current %	Total	Qualif. %
0	0	0%	3	0%
1	332	32%	411	39%
2	400	38%	290	28%
3	243	23%	252	24%
4	62	6%	68	7%
5	3	0%	17	2%
6	0	0%	5	0%
Totals	1040	100%	1046	100%

Gross Income Statistics

Head of Household

Income	Male	%	Female	%	Total	%
\$0	21	2%	36	3%	57	5%
Under \$5K	14	1%	50	5%	64	6%
\$5,001-\$15K	116	11%	338	33%	454	44%
\$15,001-\$30K	68	7%	190	18%	258	25%
\$30,001-\$50K	36	3%	97	9%	133	13%
\$50,001-\$75K	12	1%	47	5%	59	6%
\$75,001-\$100K	6	1%	4	0%	10	1%
\$100K+	0	0%	5	0%	5	0%
Totals	273	26%	767	74%	1040	100%

**APPENDIX E: RELOCATION NEEDS
ASSESSMENT FORM**

**Bunker Hill Development
Resident Relocation Needs Survey
Boston, MA**

The purpose of the relocation survey is to gather updated information on your household's relocation needs and preferences. This is not a notice to move or an assignment of where you will be moving. Please provide **ID** of all adult members of the household.

Head of household name: _____

Address: _____

Phone: (home) _____ (other) _____

Email address: _____

Best time to be reached: _____ May we call you at work? _____

Please list all other occupants living in the apartment on the BHA lease:

Name	Relationship	Gender	Date of Birth	Age

Current unit size: _____

Public Housing unit size eligible: _____ (siblings of the same gender are **Only** eligible for separate bedrooms if they are 25 years of age or older or if 10 years apart and one of the siblings is 14 years of age or older)

Section 8 unit size eligible: _____ (household members of the same gender share a bedroom regardless of age)

1) Do you expect any changes to the family composition? If yes, what changes _____

1a) Do you have any pending proposed addition to your family composition (Screened Proposed Additional Resident /SPAR) or residual tenancy applications with the BHA?
If yes, which one and when was it submitted _____

* Please note that during relocation additions to family composition are **limited** to birth, recent marriage and adoption. *

1b) Do you anticipate any upcoming marriage, adoption or birth that will change your family composition in the near future?
Please explain _____

2) What is the primary language spoken in your household?

- Amharic
- Arabic
- Khmer
- Cape Verdean
- English
- Cantonese
- French
- Haitian/Creole
- Mandarin
- Portugese/Creole
- Russian
- Somali
- Spanish
- Vietnamese
- Other (list) _____

3) Do you or any of the members of your household NOT have legal U.S. residency papers (green card, visa, etc)? (HOU to retain copies of SAVE documents)

- Yes
- No

4) Please carefully consider and indicate your preference/s (check all that apply) for temporary relocation housing. The BHA will attempt to accommodate your preference based on unit availability.

- On-site unit in original Bunker Hill development
- Other BHA family public housing (indicate top 3 preferences)
 - 1. _____
 - 2. _____
 - 3. _____
- Elderly/Disabled BHA public housing development (head of household must be 60+for federal sites and 62+for state site, or disabled as defined by federal, state, or Social Security Administration regulations)
 - 1. _____
 - 2. _____
 - 3. _____
- Other (market rate, homeownership, moving in with family member) _____
- Section 8 mobile voucher (subject to funding availability)

4A) Would you like additional information about BHA public housing sites? Which ones?

- Yes: _____
- No

4B) Would you like additional information about the redeveloped Bunker Hill units?

- Yes: _____
- No

*Please note you will receive **up to 3** BHA housing offers, depending on unit availability. Households will need to provide valid reason for rejecting units.

Questions 5A, 5B, 5C, and 5D address disability-related housing needs. If you do not have disability-related needs or do not wish to discuss them, please leave this section blank.

5A) Do you need a unit with special features to meet the disability-related needs (physical or mental) of any household member as a Reasonable Accommodation (“RA”)? If so, what features are needed? Please provide medical documentation indicating the unit/building features needed as the result of a disability and the specific household member who needs them.

- Wheelchair-accessible unit
- Special equipment for vision or hearing impairment(s)
- First floor only or elevator-accessible unit
- Grab bar(s)
- Personal care attendant
- Additional bedroom
- Other (please explain) _____

5B) Do you already have an approved RA on file with the BHA for a unit with specific features?

- Yes. If yes, what features are needed? _____
What was the date of the original request? _____
(HOU to obtain copy from tenant file)
- No (HOU to provide RA paperwork and assist resident with required documentation if an RA is needed)

*Please note that BHA will accommodate the disability-related needs of families as best as possible during the relocation process. If you have not already requested an RA for unit features at this time, but are doing so now, your request can still be submitted but your needs may not necessarily be fully met at the unit to which you relocate. If BHA does not have a unit that meets your needs available at the time of relocation, it will contact you to explore all available options.

If you have not yet submitted a request for special unit features, **we ask that you do so immediately**. The sooner you request them, the more likely BHA will be able to meet your needs. Submitting an RA request late in this process may hinder BHA’s ability to optimally accommodate your needs.

5C) Do you have a pending Personal Care Attendant/Live-in Aid application with the BHA?

- Yes. If yes, when was it submitted and is it still up to date?: _____
- No

5D) Does any family member rely on special medical services or doctors in the Charlestown area that they will need to get to easily?

- Yes. If yes, please give location of office: _____
- No

6) Are you interested in returning after the redevelopment of Bunker Hill?

- Yes
- No

7) Is anyone a smoker in your household? If you are a smoker, you may return to Bunker Hill redevelopment, but you will need to comply with the no-smoking policy.

- Yes
- No

8) Some of the new units at Bunker Hill will be funded with tax credits. In order to be eligible for a tax credit unit, the household income cannot exceed 60% of area median income. According to your most recent annual recertification, your household income was calculated as _____ for a household size of _____. Although periodically subject to change, as of 2019 date, the maximum income by household size is as follows:

1 person	2 person	3 person	4 person	5 person	6 person
49,800	56,880	64,020	71,100	76,800	82,500

9) Bunker Hill households will be offered one moving assistance option described below.

- Option 1 Use the services of a professional moving company, including packing materials, utility reconnection fee reimbursement and a dislocation allowance in the amount of **\$100.00**
- Option 2 **Self Move**

\$1,000 (1 BR)	\$1,200 (2BR)	\$1,350 (3BR)	\$1,500 (4BR)	\$1,650 (5BR)	\$1800 (BR)
----------------	---------------	---------------	---------------	---------------	-------------
- Option 3 Undertake the move on your own and be reimbursed for all documented reasonable out-of-pocket expenses that cannot exceed the standard established by HUD.

10) Will you need assistance in packing your belongings?

- No
- Yes. If yes, please check why assistance is required.
 1. _____ I am elderly
 2. _____ I have a disability
 3. _____ Other: _____

11) Do you have an animal(s)?

- No
- Yes If so, what kind of animal(s)? _____

11A) Is your animal registered with the Bunker Hill management office?

- Yes (HOU to obtain a copy of the pet registration from the tenant file)
- No. Residents who register their animal with the Bunker Hill management office prior to relocation will be permitted to have an animal. (HOU to provide copy of the BHA Pet Policy and registration form.)

12) Where do the children in your household attend school?

Child's Name	Age	School	Current Grade	Zone	Walk	School Bus	Public Transit	Other (ie. IEP)

12A) Do any children in your household attend daycare, HeadStart, Kennedy Center or other early education program?

- No
- Yes. If yes, please list name of child and program

Child's Name	Age	Program	Location	Comments

12B) Do any children in your household participate in after-school programming?

- No
- Yes. If yes, please list name of child and program

Child's Name	Age	Program	Location	Comments

13) Do you or any member of your family travel regularly to a job or supportive service program such as counseling, child care, job training (Adult Education Center, JobsPlus), etc.?

Household member	Organization/ Employer Name	Address	Walking Distance	<1 mile	1-5 miles	5+ miles

14A) What is your means of transportation (check all that apply)?

- Automobile
- Public Transportation (bus, train, etc.)
- Walk/Bicycle
- Other: _____

14B) How many vehicles are registered to your Bunker Hill address?

- 1
- 2
- 3

15) Our records indicate that you have been living at Bunker Hill as the head of household since _____ (*insert date from BHA*). Is this information accurate? If not, what's the correct date?

16) Have you had, or currently have, any pest issues? If so what kind of pests (roaches, bed bugs, mice, rats)?

Additional Comments: _____

17) Any other concerns/needs the BHA and HOU needs to know when identifying a unit? Please be specific, the BHA and HOU will do their best to accommodate you. It is important that you disclose all your and/or your household's needs and concerns.

Please keep HOU updated to any changes in your household status.

Interview date: _____ Time: _____

Interviewer's Name: _____

Resident Signature: _____

Translators Name: _____

I, _____, understand the following: If I have not already requested an RA for unit features, but am doing so now, my request can still be submitted but my needs may not necessarily be fully met at the unit to which I relocate. If BHA does not have a unit that meets my needs available at the time of relocation, it will contact me to explore all available options.

HoH initials: _____

I, _____, understand I will receive up to 3 BHA housing offers, depending on unit availability. The BHA has the right to take legal action against me 120 days after the first offer is generated and if I reject housing 3 offers.

HoH initials: _____

APPENDIX F: RELOCATION NOTICES



BOSTON HOUSING AUTHORITY
 Planning and Real Estate Development
 52 Chauncy Street, Floor 8
 Boston, Massachusetts 02111

Phone: 617-988-4317
 Fax: 617-988-4101
 TDD: 800-545-1833 x420
 www.BostonHousing.org

**GENERAL INFORMATION NOTICE (GIN)
 RESIDENTIAL TENANT TO BE DISPLACED**

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.
 Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.
 這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室
 Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.
 Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.
 Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.
ខ្មែរ: ព័ត៌មានសំខាន់ៗ អំពីការរៀបចំការផ្តល់ជូនសេវាជំនួយដល់អ្នកត្រូវបានផ្តល់ជូន
សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ
អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផង។
 Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.
 Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.
 هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور. فضاء أو أن تتفضل بالرجوع إلى مكتبنا.
 این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.
 Telephone No: 617-820-2869

Date: March 8, 2020

Dear _____:

As you know, the Boston Housing Authority is undertaking a redevelopment of the Charlestown public housing community where you live. BHA is working in close collaboration with the Charlestown Resident Alliance and a private development partner, Bunker Hill Redevelopment Company LLC. The attached Letter of Assurance affirms our commitment to the residents of the Charlestown public housing community. Our intention is to create brand new deeply affordable subsidized housing to replace the public housing units existing today while adding additional new housing. The result will be a truly mixed-income community.

The purpose of this notice is to inform you that you will be displaced (with a right to return and be rehoused) as a result of the proposed redevelopment. **BUT DO NOT MOVE OUT NOW. YOU WILL BECOME INELIGIBLE FOR RELOCATION ASSISTANCE AND YOU WILL LOSE YOUR RIGHT TO RETURN IF YOU VOLUNTARILY MOVE OUT OR TRANSFER NOW OR IF YOU GET EVICTED FOR A LEASE VIOLATION.** To remain eligible, you must continue to pay your usual rent and meet all other ongoing public housing lease obligations. To protect your eligibility, it is important for you to contact us before making any plans to move.

This notice also serves to inform you of your potential eligibility as a displaced person to (1) receive relocation assistance and payments under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act and Massachusetts state relocation laws, G.L. c. 79A, and (2) be rehoused at the redeveloped Charlestown community.

- This is not a notice to vacate your apartment. (That will come later.)
- This is not a notice of eligibility for relocation assistance. (That too will come later).

If the project moves forward, you will receive a minimum of 120 days' advance written notice of the date by which you must move.

Before then, as a next step you will receive a formal relocation Notice of Eligibility that will lay out the relocation assistance and benefits that BHA will provide to you, including for example:

- Advisory services to explain your relocation rights and help finding a comparable place to live temporarily;
- Help completing housing applications and forms;
- Identification of a specific available rental housing unit comparable to your current apartment, which may be at another BHA public housing property;
- Payment for your moving expenses; and
- Rental payment assistance if needed to ensure that you can afford the identified comparable temporary replacement housing unit; or
- Assistance toward the purchase of home, if that is your preferred relocation option.

You will have the right to appeal if you feel that your eligibility or your application for relocation assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance to Tenants Displaced From Their Homes" provides an explanation of this assistance and other helpful information.

As new housing units are constructed at the Charlestown redevelopment, all BHA tenants who were displaced will have the right to return to new housing units at the mixed-income community, provided they have not been evicted due to a violation of a material term of their public housing lease during their temporary displacement or voluntarily moved out or transferred permanently. By the time the redevelopment is completed, every resident who receives relocation assistance and is temporarily displaced will be contacted and offered the opportunity to exercise their right to return to the new mixed-income community. Your household will not be rescreened for eligibility, except for income qualification.

If you have any questions about this notice or the proposed redevelopment, please contact Marisa Rodrigues at (617) 820-2869 or by email at: mrodrigues@housingopportunities.com

We remind you too that the Charlestown Resident Alliance is a valuable resource for information. The CRA is located at 76 Monument Street, Charlestown, MA.

Again, this is not a notice to vacate at this time. There will be a future notice of your eligibility for relocation assistance and payments and at least 120 days' advance written notice of a move-out date.

Sincerely,



Joe Bamberg
Director of Planning and Development

Head/Co-Head Signature: _____

Date Received: _____



BOSTON HOUSING AUTHORITY
 Planning and Real Estate Development
 52 Chauncy Street
 Boston, Massachusetts 02111

Phone: 617-988-4317
 Fax: 617-988-4101
 TDD: 800-545-1833 x420
 www.BostonHousing.org

NOTIFICACION DE INFORMACION GENERAL (GIN) INQUILINO RESIDENCIAL A SER DESPLAZADO

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.

Este es un documento importante. Si requiere de interpretación, por favor llame al número telefónico que aparece a continuación o acuda a nuestras oficinas.

這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室

Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.

Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.

Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

၇း ထိုကိစ္စအားလုံးအတွက် ဂုဏ်ထူးဆောင်ရွက်မှုကို ဖန်တီးပေးရန်အတွက် အားပေးပါ။

လူမှုဘဝအတွက် အကျိုးရှိစေရန်အတွက် ဟောပြောချက်များကို အားပေးပါ။

Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.

Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أعلاه أو أن تتفضل بالرجوع إلى مكتبنا. إن يكن لديك سؤال مهم، أكرمنا بزيارة مكتبنا في رقم الهاتف المذكور أعلاه أو أن تتفضل بالرجوع إلى مكتبنا.

No. Teléfono: 617 820-2869

Fecha: 8 de marzo del 2020

Estimado _____,

Como usted sabe, la Autoridad de Vivienda de Boston está llevando a cabo el redesarrollo de la comunidad de vivienda pública de Charlestown donde usted vive. BHA está trabajando en estrecha colaboración con la Alianza de Residentes de Charlestown y un socio de desarrollo privado, la compañía de redesarrollo Bunker Hill LLC. La carta de garantía adjunta confirma nuestro compromiso con los residentes de la comunidad de viviendas públicas de Charlestown. Nuestra intención es crear nuevas viviendas subsidiadas totalmente asequibles para reemplazar las unidades de vivienda pública existentes hoy en día, mientras agregamos nuevas viviendas adicionales. Los resultados serán una verdadera comunidad de ingresos mixtos.

El propósito de este aviso es informarle que usted será desplazado (con derecho a regresar y ser reubicado) como resultado de la reconstrucción propuesta. **PERO NO SE MUDE AHORA. USTED SERÁ INELEGIBLE PARA LA ASISTENCIA DE REUBICACIÓN Y PERDERÁ SU DERECHO A VOLVER SI SE MUDA VOLUNTARIAMENTE, SE TRANSFIERE AHORA O SI SE DESALOJA POR VIOLACIÓN DE ARRENDAMIENTO.** Para seguir siendo elegible, debe continuar pagando su alquiler habitual y cumplir con todas las obligaciones actuales de arrendamiento de viviendas públicas. Para proteger su elegibilidad, es importante que se comunique con nosotros antes de hacer planes para mudarse.

Este aviso también sirve para informarle sobre su potencial elegibilidad como persona desplazada para (1) recibir asistencia de reubicación y pagos bajo la Ley Federal de Políticas de Asistencia de Reubicación Uniforme y Adquisición de Bienes Inmuebles y las leyes de reubicación del estado de Massachusetts, G.L.c.79A y (2) reubicarse en la comunidad reconstruida de Charlestown.

- **Este no es un aviso para desocupar su apartamento.** (eso vendrá más adelante).
- **Este no es un aviso de elegibilidad para asistencia de reubicación.** (eso también vendrá más tarde).

Si el proyecto avanza, usted recibirá un aviso por escrito con un mínimo de 120 días de anticipación de la fecha en la cual debe mudarse.

Antes de eso, como próximo paso, usted recibirá un Aviso de Elegibilidad formal para la reubicación que le mostrara la asistencia y los beneficios de reubicación que BHA le proporcionará, que incluyen, por ejemplo:

- Servicios de asesoramiento para explicarle los derechos de reubicación y ayudarlo a encontrar un lugar habitable para vivir temporalmente;
- Ayuda para completar solicitudes y formularios de vivienda;
- Identificación de una unidad de vivienda de alquiler disponible comparable a su apartamento actual, que puede ser en otra propiedad de vivienda pública de BHA;
- Pago por sus gastos de mudanza; y
- Si es necesario asistencia con el pago del alquiler, para garantizar que pueda pagar la unidad comparable de vivienda de reemplazo temporero; o
- Asistencia para la compra de una casa, si esa es su opción de reubicación preferida.

Usted tendrá derecho a apelar si considera que su elegibilidad o su solicitud de asistencia para la reubicación no se consideraron adecuadamente.

A medida que se construyan nuevas unidades de en la reurbanización de Charlestown, todos los inquilinos de BHA que fueron desplazados tendrán derecho a regresar a nuevas unidades de vivienda en la comunidad de ingresos mixtos, siempre que no hayan sido desalojados debido a una violación de su arrendamiento de un término material de su vivienda pública durante su desplazamiento temporal o mudanza voluntaria o transferencia permanente. Cuando se complete la reurbanización, todos los residentes que reciban asistencia para la reubicación y sean desplazados temporalmente serán contactados y se les ofrecerá la oportunidad de expresar su derecho a regresar a la nueva comunidad de ingresos mixtos. Su hogar no será reevaluado para elegibilidad, excepto por cualificaciones de ingresos.

Si tiene alguna pregunta sobre este aviso o la remodelación propuesta, comuníquese con Marisa Rodríguez al 617-820-2869 o por correo electrónico a mrodrigues@housingopportunities.com.

También le recordamos que la Alianza de Residentes de Charlestown (CRA) es un recurso valioso para obtener información. El CRA está ubicado en el 76 Monument Street, Charlestown Ma.

Nuevamente, este no es un aviso para desocupar en este momento. Habrá un aviso futuro de su elegibilidad para la asistencia de reubicación y pagos y al menos 120 días de aviso anticipado de una fecha de mudanza.

Sinceramente,

Joe Bamberg
Director de Planificación y Desarrollo



BOSTON HOUSING AUTHORITY
 Planning and Real Estate Development
 52 Chauncy Street
 Boston, Massachusetts 02111

Phone: 617-988-4318
 Fax: 617-988-4101
 TDD: 800-545-1833 x420
 www.BostonHousing.org

**NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE
 RESIDENTIAL TENANT
 CHARLESTOWN DEVELOPMENT**

This is an important document. If you require interpretation, please call the telephone number below or come to our office.

Este es un documento importante. Si requiere de interpretación, por favor llame al número telefónico que aparece a continuación o acuda a nuestras oficinas.

這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室。 Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.

Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.
 Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

ಇ: ಸರಿಯಾದ ದಾಖಲೆಯನ್ನು ಪರಿಶೀಲಿಸಿ ಮತ್ತು ಅಗತ್ಯವಿದ್ದರೆ ಅಧಿಕಾರಿಗಳನ್ನು ಸಂಪರ್ಕಿಸಿ.

សូមប្រុងប្រយ័ត្នចំពោះឯកសារនេះ។ ប្រសិនបើលោកអ្នកត្រូវការការបកប្រែ ឬ អង្គុយសម្រាប់ការបកប្រែនៅទីកន្លែងរបស់យើងផងដែរ។

Sa a se you dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.

Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تفضل بالمرور إلى مكتبنا. این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Telephone No.: 617 820-2869

Date: _____

Dear Resident:

This is a notice of eligibility for relocation assistance. The Boston Housing Authority intends to redevelop the Charlestown public housing development. To carry out the redevelopment project, it will be necessary for you to relocate temporarily. **However, you do not need to move now.** You will not be required to move without at least 120 days advance written notice of the date by which you must vacate. When you do move, you will be entitled to relocation payments and other assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA); Section 18 of the Housing Act of 1937 and its implementing regulations at 24 CFR Part 970; and Massachusetts General Laws Chapter 79A and 760 CMR 27. The effective date of your eligibility is September 12, 2019 (the date of the Relocation and Rehousing Rights Letter of Assurance). You are now eligible for relocation assistance, including:

A. Counseling and Other Advisory Services

B. Payment for Moving Expenses

Option 1: Move Coordinated by Housing Opportunities Unlimited (HOU) - Use the services of a professional moving company and receive packing materials, utility reconnection fee reimbursement, and a dislocation allowance in the amount of \$100.00.

Option 2: Self-Move Reimbursement — Undertake the move on your own and be reimbursed for all documented reasonable out of pocket expenses up to the HUD published moving allowance by bedroom unit size.

Option 3: Self Move Lump Sum – Take a lump sum payment in lieu of being reimbursed for reasonable out of pocket expenses. Lump sum payments include both the

dislocation and moving allowance and are based upon bedroom unit size.

C. Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors, including the cost of a "comparable replacement home," the monthly rent and average utility services for your present home, and 30 percent of your average gross household income.

You are receiving a list of Frequently Asked Questions (FAQs) about relocation. Please read the FAQs carefully.

Remember: Please note the following: 1) additions to family composition are limited to marriage, adoption, legal custody or birth and subject to the current BHA process during this transition, and 2) transfers that occur prior to issuance of the Notice of Eligibility for Relocation Assistance may not be treated as relocation moves.

Also, Once the Charlestown public housing development has been redeveloped into a new mixed-income housing community, every Charlestown tenant household that was displaced will have the right to return to a new unit at the redeveloped mixed-income community should they choose to do so. The only exceptions to this are if households get evicted for a serious lease violation, or move out permanently from all BHA housing. For this reason, every resident who receives relocation assistance and is temporarily displaced will be contacted and offered the opportunity to exercise their right to return for occupancy in the newly redeveloped mixed-income community.

You have the right to appeal this determination of eligibility for relocation assistance, and you will have the right to appeal future determinations of relocation assistance, if you feel that your eligibility and application for relocation assistance was not properly considered.

Again, this is **NOT** a notice to vacate at this time. You will receive a future notice giving you at least 120-days' advance written notice of a move out date, which identifies possible temporary replacement housing options that are appropriate for your household.

This letter is important and should be retained.

I want to make it clear that you are eligible for assistance to help you relocate. In addition to relocation payments and housing referrals, counseling and other relocation services are available to you. A representative from the relocation office will be in contact with you to determine your needs and preferences. They will explain your rights and help you obtain the relocation payments and other assistance for which you are eligible. If you have any questions, please contact BHA's relocation consultant, Marisa Rodrigues from Housing Opportunities Unlimited (HOU), at 617 820-2869 or by email at mrodrigues@housingopportunities.com.

Sincerely,



Joe Bamberg
Director of Planning and Development



BOSTON HOUSING AUTHORITY
 Planning and Real Estate Development
 52 Chauncy Street
 Boston, Massachusetts 02111

Phone: 617-988-4317
 Fax: 617-988-4101
 TDD: 800-545-1833 x420
 www.BostonHousing.org

AVISO DE ELEGIBILIDAD PARA LA ASISTENCIA DE REUBICACIÓN INQUILINO RESIDENCIAL DESARROLLO DE CHARLESTOWN

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.

Este es un documento importante. Si requiere de interpretación, por favor llame al número telefónico que aparece a continuación o acuda a nuestras oficinas.

這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室。

Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.

Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.

Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

ཨེ: བཟུངས་པའི་ཚན་མིང་གི་ཕུན་སེམས་ལྟར་གྲུབ་པའི་ཚན་མིང་གི་ཕུན་སེམས་ལྟར་

လူမှုဖူလုံမှုဗဟိုဌာနမှ အရေးကြီးသော သတင်းအချက်အလက်များကို ပြောဆိုပါသည်။

Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.

Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالجيء إلى مكتبنا. این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

No. Teléfono: 617-820-2869

Fecha:

Estimado Residente:

Este es un aviso de elegibilidad para asistencia de reubicación. La Autoridad de Vivienda de Boston tiene la intención de reconstruir el desarrollo de viviendas públicas de Charlestown. Para llevar a cabo el proyecto de reurbanización, será necesario que usted se reubique temporalmente. **Sin embargo, no necesita mudarse ahora.** No se le exigirá que se mude sin un aviso por escrito con al menos 120 días de anticipación de la fecha en que debe desalojar. Cuando se mude, tendrá derecho a recibir pagos y asistencia de reubicación de acuerdo con la Ley Uniforme de Asistencia de Reubicación y Políticas de Adquisición de Bienes Inmuebles de 1970, según modificada (URA); la sección 18 de la Ley de vivienda de 1937 y sus reglamentos de aplicación en 24CFR Parte 970; y las Leyes Generales de Massachusetts Capítulo 79A y 760 CMR 27. La fecha efectiva de su elegibilidad es el 12 de septiembre de 2019 (la fecha de la Carta de Garantía de Derechos de Reubicación). Usted ahora es elegible para asistencia de reubicación, incluyendo:

A. Asesoramiento y Otros Servicios de Consulta

B. Pago por Gastos de Mudanza

Opción 1: Mudanza coordinada por Housing Opportunities Unlimited (HOU) - use los servicios de una empresa de mudanzas profesional y reciba materiales de empaque, reembolso de las tarifas de reconexión de servicios, y un subsidio de dislocación por la cantidad de \$100.

Opción 2: Auto- Mudanza con reembolso- realice la mudanza por su cuenta y se le reembolsará por todos los gastos razonables documentados hasta la cantidad de subsidio que HUD publicó de mudanza por tamaño de unidad de dormitorio.

Opción 3: Auto- Mudanza con reembolso de suma global - tome un pago de suma global en lugar de recibir un reembolso por los gastos razonables de su bolsillo. Los pagos de suma global incluyen tanto la dislocación como el subsidio de mudanza y se basan en el tamaño de la unidad de dormitorio.

C. Pago de vivienda de reemplazo. Puede ser elegible para un pago de vivienda de reemplazo para alquilar o comprar una casa de reemplazo. El pago se basa en varios factores, incluyendo el costo de un "hogar de reemplazo comparable", el alquiler mensual y promedios de servicios públicos para su hogar actual y el 30 por ciento de su ingreso promedio bruto familiar.

Usted recibirá una lista de Preguntas frecuentes (FAQ) sobre la reubicación. Por favor, lea las preguntas frecuentes cuidadosamente.

Recuerde: una vez que la reurbanización de la vivienda pública de Charlestown se haya reconstruido en una nueva comunidad de vivienda de ingresos mixtos, cada inquilino de Charlestown que se haya desplazado tendrá derecho a regresar a una nueva unidad en la comunidad de rentas mixtas de la reurbanización si así lo deciden. La única excepción a esto es si un hogar es desalojado por una violación grave del contrato de arrendamiento o se muda permanentemente de todas las viviendas de BHA. Por esta razón, todos los residentes que reciban asistencia para la reubicación y sean desplazados temporalmente serán contactados y se les ofrecerá la oportunidad de ejercer su derecho a regresar para ser ocupados en la comunidad reconstruida de ingresos mixtos.

Usted tiene derecho a apelar esta determinación de elegibilidad para asistencia de reubicación, y tendrá derecho a apelar futuras determinaciones de asistencia de reubicación, si considera que su elegibilidad y solicitud de asistencia de reubicación no se consideraron adecuadamente.

Nuevamente, este **NO** es un aviso para desocupar en este momento. Recibirá una notificación futura con un aviso por escrito con al menos 120 días de anticipación de una fecha de mudanza, que identificará las posibles opciones de vivienda de reemplazo temporal que son apropiadas para su hogar.

Esta carta es importante y debe conservarla.

Quiero dejar claro que usted es elegible para recibir asistencia para ayudarlo a reubicarse. Además de los pagos de reubicación y las referencias de vivienda, tiene a su disposición asesoramiento y otros servicios de reubicación. Un representante de la oficina de reubicación se pondrá en contacto con usted para determinar sus necesidades y preferencias. Ellos le explicarán sus derechos y lo ayudarán a obtener los pagos de reubicación y otras asistencias para las que sea elegible. Si tiene alguna pregunta, comuníquese con la consultora de reubicación de BHA, Marisa Rodrigues de Housing Opportunities Unlimited (HOU) al 617-820-2869 o por correo electrónico a mrodrigues@housingopportunities.com.

Sinceramente,

Joe Bamberg

Director de Planificación y Desarrollo

MOVE OUT NOTICE/NOTICE OF RIGHT TO RETURN Bunker Hill/Charlestown Development

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.
Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.
這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室
Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios
Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.
Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.
នេះ គឺជាឯកសារសំខាន់មួយ។ ត្រូវការដើរលោកអ្នក ចាំបាច់ត្រូវចំណាត់ការបកប្រែ
សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ
អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផង។
Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.
Tani waa dhokomentu muhiim ah. Haddii aad rabto tarjumaad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.
هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تفضل بالمشي إلى مكتبنا.
این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.
617 820-2869

Date:

RE: Right to Return to the Redeveloped Charlestown

Dear: _____

On September 12, 2019, the Boston Housing Authority (BHA), the developer Bunker Hill Redevelopment Company LLC and your elected tenant association, the Charlestown Resident Alliance (CRA) sent all Charlestown public housing residents in occupancy a **Letter of Assurance** regarding the redevelopment. Among the assurances provided is that all Charlestown development residents who are required to relocate for the redevelopment of the site have the right to return and to be rehoused in a new unit should they choose to do so.

As an original resident of the Charlestown development as of September 12, 2019 you have the right to move back to the new Charlestown community after it has been reconstructed. Returning residents will generally be charged the same rent level, subject to changes in personal income, as when they originally resided in the community. The only exceptions to this rehousing guarantee are if a household 1) gets evicted for a serious lease violation, 2) moves out permanently from all BHA housing or 3) transfers permanently to another BHA housing (excluding temporary or emergency transfers).

If you have question about your rights, contact the Relocation Staff of Housing Opportunities Unlimited (the Relocation Advisory Agent) at _____.

Please read this notification carefully.

Once you have read and understand this notice, please sign the statement below acknowledging receipt and understanding of your rights.

Sincerely,

Joseph Bamberg
Director of Real Estate Development

I have read the above information and understand the rights and opportunities available to me and my household.

Print Name of Tenant(s)

Signature of Head of Household

Address:

Date

(Ownership Letterhead)

120-DAY NOTICE TO VACATE

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.
Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.
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Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.
Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.
នេះ គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចំណាត់ការសមស្រប សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផង។
Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.
Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.
 هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.
 این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.
617 820-2869

Date: _____

Dear _____.

On _____ you were issued a Notice of Eligibility for Relocation Assistance from the Boston Housing Authority (BHA). In that notice we told you that you must be relocated in order for BHA to redevelop your phase of the Charlestown public housing development but that you would not be required to vacate your unit without at least 120 days advance written notice of the date by which you must vacate.

This Notice serves as your 120-day Notice to Vacate the Property. Hence, you must vacate your dwelling no later than _____ (insert 120 days after the issuance of this notice).

You must move to a decent, safe and sanitary replacement dwelling in order to receive replacement housing assistance. After 90 days from the date of this Notice you will receive a 30-day Notice to Vacate, reminding you of the specific date by which you must move.

With your General Information Notice, you received a brochure entitled "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and provides additional information on eligibility for relocation payments and what you must do in order to receive these payments. Please contact the Relocation Coordinator from HOU if you need a new copy of this brochure.

You are eligible for relocation assistance, including:

- Relocation Advisory Services. Including counseling and other assistance to help you find another home and prepare to move.
- Payment for Moving Expenses. You may choose either (1) reimbursement for your actual reasonable moving and related expenses or (2) a fixed moving payment in the amount of \$_____based upon the URA Fixed Residential Moving Cost Schedule, or (3) a combination of both.
- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent a replacement home. The payment is based on several factors, including your current housing costs, the cost of a comparable replacement dwelling and your household income. Your relocation counselor will provide you with a detailed explanation on how your replacement housing payment was calculated.

Our records indicate that on _____you met the Housing Opportunities Unlimited (HOU) Relocation Staff to discuss your relocation needs and options. Based upon the information we have about your household, below is a comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this unit and other replacement dwellings.

Address Rent	&	Utility Costs	Contact Info
--------------	---	---------------	--------------

We believe that this dwelling at a monthly rent/utility cost of \$ _____ is the most representative of your present home. The monthly rent and the estimated average monthly cost of utilities for this dwelling is \$ _____ and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this dwelling is not comparable to your current home. We can explain our basis for selecting this dwelling as most representative of your current home and discuss your concerns.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made.

Should you choose to buy (rather than rent) a decent, safe and sanitary replacement home, you would be eligible for down payment assistance of up to \$7,200.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made. **Replacement housing payments cannot be provided for a dwelling that is not decent, safe and sanitary.** Therefore, do not commit yourself to rent or buy a replacement dwelling until we inspect it.

if you have any questions about this letter and your eligibility for relocation assistance and payments, please contact _____, Relocation Coordinator at Housing Opportunities Unlimited at _____ (address), _____(phone number). H/She will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

In order to help you fully participate in the relocation process, reasonable accommodations will be made for persons with disabilities and language assistance will be made available for persons with limited English proficiency. Please let our representative know if you need auxiliary aides, written translation, oral interpretation, or other assistance in order to fully participate in the relocation process.

Remember, do not move or commit to the purchase or lease of a replacement dwelling before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Joseph Bamberg
Director of Real Estate Development

Head of Household Signature

Date Received

(insert HOU logo)

30-Day Notice to Vacate

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.
Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.
這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室
Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.
Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.
Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.
នេះ គឺជាឯកសារសំខាន់មួយ។ ត្រូវការដំណើរការបកប្រែ ចាំបាច់ត្រូវទាក់ទងការបកប្រែ
សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ
អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផ្តុំ។
Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.
Tani waa dhokomenta muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xaflisyadayada.
هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تفضل بالمجيء إلى مكتبنا.
این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Date:

Dear _____:

On (Date of GIN) the Boston Housing Authority notified you of proposed plans to redevelop the property and unit you currently occupy at _____ (insert address).

On (insert date of NOE), you were informed that funding was secured for the project and that you were eligible for relocation assistance. On (insert date of 120-Day Notice), you were informed of the earliest date by which you could be required to move and vacate your dwelling. This notice identified at least 1 comparable replacement dwelling.

This notice reminds you that you must relocate by _____. Your selected relocation unit is: (insert address of permanent relocation unit). Please remain in contact with HOU’s relocation staff regarding your move to assist with relocation costs and benefits. Please also give HOU a copy of your lease for your permanent relocation unit, when possible, for your file.

As always, please contact HOU’s Relocation Coordinator, _____, at (insert phone number) if you have any questions or concerns.

Sincerely,

Relocation Coordinator
Housing Opportunities Unlimited

I acknowledge receipt of this notice: _____ Date: _____

**APPENDIX G: SPLIT HOUSEHOLD
AGREEMENT**

Split Household Agreement

I, _____ of _____ (address), hereby acknowledge my status as the head of a current household at the Charlestown public housing development and that my household, after being given written and verbal information about our relocation options, intends to 'split' into two households. These will be called the "Original-Head Household" and the "Split Household."

The other members of the "Original-Head Household" besides myself will be:

_____.

The head of the Split Household will be _____. The other members of the Split Household will be: _____

I and the head of the Split Household (who is also signing this agreement) understand that:

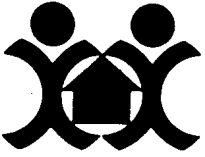
1. **Our current household desires to split because BHA cannot identify a Comparable Replacement Dwelling (CRD) for our original household.** I and the head of the Split Household will be entitled to separate and full relocation benefits and assistance to an appropriate replacement unit (which may be a private market unit made affordable with a Section 8 voucher or a BHA public housing unit). The Original-Head Household as well as the Split Household will be given the option of either reuniting their two separate households into one household in one unit in the redeveloped Charlestown or occupying two separate apartments in the redeveloped Charlestown.
2. Both the members of the Original-Head Household and the members of the Split Household are required to vacate our current Charlestown public housing unit upon receipt of written notice in accordance with the Relocation Plan. Any member of either household may be subject to eviction action in the event he or she fails or refuses to vacate the apartment by the date or dates given in the required relocation notice(s).

Original Head of Household Signature: _____ Date: _____

Split Household Head's Signature: _____ Date: _____

Relocation Staff: _____ Date: _____

**APPENDIX H: WAIVER AND RELEASE OF
RELOCATION RIGHTS AND/OR RIGHT TO
RETURN**



BOSTON HOUSING AUTHORITY
Planning & Real Estate Development
52 Chauncy Street
Boston, Massachusetts 02111

Phone: 617-988-4317
Fax: 617-988-4101
TTY: 800-545-1833, ext. 420
www.bostonhousing.org

BUNKER HILL/CHARLESTOWN WAIVER AND RELEASE OF RELOCATION ASSISTANCE

As the displaced tenant of the Bunker Hill public housing development

I, _____, acknowledge that I have received a General Information Notice and Notice of Eligibility for Relocation Assistance and have been fully informed of the amount and type of relocation assistance that is available to me under the Uniform Relocation and Real Properties Acquisition Act of 1970 (URA). I understand that if I were not to choose to exercise this Waiver and Release of Relocation Assistance, I would be entitled to relocation benefits and assistance, but I am choosing instead to waive my relocation rights/notices now after being given written and oral notice of my rights and options.

I am **Declining Relocation Assistance**

In consideration of this information, **I am declining to receive relocation assistance**, including the following:

- **Advisory Services.** This includes referrals to comparable and suitable replacement homes, the inspection of replacement housing to ensure it is decent, safe and sanitary, and other assistance to minimize the impact of my move.
- **Payment for Moving and Related Expenses**, including one of the following:
 - ✓ Payment for Actual Reasonable Moving and related Expenses
 - ✓ Fixed Moving Allowance
 - ✓ A combination of both, based upon circumstances
- **Replacement Housing Assistance (rental assistance to cover increased housing costs if I rent a comparable replacement dwelling and my relocation rent exceeds my current rent for up to a period of 42 months or until a permanent replacement unit at the redeveloped Bunker Hill/Charlestown is offered).** As it is anticipated that the vast majority of households will relocate either to another public housing unit or with a Section 8 mobile voucher, few, if any households will require replacement housing assistance.

Even though I am declining relocation assistance, I am retaining my right to return to the Bunker Hill/Charlestown redevelopment.

My household members reported on my last Tenant Status Review as of _____ are:

_____.

Executed this _____ day of _____ 20

Head of Household Name: _____

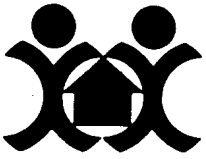
Head of Household Signature: _____

Co-Head of Household Name: _____

Co-Head of Household Signature: _____

Relocation Staff: _____

Relocation Staff Signature _____



BOSTON HOUSING AUTHORITY
Planning & Real Estate Development
52 Chauncy Street
Boston, Massachusetts 02111

Phone: 617-988-4317
Fax: 617-988-4101
TTY: 800-545-1833, ext. 420
www.bostonhousing.org

BUNKER HILL/CHARLESTOWN WAIVER OF RIGHT TO RETURN

As the displaced tenant of the Bunker Hill public housing development

I, _____, acknowledge that I have received a General Information Notice and Notice of Eligibility for Relocation Assistance and have been fully informed of my right to return to a unit in the redeveloped Bunker Hill/Charlestown Development. I understand that if I were not to choose to exercise this waiver of right to return, I would be entitled to receive future notices regarding my right to return and I could make choices at those future times, but I am choosing instead to waive these future rights/notices now after being given written and oral notice of my rights and options.

I am Waiving the Right to Return

By executing this Agreement, I hereby acknowledge and state that I have read the Bunker Hill/Charlestown Public Housing Redevelopment Relocation and Re-Occupancy Plan and all attachments and that I have elected not to return to a unit in the Bunker Hill/Charlestown redevelopment. As such, **I am knowingly WAIVING AND GIVING UP MY RIGHT and the right of my household to return to the redeveloped Bunker Hill/Charlestown Development.**

I acknowledge that as a relocated head-of-household, I have been offered all relocation benefits to which I am entitled. I understand that I will not be eligible for any future relocation benefits beyond what I have been offered.

Finally, by signing this waiver, I understand that I will not be contacted for Re-occupancy income verification/rent calculation screening by the Management Company of the redeveloped Charlestown/Bunker Hill or by the BHA for a Project-Based Voucher Unit or for eligibility for a Low Income Housing Tax Credit ("LIHTC") Unit unless I inform _____, HOU Relocation Coordinator, that I wish to rescind this Waiver of Right to Return and there is an available unit that meets my household needs in the redeveloped Bunker Hill.

My household members reported on my last Tenant Status Review as of _____ are:

Executed this _____ day of _____ 20

Head of Household Name: _____

Head of Household Signature: _____

Co-Head of Household Name: _____

Co-Head of Household Signature: _____

Relocation Staff: _____

Relocation Staff Signature _____

**APPENDIX I: BHA PAYMENT STANDARDS,
ALL BEDROOM SIZES (EFFECTIVE 1/1/2020)**

Boston Housing Authority Payment Standard Chart for All Bedroom Sizes

Effective January 1, 2020

City	Zip	SRO	0 BR	1BR	2BR	3BR	4BR	5BR	6BR
Abington	02351	\$ 775	\$ 1,050	\$ 1,200	\$ 1,500	\$ 1,900	\$ 2,200	\$ 2,525	\$ 2,850
Acton	01720	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Acushnet	02743	\$ 550	\$ 725	\$ 800	\$ 900	\$ 1,125	\$ 1,225	\$ 1,400	\$ 1,600
Amesbury	01913	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Andover	01810	\$ 1,175	\$ 1,575	\$ 1,775	\$ 2,150	\$ 2,700	\$ 2,900	\$ 3,325	\$ 3,775
Arlington	02474	\$ 1,450	\$ 1,925	\$ 2,125	\$ 2,600	\$ 3,225	\$ 3,525	\$ 4,100	\$ 4,600
Arlington	02476	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,375	\$ 3,900	\$ 4,400
Ashland	01721	\$ 1,275	\$ 1,700	\$ 1,900	\$ 2,300	\$ 2,875	\$ 3,125	\$ 3,575	\$ 4,050
Attleboro	02703	\$ 725	\$ 950	\$ 1,075	\$ 1,300	\$ 1,625	\$ 1,925	\$ 2,200	\$ 2,500
Avon	02322	\$ 775	\$ 1,050	\$ 1,200	\$ 1,500	\$ 1,900	\$ 2,200	\$ 2,525	\$ 2,850
Ayer	01432	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Bedford	01730	\$ 1,600	\$ 2,150	\$ 2,400	\$ 2,900	\$ 3,600	\$ 3,925	\$ 4,525	\$ 5,125
Bellingham	02019	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Belmont	02478	\$ 1,550	\$ 2,075	\$ 2,300	\$ 2,800	\$ 3,475	\$ 3,800	\$ 4,375	\$ 4,925
Berkley	02779	\$ 625	\$ 850	\$ 1,025	\$ 1,300	\$ 1,675	\$ 1,850	\$ 2,125	\$ 2,400
Beverly	01915	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Billerica	01821	\$ 825	\$ 1,100	\$ 1,300	\$ 1,600	\$ 2,100	\$ 2,175	\$ 2,600	\$ 2,825
Bolton	01740	\$ 900	\$ 1,200	\$ 1,200	\$ 1,600	\$ 2,000	\$ 2,500	\$ 2,900	\$ 3,200
Boston	02109	\$ 1,950	\$ 2,600	\$ 2,875	\$ 3,500	\$ 4,350	\$ 4,750	\$ 5,450	\$ 6,175
Boston - Allston	02134	\$ 1,500	\$ 2,000	\$ 2,225	\$ 2,700	\$ 3,350	\$ 3,650	\$ 4,200	\$ 4,750
Boston - Back Bay	02116	\$ 1,700	\$ 2,275	\$ 2,500	\$ 3,050	\$ 3,800	\$ 4,125	\$ 4,750	\$ 5,375
Boston - Beacon Hill	02108	\$ 1,825	\$ 2,450	\$ 2,725	\$ 3,300	\$ 4,125	\$ 4,475	\$ 5,125	\$ 5,800
Boston - Brighton	02135	\$ 1,500	\$ 2,000	\$ 2,225	\$ 2,700	\$ 3,350	\$ 3,650	\$ 4,200	\$ 4,750
Boston - Charlestown	02129	\$ 1,825	\$ 2,450	\$ 2,725	\$ 3,300	\$ 4,100	\$ 4,500	\$ 5,150	\$ 5,825
Boston - Chinatown	02111	\$ 1,625	\$ 2,150	\$ 2,400	\$ 2,900	\$ 3,625	\$ 3,925	\$ 4,525	\$ 5,100
Boston - Dorchester	02122	\$ 1,275	\$ 1,700	\$ 1,900	\$ 2,300	\$ 2,875	\$ 3,125	\$ 3,575	\$ 4,050
Boston - Dorchester	02124	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Boston - Dorchester	02125	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Boston - Dorchester / Roxbury	02121	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Boston - Downtown	02199	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,100	\$ 4,500	\$ 5,150	\$ 5,800
Boston - East Boston	02128	\$ 1,300	\$ 1,750	\$ 1,925	\$ 2,350	\$ 2,925	\$ 3,175	\$ 3,650	\$ 4,150
Boston - Fenway	02115	\$ 1,675	\$ 2,225	\$ 2,475	\$ 3,000	\$ 3,750	\$ 4,075	\$ 4,675	\$ 5,275
Boston - Financial District	02110	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,100	\$ 4,500	\$ 5,150	\$ 5,800
Boston - Harvard Business	02163	\$ 1,750	\$ 2,350	\$ 2,575	\$ 3,150	\$ 3,925	\$ 4,275	\$ 4,900	\$ 5,550
Boston - Hyde Park	02136	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Boston - Jamaica Plain	02130	\$ 1,500	\$ 2,000	\$ 2,225	\$ 2,700	\$ 3,375	\$ 3,650	\$ 4,200	\$ 4,750
Boston - Kenmore	02215	\$ 1,725	\$ 2,300	\$ 2,550	\$ 3,100	\$ 3,850	\$ 4,200	\$ 4,825	\$ 5,475
Boston - Mattapan	02126	\$ 1,275	\$ 1,700	\$ 1,900	\$ 2,300	\$ 2,875	\$ 3,125	\$ 3,575	\$ 4,050
Boston - North End	02113	\$ 1,600	\$ 2,150	\$ 2,400	\$ 2,900	\$ 3,625	\$ 3,925	\$ 4,525	\$ 5,100
Boston - Roslindale	02131	\$ 1,275	\$ 1,700	\$ 1,900	\$ 2,300	\$ 2,875	\$ 3,125	\$ 3,575	\$ 4,050
Boston - Roxbury	All Zips	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Boston - Seaport	02210	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,100	\$ 4,500	\$ 5,150	\$ 5,800
Boston - South Boston	02127	\$ 1,450	\$ 1,925	\$ 2,125	\$ 2,600	\$ 3,250	\$ 3,525	\$ 4,050	\$ 4,575
Boston - South End / Roxbury	02118	\$ 1,550	\$ 2,075	\$ 2,300	\$ 2,800	\$ 3,500	\$ 3,800	\$ 4,350	\$ 4,925
Boston - West End	02114	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,100	\$ 4,500	\$ 5,150	\$ 5,800
Boston - West Roxbury	02132	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225

Boston Housing Authority Payment Standard Chart for All Bedroom Sizes

Effective January 1, 2020

Boxborough	01719	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Boxford	01921	\$ 1,100	\$ 1,475	\$ 1,650	\$ 2,000	\$ 2,500	\$ 2,700	\$ 3,100	\$ 3,500
Braintree	02184	\$ 1,325	\$ 1,800	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Bridgewater	02324	\$ 900	\$ 1,200	\$ 1,300	\$ 1,700	\$ 2,125	\$ 2,500	\$ 2,900	\$ 3,250
Brockton	All Zips	\$ 825	\$ 1,125	\$ 1,225	\$ 1,600	\$ 2,000	\$ 2,350	\$ 2,700	\$ 3,050
Brookline	02445	\$ 1,750	\$ 2,350	\$ 2,600	\$ 3,150	\$ 3,925	\$ 4,275	\$ 4,900	\$ 5,550
Brookline	02446	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,100	\$ 4,475	\$ 5,150	\$ 5,800
Burlington	01803	\$ 1,475	\$ 1,975	\$ 2,175	\$ 2,650	\$ 3,300	\$ 3,600	\$ 4,125	\$ 4,675
Buzzards Bay	02532	\$ 1,275	\$ 1,700	\$ 1,900	\$ 2,300	\$ 2,875	\$ 3,125	\$ 3,575	\$ 4,050
Cambridge	02138	\$ 1,700	\$ 2,275	\$ 2,500	\$ 3,050	\$ 3,820	\$ 4,125	\$ 4,750	\$ 5,375
Cambridge	02139	\$ 1,675	\$ 2,225	\$ 2,475	\$ 3,000	\$ 3,725	\$ 4,075	\$ 4,675	\$ 5,300
Cambridge	02140	\$ 1,550	\$ 2,075	\$ 2,300	\$ 2,800	\$ 3,500	\$ 3,800	\$ 4,350	\$ 4,925
Cambridge	02141	\$ 1,550	\$ 2,075	\$ 2,300	\$ 2,800	\$ 3,500	\$ 3,800	\$ 4,350	\$ 4,925
Cambridge	02142	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,120	\$ 4,500	\$ 5,150	\$ 5,800
Canton	02021	\$ 1,300	\$ 1,750	\$ 1,925	\$ 2,350	\$ 2,925	\$ 3,175	\$ 3,650	\$ 4,150
Carlisle	01741	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Carver	02330	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Chelmsford	01824	\$ 1,050	\$ 1,400	\$ 1,575	\$ 1,900	\$ 2,375	\$ 2,550	\$ 2,950	\$ 3,325
Chelsea	02150	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Chestnut Hill	02467	\$ 1,750	\$ 2,325	\$ 2,575	\$ 3,150	\$ 3,925	\$ 4,275	\$ 4,900	\$ 5,550
Cohasset	02025	\$ 1,350	\$ 1,800	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Concord	01742	\$ 1,525	\$ 2,050	\$ 2,250	\$ 2,750	\$ 3,425	\$ 3,725	\$ 4,275	\$ 4,850
Danvers	01923	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Dartmouth	All Zips	\$ 600	\$ 800	\$ 825	\$ 1,000	\$ 1,250	\$ 1,350	\$ 1,550	\$ 1,750
Dedham	02026	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Dighton	02715	\$ 600	\$ 800	\$ 900	\$ 1,100	\$ 1,400	\$ 1,600	\$ 1,800	\$ 2,025
Dover	02030	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,100	\$ 4,500	\$ 5,150	\$ 5,800
Dracut	01826	\$ 825	\$ 1,100	\$ 1,250	\$ 1,600	\$ 2,000	\$ 2,200	\$ 2,500	\$ 2,825
Duxbury	02332	\$ 1,550	\$ 2,075	\$ 2,300	\$ 2,800	\$ 3,500	\$ 3,800	\$ 4,375	\$ 4,925
East Bridgewater	02333	\$ 850	\$ 1,150	\$ 1,250	\$ 1,650	\$ 2,075	\$ 2,425	\$ 2,775	\$ 3,150
East Walpole	02032	\$ 1,225	\$ 1,625	\$ 1,800	\$ 2,200	\$ 2,750	\$ 2,975	\$ 3,425	\$ 3,875
East Wareham	02538	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
East Weymouth	02189	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Easton	02334	\$ 775	\$ 1,025	\$ 1,075	\$ 1,400	\$ 1,925	\$ 2,075	\$ 2,400	\$ 2,700
Easton	02356	\$ 1,000	\$ 1,325	\$ 1,475	\$ 1,800	\$ 2,250	\$ 2,425	\$ 2,800	\$ 3,150
Essex	01929	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Everett	02149	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Fairhaven	02719	\$ 700	\$ 925	\$ 925	\$ 1,150	\$ 1,425	\$ 1,550	\$ 1,800	\$ 2,025
Fall River	All Zips	\$ 625	\$ 850	\$ 950	\$ 1,150	\$ 1,425	\$ 1,700	\$ 1,950	\$ 2,225
Foxboro	02035	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Framingham	01701	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Framingham	01702	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Franklin	02038	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Freetown	02779	\$ 675	\$ 900	\$ 950	\$ 1,200	\$ 1,525	\$ 1,750	\$ 2,025	\$ 2,275
Georgetown	01833	\$ 1,150	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,825	\$ 3,250	\$ 3,675
Gloucester	01930	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Groveland	01834	\$ 750	\$ 1,000	\$ 1,175	\$ 1,500	\$ 1,875	\$ 2,025	\$ 2,325	\$ 2,650

Boston Housing Authority Payment Standard Chart for All Bedroom Sizes

Effective January 1, 2020

Halifax	02338	\$ 1,175	\$ 1,550	\$ 1,700	\$ 2,250	\$ 2,825	\$ 3,300	\$ 3,800	\$ 4,300
Hanover	02339	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Hanson	02341	\$ 825	\$ 1,125	\$ 1,225	\$ 1,600	\$ 2,000	\$ 2,350	\$ 2,700	\$ 3,050
Harvard	01451	\$ 975	\$ 1,300	\$ 1,300	\$ 1,700	\$ 2,200	\$ 2,700	\$ 3,100	\$ 3,500
Haverhill	All Zips	\$ 725	\$ 975	\$ 1,125	\$ 1,450	\$ 1,800	\$ 1,975	\$ 2,250	\$ 2,550
Hingham	02043	\$ 1,475	\$ 1,975	\$ 2,175	\$ 2,650	\$ 3,300	\$ 3,600	\$ 4,125	\$ 4,675
Holbrook	02343	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Holliston	01746	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Hopkinton	01748	\$ 1,300	\$ 1,750	\$ 1,925	\$ 2,350	\$ 2,925	\$ 3,175	\$ 3,650	\$ 4,150
Hudson	01749	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Hull	02045	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Ipswich	01938	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Kingston	02364	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Lakeville	02347	\$ 800	\$ 1,075	\$ 1,175	\$ 1,550	\$ 1,950	\$ 2,275	\$ 2,625	\$ 2,950
Lawrence	All Zips	\$ 700	\$ 950	\$ 1,100	\$ 1,400	\$ 1,800	\$ 1,900	\$ 2,200	\$ 2,500
Lexington	All Zips	\$ 1,750	\$ 2,350	\$ 2,600	\$ 3,150	\$ 3,925	\$ 4,275	\$ 4,900	\$ 5,550
Lincoln	01773	\$ 1,475	\$ 1,975	\$ 2,175	\$ 2,650	\$ 3,300	\$ 3,600	\$ 4,125	\$ 4,675
Littleton	01460	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Lowell	All Zips	\$ 775	\$ 1,050	\$ 1,200	\$ 1,500	\$ 1,900	\$ 2,025	\$ 2,325	\$ 2,650
Lynn	All Zips	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Lynnfield	01940	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,375	\$ 3,900	\$ 4,400
Malden	02148	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Manchester	01944	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Mansfield	02048	\$ 1,050	\$ 1,400	\$ 1,575	\$ 1,900	\$ 2,375	\$ 2,550	\$ 2,950	\$ 3,325
Marblehead	01945	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Marion	02738	\$ 825	\$ 1,125	\$ 1,225	\$ 1,600	\$ 2,000	\$ 2,350	\$ 2,700	\$ 3,050
Marlborough	01752	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Marshfield	02050	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Mattapoisett	02739	\$ 825	\$ 1,125	\$ 1,225	\$ 1,600	\$ 2,000	\$ 2,350	\$ 2,700	\$ 3,050
Maynard	01754	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Medfield	02052	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Medford	02155	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Medway	02053	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Melrose	02176	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Mendon	01756	\$ 900	\$ 1,200	\$ 1,300	\$ 1,600	\$ 2,000	\$ 2,400	\$ 2,800	\$ 3,100
Merrimac	01860	\$ 600	\$ 800	\$ 925	\$ 1,100	\$ 1,375	\$ 1,625	\$ 1,875	\$ 2,125
Methuen	01844	\$ 700	\$ 950	\$ 1,100	\$ 1,400	\$ 1,750	\$ 1,900	\$ 2,175	\$ 2,475
Middleboro	02346	\$ 825	\$ 1,125	\$ 1,225	\$ 1,600	\$ 2,000	\$ 2,350	\$ 2,700	\$ 3,050
Middleton	01949	\$ 1,700	\$ 2,275	\$ 2,500	\$ 3,050	\$ 3,800	\$ 4,125	\$ 4,750	\$ 5,375
Milford	01757	\$ 750	\$ 1,000	\$ 1,000	\$ 1,300	\$ 1,700	\$ 2,000	\$ 2,300	\$ 2,600
Millis	02054	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Milton	02186	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Nahant	01908	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Natick	01760	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Needham	02492	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,375	\$ 3,900	\$ 4,400
Needham Hills	02494	\$ 1,575	\$ 2,100	\$ 2,300	\$ 2,800	\$ 3,500	\$ 3,800	\$ 4,400	\$ 4,925
New Bedford	All Zips	\$ 550	\$ 725	\$ 725	\$ 900	\$ 1,125	\$ 1,225	\$ 1,400	\$ 1,600

Boston Housing Authority Payment Standard Chart for All Bedroom Sizes

Effective January 1, 2020

Newbury	01951	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Newburyport	01950	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Newton	02458	\$ 1,600	\$ 2,150	\$ 2,375	\$ 2,900	\$ 3,600	\$ 3,925	\$ 4,525	\$ 5,100
Newton - Auburndale	02466	\$ 1,600	\$ 2,150	\$ 2,375	\$ 2,900	\$ 3,600	\$ 3,925	\$ 4,525	\$ 5,100
Newton - Newtonville	02460	\$ 1,600	\$ 2,150	\$ 2,375	\$ 2,900	\$ 3,600	\$ 3,925	\$ 4,525	\$ 5,100
Newton - Waban	02468	\$ 1,775	\$ 2,375	\$ 2,625	\$ 3,200	\$ 3,975	\$ 4,325	\$ 4,975	\$ 5,625
Newton - West Newton	02465	\$ 1,625	\$ 2,150	\$ 2,375	\$ 2,900	\$ 3,625	\$ 3,925	\$ 4,525	\$ 5,100
Newton Center	02459	\$ 1,625	\$ 2,150	\$ 2,400	\$ 2,900	\$ 3,625	\$ 3,925	\$ 4,525	\$ 5,100
Newton Highlands	02461	\$ 1,625	\$ 2,150	\$ 2,375	\$ 2,900	\$ 3,625	\$ 3,925	\$ 4,525	\$ 5,100
Norfolk	02056	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
North Andover	01845	\$ 1,000	\$ 1,350	\$ 1,550	\$ 2,000	\$ 2,500	\$ 2,700	\$ 3,125	\$ 3,525
North Attleboro	02760	\$ 675	\$ 900	\$ 1,000	\$ 1,200	\$ 1,500	\$ 1,775	\$ 2,050	\$ 2,325
North Billerica	01862	\$ 825	\$ 1,100	\$ 1,250	\$ 1,600	\$ 2,000	\$ 2,200	\$ 2,500	\$ 2,825
North Easton	02356	\$ 1,000	\$ 1,325	\$ 1,475	\$ 1,800	\$ 2,250	\$ 2,425	\$ 2,800	\$ 3,150
North Easton	02357	\$ 875	\$ 1,175	\$ 1,225	\$ 1,600	\$ 2,200	\$ 2,375	\$ 2,725	\$ 3,100
North Reading	01864	\$ 1,300	\$ 1,750	\$ 1,925	\$ 2,350	\$ 2,925	\$ 3,175	\$ 3,650	\$ 4,150
North Weymouth	02191	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Norton	02766	\$ 775	\$ 1,025	\$ 1,250	\$ 1,575	\$ 2,025	\$ 2,250	\$ 2,575	\$ 2,925
Norwell	02061	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Norwood	02062	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Onset	02558	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Peabody	01960	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Pembroke	02359	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Plainville	02762	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Plymouth	02360	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Plympton	02367	\$ 825	\$ 1,125	\$ 1,225	\$ 1,600	\$ 2,000	\$ 2,350	\$ 2,700	\$ 3,050
Quincy	All Zips	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,375	\$ 3,900	\$ 4,400
Randolph	02368	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Raynham	02767	\$ 900	\$ 1,200	\$ 1,250	\$ 1,650	\$ 2,275	\$ 2,450	\$ 2,825	\$ 3,175
Reading	01867	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Rehoboth	02769	\$ 675	\$ 900	\$ 1,000	\$ 1,200	\$ 1,500	\$ 1,800	\$ 2,025	\$ 2,300
Revere	02151	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Rochester	02770	\$ 900	\$ 1,200	\$ 1,300	\$ 1,700	\$ 2,125	\$ 2,500	\$ 2,900	\$ 3,250
Rockland	02370	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Rockport	01966	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Rowley	01969	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Salem	01970	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Salisbury	01952	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Saugus	01906	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Scituate	02066	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Seekonk	02771	\$ 850	\$ 1,150	\$ 1,300	\$ 1,550	\$ 1,925	\$ 2,300	\$ 2,650	\$ 3,000
Sharon	02067	\$ 1,575	\$ 2,125	\$ 2,350	\$ 2,850	\$ 3,550	\$ 3,875	\$ 4,450	\$ 5,025
Sherborn	01770	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Somerset	All Zips	\$ 675	\$ 900	\$ 1,000	\$ 1,200	\$ 1,500	\$ 1,800	\$ 2,100	\$ 2,300
Somerville	02143	\$ 1,575	\$ 2,125	\$ 2,350	\$ 2,850	\$ 3,550	\$ 3,875	\$ 4,450	\$ 5,025
Somerville	02144	\$ 1,575	\$ 2,100	\$ 2,350	\$ 2,850	\$ 3,550	\$ 3,850	\$ 4,450	\$ 5,025
Somerville	02145	\$ 1,450	\$ 1,925	\$ 2,150	\$ 2,600	\$ 3,250	\$ 3,525	\$ 4,050	\$ 4,575

Boston Housing Authority Payment Standard Chart for All Bedroom Sizes

Effective January 1, 2020

South Easton	02375	\$ 850	\$ 1,125	\$ 1,175	\$ 1,550	\$ 2,125	\$ 2,300	\$ 2,650	\$ 3,000
South Weymouth	02190	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Southborough	01772	\$ 975	\$ 1,300	\$ 1,300	\$ 1,700	\$ 2,200	\$ 2,700	\$ 3,100	\$ 3,500
Stoneham	02180	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Stoughton	02072	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Stow	01775	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,400	\$ 3,900	\$ 4,400
Sudbury	01776	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,375	\$ 3,900	\$ 4,400
Swampscott	01907	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Swansea	02777	\$ 625	\$ 850	\$ 950	\$ 1,150	\$ 1,425	\$ 1,700	\$ 1,950	\$ 2,225
Taunton	02780	\$ 800	\$ 1,050	\$ 1,075	\$ 1,425	\$ 2,025	\$ 2,125	\$ 2,425	\$ 2,750
Tewksbury	01876	\$ 1,100	\$ 1,475	\$ 1,625	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Topsfield	01983	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Tyngsboro	01854	\$ 800	\$ 1,075	\$ 1,200	\$ 1,550	\$ 1,925	\$ 2,100	\$ 2,425	\$ 2,725
Tyngsboro	01879	\$ 775	\$ 1,050	\$ 1,150	\$ 1,500	\$ 1,875	\$ 2,025	\$ 2,325	\$ 2,650
Wakefield	01880	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Walpole	02081	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Waltham	02451	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,375	\$ 3,900	\$ 4,400
Waltham	02452	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,375	\$ 3,900	\$ 4,400
Waltham	02453	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Wareham	02571	\$ 1,350	\$ 1,800	\$ 2,000	\$ 2,425	\$ 3,025	\$ 3,275	\$ 3,775	\$ 4,275
Watertown	02472	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,400	\$ 3,900	\$ 4,400
Wayland	01778	\$ 1,325	\$ 1,775	\$ 1,975	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Wellesley	02482	\$ 1,850	\$ 2,450	\$ 2,725	\$ 3,300	\$ 4,125	\$ 4,475	\$ 5,150	\$ 5,800
Wellesley Hills	02481	\$ 1,850	\$ 2,450	\$ 2,700	\$ 3,300	\$ 4,100	\$ 4,500	\$ 5,150	\$ 5,800
Wenham	01984	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
West Bridgewater	02379	\$ 825	\$ 1,125	\$ 1,225	\$ 1,600	\$ 2,000	\$ 2,350	\$ 2,700	\$ 3,050
West Newbury	01985	\$ 1,050	\$ 1,400	\$ 1,575	\$ 1,900	\$ 2,375	\$ 2,550	\$ 2,950	\$ 3,325
Westford	01886	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,400	\$ 3,000	\$ 3,250	\$ 3,750	\$ 4,225
Weston	02493	\$ 1,475	\$ 1,975	\$ 2,175	\$ 2,650	\$ 3,300	\$ 3,600	\$ 4,125	\$ 4,675
Westport	02790	\$ 625	\$ 850	\$ 950	\$ 1,150	\$ 1,425	\$ 1,700	\$ 1,950	\$ 2,225
Westwood	02090	\$ 1,500	\$ 2,000	\$ 2,225	\$ 2,700	\$ 3,350	\$ 3,650	\$ 4,200	\$ 4,750
Weymouth	02188	\$ 1,250	\$ 1,675	\$ 1,850	\$ 2,250	\$ 2,800	\$ 3,050	\$ 3,500	\$ 3,975
Whitman	02382	\$ 800	\$ 1,075	\$ 1,200	\$ 1,550	\$ 1,950	\$ 2,275	\$ 2,625	\$ 2,950
Wilmington	01887	\$ 1,475	\$ 1,975	\$ 2,175	\$ 2,650	\$ 3,300	\$ 3,600	\$ 4,125	\$ 4,675
Winchester	01890	\$ 1,400	\$ 1,850	\$ 2,050	\$ 2,500	\$ 3,125	\$ 3,400	\$ 3,900	\$ 4,400
Winthrop	02152	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700
Woburn	01801	\$ 1,300	\$ 1,750	\$ 1,925	\$ 2,350	\$ 2,925	\$ 3,175	\$ 3,650	\$ 4,150
Wrentham	02093	\$ 1,175	\$ 1,550	\$ 1,725	\$ 2,100	\$ 2,625	\$ 2,850	\$ 3,275	\$ 3,700

APPENDIX J: OTHER RELOCATION FILE FORMS

NOTICE OF INTENT TO VACATE

Date: _____
Name: _____
Unit No.: _____
Address: _____

To: Boston Housing Authority

I intend to vacate my dwelling on _____

New address _____

Reason for moving: BUNKER HILL/CHARLESTOWN REDEVELOPMENT

I understand that I will be charged rent
through _____
 month date year

I understand I will be responsible for:

- 1) Paying all bills due to BHA
- 2) Removing all items from unit
- 3) Returning keys

Signature _____

**HOU Unit Check Out Form
Bunker Hill/Charlestown**

Leaseholder Name(s): _____

Client Control Number: _____

Current Address: _____

New Address: _____

New Telephone #: _____

- Transfer to other BHA Housing

Development Name: _____

- Section 8
- Other Subsidized Housing
- Homeownership

HOU has inspected the resident's Bunker Hill/Charlestown unit and has determined the following:

- Unit is clean and swept out of all debris.
- The refrigerator and oven have been left clean and empty.
- There are no resident belongings remaining in the unit.

Resident Signature: _____ Date: _____

HOU Signature: _____ Date: _____

Management Signature: _____ Date: _____

Bunker Hill/Charlestown Check Request Form

Date: _____

Leaseholder's name: _____

Client Control No: _____ Phone No.: _____

Current Address: _____ # Bedrooms : _____

New Address: _____ # Bedrooms : _____

Please check appropriate Box

- BHA Off-site Relocation
- Charlestown On-Site Relocation
- Section 8
- Other _____
- Application Fee (attach receipt)

Amount _____

Check Payable To: _____

- Credit Check Fee

Amount _____

Check Payable To: _____

- Security Deposit

Amount _____

Check Payable To: _____

- HOU Move (\$100 Dislocation Allowance)

Date of Move _____

Check Payable To: _____

Expenses for utilities—for HOU move only (a copy of each bill must be attached)

Telephone _____ Gas _____ Electricity _____ Cable _____

Check Payable To: _____

Completed by: _____ date: _____

(HOU Staff signature)

Landlord Address (Section 8 Only):

Name: _____

Address: _____

Tel: _____

Fax: _____

Date: _____

Dear Resident:

Congratulations on receiving your Section 8 voucher. As you embark on your search for a new home for you and your family, please know that relocation staff from Housing Opportunities Unlimited are available to help you every step of the way. Feel free to contact them with any questions about the Section 8 program or for help identifying possible Section 8 units.

In addition, in order to help you to be successful in leasing a Section 8 unit, Housing Opportunities Unlimited, acting on behalf of the Boston Housing Authority (BHA), will pay a Security Deposit in the amount of one month's rent to the landlord on your behalf as a part of your relocation benefits.

In order to receive a Security Deposit, you must submit a copy of your Section 8 lease to Housing Opportunities Unlimited. Once a copy of the lease has been submitted, you and the Section 8 landlord will need to complete the following forms:

- Security Deposit Repayment Agreement
- Apartment Condition Statement
- Security Deposit Receipt Form

The full amount of the Security Deposit is and shall remain the property of the BHA. As a Section 8 tenant, you will be held responsible for full and timely payment of rent and for any tenant caused damages to the rental unit under lease. You will be required to reimburse the BHA within thirty (30) days after the termination of tenancy for any deduction to the Security Deposit amount resulting from tenant caused damage and/or nonpayment of rent.

Please Note: The Security Deposit assistance will only be offered at the time the resident relocates from Charlestown/Bunker Hill. If you move again, from the initial Section 8 unit to another location, the BHA will not make a second security deposit available.

If you have any questions regarding the Security Deposit, please contact HOU Relocation staff at _____ or visit the relocation office located at 50 O'Brien Court, #755.

Thank you.

Sincerely,

Housing Opportunities Unlimited
Relocation Coordinator

**Bunker Hill/Charlestown Relocation
SECURITY DEPOSIT REPAYMENT AGREEMENT**

Landlord:

Rental Unit:

Tenant:

Client Control:

PART I: TO THE LANDLORD

Housing Opportunities Unlimited (HOU), as the relocation agent of the Boston Housing Authority (BHA), has enclosed a check in the amount of \$_____ (the Security Deposit) payable to the Landlord as specified above. The purpose of the Security Deposit is to be applied toward the security deposit due on the above referenced rental unit.

As you know, G. L. Ch. 186, Sec. 15B requires you to deposit all security deposit funds into an interest bearing escrow account and to pay yearly statutory interest on the deposited amount. The statute also requires that at the end of the tenancy you must either refund the deposit and accrued interest in full or refund the balance of the deposit minus any deductions for damages (not including reasonable wear and tear) along with a written statement itemizing the nature and amount of the damages.

Please be advised that the Security Deposit that is being paid to you pursuant to this Agreement are **federal funds administered by the BHA**. Consequently, in accordance with the terms of this Agreement, all statements, accrued interest, refunds and/or any other matters relating to the Security Deposit are required to be submitted, mailed and/or returned to the BHA at the following address:

**Amy Tran
Real Estate Development
Boston Housing Authority
52 Chauncy Street, 8th floor
Boston, MA 02111**

Refunds are to be made payable to: **Boston Housing Authority**

By executing this Agreement and depositing the attached check you, the Landlord, agree to the following:

- 1.) I acknowledge and understand that HOU, acting as BHA's agent, will pay the above indicated Security Deposit on behalf of the above-named tenant. I further acknowledge and understand that the Security Deposit are federal funds administered by the BHA and, as such, the Security Deposit is and shall remain the property of the BHA and, together with accrued interest, shall be returned to the BHA, subject to applicable state law and the terms of this Agreement.
- 2.) I agree to fully comply with the terms of this Agreement and to do the following: (a) cooperate in completing and returning the Apartment condition Statement Form to the BHA (a copy of the Form is attached); (b) return a fully completed Security Deposit Receipt Form to the BHA (a copy of the Form is attached); and (c) at the end of the tenancy, return a fully completed Security Deposit Return Form to the BHA (a copy of the Form is attached).
- 3.) I understand that the BHA is paying the Security Deposit as an accommodation for the above named tenant, however, the BHA, by paying the Security Deposit, asserts no tenancy or possession rights with respect to the rental unit and does not accept any responsibility for the future possession of the property or any other future outstanding debt owed by the above named tenant.

By signing below, I document and confirm that I have read this Agreement and the forms attached to this Agreement and I fully understand and agree to the terms contained herein.

Agreed to this _____ day of _____ 200_____.

On behalf of the Boston Housing Authority:

Print Landlord/Agent Name

Print HOU Name

Landlord/Agent Signature

HOU Signature

Part II: TO THE TENANT

I, the Tenant, hereby agree to the following:

- 1.) I, the tenant, acknowledge and understand that Housing Opportunities Unlimited, acting on behalf of the Boston Housing Authority (BHA), will pay the above indicated Security Deposit on my behalf as part of my relocation benefits. I further acknowledge and understand that the full amount of the Security Deposit is and shall remain the property of the BHA and that I have no rights or interest in the Security Deposit. In the event that any portion of the Security Deposit is returned to me, I agree to return the Security Deposit to the BHA within seven (7) day of my receipt of such funds.
- 2.) To the extent I have any rights or interests in the above indicated Security Deposit as an operation of law or otherwise, I hereby assign any and all such rights and interest to the BHA.
- 3.) I agree to fully comply with the terms of this Agreement and to do the following: (a) review, complete and return the Apartment Condition Statement to the Landlord (with copy to the BHA) within fifteen days of my receipt of the Apartment Condition Statement from the Landlord (a copy of the Statement is attached).
- 4.) I acknowledge that I am personally responsible for full and timely payment of rent and for any tenant caused damages to the rental unit under lease. I agree to reimburse the BHA within thirty (30) days after termination of my tenancy at the above rental unit for any deduction to the Security Deposit amount resulting from tenant caused damage and/or nonpayment of rent.

By signing below, I document and confirm that I have read this Agreement and the forms attached to this Agreement and I fully understand and agree to the terms contained herein.

Agreed to this _____ day of _____ 200_____.

On behalf of the Boston Housing Authority:

Print Tenant's Name

Print HOU Name

Tenant's Signature

HOU Signature

ATTACHMENTS:

- 1.) Apartment Condition Statement Form
- 2.) Security Deposit Receipt Form
- 3.) Security Deposit Return Form

**Bunker Hill/Charlestown Relocation
APARTMENT CONDITION STATEMENT**

This is a statement of the condition of the premises you have leased or rented. You should read it carefully in order to see if it is correct. If it is correct you must sign it. This will show that you agree that the list is correct and complete. If it is not correct, you must attach a separate signed list of any damage that you believe exists in the premises. This statement must be returned to the lessor or his agent within fifteen days after you receive this list or within fifteen days after you move in, whichever is later. If you do not return this list, within the specified time period, a court may later view your failure to return the list as your agreement that the list is complete and correct in any suit which you may bring to recover the security deposit.

TO:

Tenant

Address

City State Zip

RE:

Unit

Address

City State Zip

A COPY OF THIS APARTMENT CONDITION CHECKLIST STATEMENT MUST BE GIVEN TO THE TENANT AND THE BOSTON HOUSING AUTHORITY

We have examined the premises and have found the present condition to be as follows:

Kitchen: _____

Bathroom(s): _____

Living Room: _____

Bedroom 1: _____

Bedroom 2: _____

Other: _____

A COPY OF THIS STATEMENT MUST BE SENT TO THE BOSTON HOUSING AUTHORITY:

Boston Housing Authority
52 Chauncy Street
Boston, MA 02111
Attn: Amy Tran, Real Estate Development

Landlord/Lessor/Agent Signature

Date

Print Landlord/Lessor Name

Agent

Address

Address

City State Zip

City State Zip

Phone Number

Phone Number

AGREED AND ASSENTED TO:

Tenant

Date

SECURITY DEPOSIT RECEIPT

The owner must complete this form and forward a copy to the Boston Housing Authority and the Tenant after the Security Deposit has been deposited in an Escrow Account.

As required by law, your security deposit of \$ _____ for _____
Tenant Name

at _____
Tenant Address

is presently being held in the following separate interest bearing account:

_____ at _____
Account Number Bank

_____ City _____ State _____ Zip _____
Address

Date: _____

Authorized Signature: _____
Landlord/Lessor/Agent

Landlord/Lessor _____

Agent _____

Address _____

Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Phone Number _____

Phone Number _____

MAIL THIS RECEIPT TO THE BOSTON HOUSING AUTHORITY:

Attention: Amy Tran
Real Estate Development
Boston Housing Authority
52 Chauncy Street, 2nd Floor
Boston, MA 02111

**Bunker Hill/Charlestown Relocation
SECURITY DEPOSIT RETURN FORM**

Date: _____

Amy Tran
Real Estate Development
Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

RE: Address of Rental Unit: _____

Name of Tenant: _____

Tenant's Forwarding Address: _____

Dear Ms. Tran:

We have inspected the apartment that the above-named Tenant has recently vacated and have found it (check one):

_____ Clean and without damage.

_____ With the damages listed on the attached sheet for which we have determined is tenant caused damages (not including wear and tear) and therefore an appropriate charge against the Security Deposit (See attached invoices, receipts, contractors bills or estimates for repairs.)

As a result of the inspection we have calculated the following:

CALCULATION:

- | | | |
|--|----------|-------------|
| 1. Security Deposit received | \$ _____ | (a) |
| 2. Interest Earned since _____ | \$ _____ | (b) |
| 3. Less Damage Deducted (see attached sheet) | \$ _____ | (c) |
| 4. Total: | \$ _____ | (a + b - c) |

_____ We are issuing a check for the full amount of the Security Deposit or the remaining balance due the Boston Housing Authority as calculated above.

Amount of Security Deposit Returned:

\$ _____ (see #4 above) (Check Number _____)

_____ The amount of tenant damages equals or exceeds the amount of the Boston Housing Authority security deposit. There is no balance due the Boston Housing Authority. I understand the BHA is not responsible for damages caused by the tenant and that I must seek reimbursement for the cost of such damages directly from the tenant.

I understand that I must mail or deliver a copy of this Letter including attached invoices, receipts, contractors bills or estimates for repairs to the above named Tenant.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS _____ DAY OF _____ 200__.

Landlord/Lessor/Agent:

cc: _____ (Tenant)

**APPENDIX K: FIXED RESIDENTIAL MOVING
COST ALLOWANCE**

remain unchanged. The Uniform Act applies to all programs or projects undertaken by Federal agencies or with Federal financial assistance that cause the displacement of any person.

DATES: The provisions of this notice are effective August 24, 2015, or on such earlier date as an agency elects to begin operating under this schedule.

FOR FURTHER INFORMATION CONTACT: Mary Jane Daluge, Office of Real Estate Services, (202) 366-2035, email address: *Maryjane.daluge@dot.gov*; Robert Black, Office of the Chief Counsel, (202) 366-1359, email address: *Robert.Black@dot.gov*; Federal Highway Administration, 1200 New Jersey Avenue SE., Washington, DC 20590. Office hours are from 8:00 a.m. to 4:30 p.m., e.t., Monday through Friday, except Federal holidays.

SUPPLEMENTARY INFORMATION:

Electronic Access

Internet users may reach the Office of the Federal Register's home page at: <http://www.archives.gov/> and the Government Printing Office's database: <http://www.fdsys.gov>.

Background

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601-4655 (Uniform Act), established a program, which includes the payment of moving and related expenses, to assist persons who move because of Federal or federally assisted projects. The FHWA is the lead agency for implementing the provisions of the Uniform Act, and has issued governmentwide implementing regulations at 49 CFR part 24.

The following 17 Federal departments and agencies have, by cross-reference,

adopted the governmentwide regulations: Department of Agriculture; Department of Commerce; Department of Defense; Department of Education; Department of Energy; Department of Homeland Security; Environmental Protection Agency; Federal Emergency Management Agency; General Services Administration; Department of Health and Human Services; Department of Housing and Urban Development; Department of the Interior; Department of Justice; Department of Labor; Department of Veterans Affairs; National Aeronautics and Space Administration; Tennessee Valley Authority.

Section 202(b) of the Uniform Act provides that as an alternative to being paid for actual residential moving and related expenses, a displaced individual or family may elect payment for moving expenses on the basis of a moving expense schedule established by the head of the lead agency. The governmentwide regulations at 49 CFR 24.302 provide that the FHWA will develop, approve, maintain, and update this schedule, as appropriate.

The purpose of this notice is to update the schedule published on May 23, 2012, at 77 FR 30586.

The schedule is being updated to reflect the increased costs associated with moving personal property and was developed from data provided by State highway agencies. This update increases the schedule amounts in the States and Territories of Alabama, California, Colorado, District of Columbia, Florida, Guam, Hawaii, Idaho, Illinois, Louisiana, Maryland, Massachusetts, Minnesota, Montana, Nevada, New Jersey, North Dakota, Oklahoma, Puerto Rico, Rhode Island, South Carolina,

Utah, Virginia, Wisconsin, and Wyoming. The schedule amounts for the States and Territories not listed above remain unchanged. The payments listed in the table below apply on a State-by-State basis. Two exceptions and limitations apply to all States and Territories. Payment is limited to \$100.00 if either of the following conditions applies:

(a) A person has minimal possessions and occupies a dormitory style room, or

(b) A person's residential move is performed by an agency at no cost to the person.

The schedule continues to be based on the "number of rooms of furniture" owned by a displaced individual or family. In the interest of fairness and accuracy, and to encourage the use of the schedule (and thereby simplify the computation and payment of moving expenses), an agency should increase the room count for the purpose of applying the schedule if the amount of possessions in a single room or space actually constitutes more than the normal contents of one room of furniture or other personal property. For example, a basement may count as two rooms if the equivalent of two rooms worth of possessions is located in the basement. In addition, an agency may elect to pay for items stored outside the dwelling unit by adding the appropriate number of rooms.

Authority: 42 U.S.C. 4622(b) and 4633(b); 49 CFR 1.85 and 24.302.

Issued on: July 17, 2015.

Gregory G. Nadeau,
Acting Administrator, Federal Highway Administration.

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED FIXED RESIDENTIAL MOVING COST SCHEDULE (2015)

State	Occupant owns furniture									Occupant does not own furniture	
	Number of rooms of furniture									1 room/ no fum.	Add'l room no fum.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	Add'l room		
Alabama	600	800	1000	1200	1400	1600	1800	2000	200	400	50
Alaska	700	900	1125	1350	1550	1725	1900	2075	300	500	200
American Samoa	282	395	508	621	706	790	875	960	85	226	28
Arizona	700	800	900	1000	1100	1200	1300	1400	100	395	60
Arkansas	550	825	1100	1350	1600	1825	2050	2275	200	300	70
California	725	930	1165	1375	1665	1925	2215	2505	265	475	90
Colorado	675	895	1115	1270	1425	1580	1735	1890	155	385	55
Connecticut	620	810	1000	1180	1425	1670	1910	2150	150	225	60
Delaware	500	710	880	1110	1260	1410	1560	1710	160	400	60
DC	800	1000	1200	1500	1700	1900	2100	2300	200	500	100
Florida	750	900	1075	1250	1400	1550	1600	1850	300	500	150
Georgia	600	975	1300	1600	1875	2125	2325	2525	200	375	100
Guam	600	950	1300	1600	1900	2150	2400	2650	200	300	150
Hawaii	600	950	1300	1600	1900	2150	2400	2650	200	300	150
Idaho	600	800	1000	1200	1400	1600	1800	2000	200	350	100

received an application from Upland Pipeline, LLC ("Upland") for a Presidential Permit authorizing the construction, connection, operation, and maintenance of pipeline facilities for the export of crude oil. If the application is approved, the proposed facilities will transport crude oil from the Williston Basin region in North Dakota across the U.S.-Canadian border near Burke County, North Dakota, for onward transportation to refineries in Canada and the eastern United States.

Upland is a limited liability corporation organized under the laws of the State of Delaware. The ultimate parent corporation of Upland is TransCanada Corporation ("TransCanada"). TransCanada is a major energy infrastructure firm whose assets include approximately 35,500 miles of natural gas pipelines and a 2,600-mile petroleum pipeline. Upland plans to enter into a development, management, and operations agreement with TransCanada Oil Pipeline Operations, Inc., a subsidiary of TransCanada, to provide operating services for the project.

Under E.O. 13337, the Secretary of State is designated and empowered to receive all applications for Presidential Permits for the construction, connection, operation, or maintenance, at the borders of the United States, of facilities for the exportation or importation of liquid petroleum, petroleum products, or other non-gaseous fuels to or from a foreign country. The Department of State has the responsibility to determine whether issuance of a new Presidential Permit for construction, connection, operation, and maintenance of the proposed Upland pipeline border facilities would serve the U.S. national interest.

The Department will conduct an environmental review consistent with the National Environmental Policy Act of 1969. The Department will provide more information on the review process in a future Federal Register notice.

Upland's application is available at: <http://www.state.gov/e/enr/applicant/applicants/index.htm>

FOR FURTHER INFORMATION CONTACT: Acting Director, Energy Resources Bureau, Energy Diplomacy (ENR/EDP/EWA) United States Department of State, 2201 C St. NW., Suite 4843, Washington, DC 20520.

Dated: April 27, 2015.
Chris Davy,
Acting Director, Energy Resources Bureau, Energy Diplomacy (ENR/EDP/EWA), Bureau of Energy Resources, U.S. Department of State.
 [FR Doc. 2015-18208 Filed 7-23-15; 8:45 am]
 BILLING CODE 4710-07-P

DEPARTMENT OF TRANSPORTATION

Federal Aviation Administration

System Wide Information Management (SWIM) Interactive Developer Workshop; Meeting Announcement

AGENCY: Federal Aviation Administration (FAA), DOT.
System Wide Information Management (SWIM) Interactive Developer Workshop; Meeting Announcement
 Tuesday, September 22, 2015 to Thursday, September 24, 2015—From 8:00 a.m. to 4:30 p.m., FAA Florida NextGen Test Bed, 557 Innovation Way, Daytona Beach, FL 32114.

Open Meeting—Interactive Workshop
 The Federal Aviation Administration (FAA) invites all interested stakeholders with a background in software development to attend an interactive workshop on System Wide Information Management (SWIM) at the state of the art NextGen Test Bed in Daytona Beach, FL. Join fellow developers as the FAA introduces and demonstrates current and new data services being made available from the agency's enterprise information gateway. Socializing new ideas on how to work with data from SWIM and what applications can be developed will be highly encouraged by the organizers.

Participants to the workshop who have an existing graphical user interface that visualizes data are encouraged to bring their application to use during the workshop. Participants that do not have an interface may be provided one at no cost. All participants must bring their own hardware (laptop preferred) to use during the event.

The FAA will be providing a connection to the Research & Development Data Domain allowing participants to engage and interact real time with data from SWIM in a non-operational environment. The following data types will be introduced and available to work with during the event:

- Notices to Airmen (NOTAM)
- Common Sourced Weather
- Terminal Data Distribution Services
- Flight Data Publication Services
- Traffic Flow Management Publication Services

Participants will be highly encouraged to introduce ideas of how they would incorporate SWIM data into their operation or application both before and after working with the data types provided. For more information or to register, visit www.faa.gov/nextgen/swim.

Space is limited so register early to secure a spot! Registration will close when all spots have been filled!

About SWIM

System Wide Information Management (SWIM) is the FAA's data distribution backbone of NextGen, the Next Generation Air Transportation System. SWIM utilizes a "one to many" data distribution model, allowing easier access to more data, providing it to the right person, at the right time, in the format they want. SWIM utilizes industry standard service oriented architecture (SOA) technology to be interoperable with many types of applications capable of web service and java based messaging. The FAA is also leading the use of standard data exchange models such as Aeronautical Information Exchange (AIXM) and Flight Information Exchange (FIXM).

Paul Fontaine,
Director, NextGen Portfolio Management and Technology Development, Federal Aviation Administration.
 [FR Doc. 2015-18213 Filed 7-23-15; 8:45 am]
 BILLING CODE P

DEPARTMENT OF TRANSPORTATION

Federal Highway Administration

Uniform Relocation and Real Property Acquisition for Federal and Federally-Assisted Programs; Fixed Payment for Moving Expenses; Residential Moves

AGENCY: Federal Highway Administration (FHWA), DOT.
ACTION: Notice.

SUMMARY: The purpose of this notice is to publish changes in the Fixed Residential Moving Cost Schedule for the States and Territories of Alabama, California, Colorado, District of Columbia, Florida, Guam, Hawaii, Idaho, Illinois, Louisiana, Maryland, Massachusetts, Minnesota, Montana, Nevada, New Jersey, North Dakota, Oklahoma, Puerto Rico, Rhode Island, South Carolina, Utah, Virginia, Wisconsin, and Wyoming as provided for by section 202(b) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The schedule amounts for the States and Territories not listed above

**UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED FIXED
RESIDENTIAL MOVING COST SCHEDULE (2015)—Continued**

State	Occupant owns furniture									Occupant does not own furniture	
	Number of rooms of furniture									1 room/ no furn.	Add'l room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	Add'l room		
Illinois	850	1000	1150	1250	1400	1600	1750	2050	450	650	150
Indiana	500	700	900	1100	1300	1500	1700	1900	200	400	100
Iowa	550	700	800	900	1000	1100	1225	1350	125	500	50
Kansas	400	600	800	1000	1200	1400	1600	1800	200	250	50
Kentucky	500	700	900	1100	1300	1500	1700	1900	200	350	50
Louisiana	600	800	1000	1200	1300	1550	1700	1900	300	400	70
Maine	650	900	1150	1400	1650	1900	2150	2400	250	400	100
Maryland	700	900	1100	1300	1500	1700	1900	2100	200	500	100
Massachusetts	700	850	1000	1200	1350	1500	1650	1800	250	450	150
Michigan	700	950	1150	1300	1450	1600	1750	1900	300	500	200
Minnesota	575	725	925	1125	1325	1525	1725	1925	275	450	100
Mississippi	750	850	1000	1200	1400	1550	1700	1850	300	400	100
Missouri	800	900	1000	1100	1200	1300	1400	1500	200	400	100
Montana	500	700	900	1100	1300	1500	1700	1900	200	350	100
Nebraska	390	545	700	855	970	1075	1205	1325	120	310	40
Nevada	500	700	900	1100	1300	1500	1700	1900	200	350	60
New Hampshire	500	700	900	1100	1300	1500	1700	1900	200	200	150
New Jersey	650	750	850	1000	1150	1300	1400	1600	200	200	50
New Mexico	650	850	1050	1250	1450	1650	1850	2050	200	400	60
New York	600	800	1000	1200	1400	1600	1800	2000	200	350	100
North Carolina	550	750	1050	1200	1350	1600	1700	1900	150	350	50
North Dakota	495	715	900	1080	1265	1415	1510	1695	185	430	65
N. Mariana Is.	282	395	508	621	706	780	875	960	85	226	28
Ohio	600	800	1000	1150	1300	1450	1600	1750	150	400	100
Oklahoma	700	900	1100	1300	1500	1700	1850	2000	200	350	100
Oregon	600	800	1000	1200	1400	1600	1800	2000	200	350	100
Pennsylvania	500	750	1000	1200	1400	1600	1800	2000	200	400	70
Puerto Rico	350	550	700	850	1000	1100	1200	1300	100	300	50
Rhode Island	600	850	1000	1200	1400	1600	1800	2000	150	300	100
South Carolina	700	805	1095	1285	1575	1735	1890	2075	225	500	75
South Dakota	500	650	800	950	1050	1200	1400	1600	200	300	40
Tennessee	500	750	1000	1250	1500	1750	2000	2250	250	400	100
Texas	600	800	1000	1200	1400	1600	1750	1900	150	400	50
Utah	650	800	950	1100	1250	1400	1550	1700	150	500	100
Vermont	400	550	650	850	1000	1100	1200	1300	150	300	75
Virgin Islands	500	700	850	950	1150	1300	1450	1600	150	425	100
Virginia	700	900	1100	1300	1500	1700	1900	2100	300	400	75
Washington	600	800	1000	1200	1400	1600	1800	2000	200	300	50
West Virginia	750	900	1050	1200	1350	1500	1650	1800	150	350	50
Wisconsin	550	730	935	1140	1350	1560	1765	1975	260	440	105
Wyoming	540	800	870	1020	1170	1325	1500	1670	200	370	60

Exceptions: 1. The payment to a person with minimal possession who is in occupancy of a dormitory style room or whose residential move is performed by an agency at no cost to the person is limited to \$100.00.

2. An occupant will be paid on an actual cost basis for moving his or her mobile home from the displacement site. In addition, a reasonable payment to the occupant for packing and securing property for the move may be paid at the agency's discretion.

[FR Doc. 2015-18159 Filed 7-23-15; 8:45 am]
BILLING CODE 4910-22-P

DEPARTMENT OF TRANSPORTATION

Federal Highway Administration

Environmental Impact Statement: Lexington and Richland Counties, South Carolina; Notice of Intent

AGENCY: Federal Highway
Administration (FHWA), DOT.
ACTION: Notice of intent.

SUMMARY: The FHWA is issuing this notice to advise the public that an

environmental impact statement will be prepared for a proposed highway project in Lexington and Richland counties, South Carolina.

FOR FURTHER INFORMATION CONTACT:
Emily O. Lawton, Division
Administrator, Federal Highway
Administration, Strom Thurmond
Federal Building, 1835 Assembly Street,
Suite 1270, Columbia, South Carolina
29201, Telephone: (803) 765-5411,
Email: emily.lawton@dot.gov.

SUPPLEMENTARY INFORMATION: The
FHWA, in cooperation with the South
Carolina Department of Transportation
(SCDOT), will prepare an environmental

impact statement (EIS) on a proposal to improve the I-20/I-26/I-126 Corridor located in Lexington and Richland counties, South Carolina. To date, the project area has been defined as a mainline corridor including I-20 from the Saluda River to the Broad River, I-26 from US 378 to Broad River Road, and I-126 from Colonial Life Boulevard to I-26.

The I-20/I-26/I-126 corridor is a vital link in South Carolina, serving residents, commuters, travelers, and commerce. Due to nearby residential and commercial development, proximity to downtown Columbia,

**APPENDIX L: BUNKER HILL RELOCATION
FAQ**

Charlestown Relocation—What You Need To Know Now

As you know, over the past several years, the Boston Housing Authority, its developer Bunker Hill Redevelopment Company LLC, the Charlestown Resident Alliance, and individual residents throughout the Charlestown public housing community—yourselves and your neighbors—have been planning for redevelopment. We are excited to announce finally the launch of Phase One of the redevelopment!

Redevelopment will involve demolition of all existing buildings and the construction of brand new homes, which means that all Charlestown residents will need to move out from their existing apartments. All households will have the opportunity to move into newly constructed homes. Many residents—including all Phase One households—will need to move, at least temporarily, to other housing while new apartments are under construction.

Charlestown residents will have a range of options for relocation. You will have personalized advice and support throughout the process, and you will have the opportunity to carefully consider all your relocation options before making a choice.

BHA has hired Housing Opportunities Unlimited—or HOU as they are commonly called—an experienced team that will manage all aspects of relocation. We urge you to be in close contact with the HOU team and to take advantage of the support they offer. HOU can be reached by phone at (617) 436-4500 x114.

BHA and HOU are committed to ensuring that you know your rights, and at the same time we want you to understand your responsibilities. Please see the summary on the next page of rights and responsibilities. We have also prepared a list of FAQs (Frequently Asked Questions) included here as well.

We are thrilled to be at this point in the redevelopment, and we look forward to the transformation of our community over the coming months and years.

(continued on next page)

Charlestown Relocation—What You Need To Know Now

(continued from previous page)

Your Rights:

1. BHA—working through its team from HOU—will offer you a full range of relocation assistance and benefits that will provide you with decent, safe, and affordable housing.
2. BHA will provide you individualized relocation counseling and housing search assistance to ensure your family's needs are met.
3. BHA will pay for all eligible moving-related expenses associated with the relocation including actual moving costs, utility reconnections and security deposit (if applicable), and BHA will pay for packing and un-packing assistance upon request.
4. BHA will provide sufficient notice of your move date by issuing a 120 day notice to vacate.
5. Your rights under any ongoing grievance process related to continued occupancy will not be affected by your relocation.
6. BHA will conduct a fair and open process in full accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Once a relocation unit has been identified—and you have accepted that unit—you will be responsible to:

1. Move upon reasonable notice during the specific time period.
2. Ensure your belongings are packed and your furniture prepared for moving. Everything but your furniture must be packed in boxes. Furniture must be taken apart when possible. Upon request, the HOU will provide assistance to both pack and un-pack your belongings.
3. With HOU's assistance, notify Boston Public Schools of your change of address and coordinate any school or transportation transfers.
4. Arrange with utility companies to have service turned on at your new apartment. Upon request, HOU can assist you with this as well.
5. Notify the post office, DTA, social security, and other agencies, individuals, companies, etc., of your change in address.
6. Be prepared to move all your belongings on the specified date, and to be home and ready when the movers arrive.
7. Follow all move-out instructions provided by HOU as part of its Moving Day Checklist. This checklist will include cleaning out your refrigerator, disposing of unwanted items and ensuring your unit is left in broom swept condition.
8. Provide HOU with your new address and phone number—and keep us updated if changes occur.

Charlestown Relocation: Frequently Asked Questions

How do I know if I live in Phase One?

Phase One will be carried out in two stages—Phase 1A and Phase 1B. The chart below lists the addresses and milestone dates for each.

	Phase 1A	Phase 1B
Addresses	9 Corey Street 17 Corey Street 1 Starr King Court 9 Starr King Court 50 Decatur Street 58 Decatur Street	90 Medford Street 98 Medford Street 45 Tufts Street 53 Tufts Street 40 Corey Street 48 Corey Street 49 Walford Street 50 Walford Way 57 Walford Street 58 Walford Way
Total units	53 units	73 units
Distribution of formal relocation notices: General Information Notice and Notice of Eligibility	February 2020	February 2020
Information Sessions on Relocation Options	February 2020	July 2020
HOU Relocation Survey Start	March 2020	August 2020
Target Relocation Completion Date	September 2020	March 2021
Demolition Start	October 2020	April 2021
Estimated Construction Completion Date	January 2022	June 2022

Will I have to move?

Yes. Every Charlestown resident will need to move from their current apartments, because all existing buildings will be demolished. All residents will have the opportunity to move into new apartments as construction progresses. However, many residents—including all Phase 1A and Phase 1B residents—will need to relocate at least temporarily while construction is underway.

Will I have the right to return to a redeveloped unit at Charlestown?

Yes. All relocated Charlestown households will have the “right to return” to a newly constructed deeply affordable apartment (rent set at 30% of adjusted income) at the Charlestown redevelopment. The unit must match the needs of the household in terms of size (number of bedrooms) and other features. The only exception to this rehousing guarantee is if a household (1) gets evicted for a serious lease violation, (2) moves out permanently from all BHA housing (including those who purchase homes), or (3) transfers permanently to other BHA housing.

When will I have to relocate?

In the next few weeks, Phase 1A and 1B households will receive a *General Information Notice* that will inform you that the BHA intends to redevelop Charlestown and a *Notice of Eligibility for Relocation Assistance*, which will mark the official start of the Relocation Program. Although these notices will go out at the same time to both Phase 1A and 1B residents, Phase 1A residents will be relocating sooner than Phase 1B residents (see table above for projected dates).

BHA has hired Housing Opportunities Unlimited (HOU) to manage all aspects of relocation. HOU begins work in January 2020. At the start of each phase, HOU will begin counseling residents by asking residents about their relocation preferences through a specially developed survey. With that information in hand, HOU will work with you to find a safe, decent, affordable unit. Once an appropriate unit is found, you will receive a 120-day notice letting you know it is time to move. **No one needs to move until these relocation notices are received.**

What if I move now on my own? What if I am relocated for other reasons prior to getting the 120-day notice?

Do not move before receiving the *Notice of Eligibility* or before you receive relocation counseling assistance. If you do, you may not be eligible for relocation benefits. Again, the *Notice of Eligibility* will be delivered to all Phase 1A and 1B households in February 2020. Do not move before you receive the *Notice of Eligibility* or before you receive relocation counseling assistance.

There may be circumstances in which you might move before you get the 120-day notice. For example, you might have been waiting for an emergency public housing transfer or a Section 8 voucher for similar reasons, and you need to take advantage of that opportunity when it arises. We urge you to keep HOU informed about these sorts of moves. BHA may not be able to provide relocation assistance for an immediate move like this; but in any event, you will still retain the right to return to a new unit at the redevelopment, and you would retain the right to moving-cost assistance for that future return move.

Who is eligible for relocation benefits and assistance?

Households living at Charlestown Phase One are eligible for relocation benefits and assistance upon receiving the *Notice of Eligibility*. Only persons listed on BHA recertification forms will be entitled to relocation benefits.

What type of relocation choices will be available?

The following resources will be available for Charlestown Phase One relocation. These resources are:

- Moving to another Charlestown public housing unit, if available;
- Moving to another BHA public housing community;
- Using a Section 8 voucher to rent an apartment in Boston or elsewhere, subject to funding availability;
- Receiving a very modest down payment assistance toward the purchase of a home (such households would not have a right to return).

What if I am the head of household and I have an adult child or children who could live independently – can we split?

BHA will consider splitting households on a case by case basis to the extent it may help with relocation and redevelopment. Splits will generally be reserved for households with special circumstances (usually households requiring large apartments—four or more bedrooms—or requiring special features as a reasonable accommodation due to a disability). If approved and the current household decides to split into two separate households, then both the original head of household and the split household will be eligible for separate and full relocation benefits and assistance. Only the original head of household will be eligible for the right to return.

What moving assistance am I entitled to?

Families will be offered three moving assistance options. Households may elect to:

Option 1: Use the services of a professional moving company contracted by HOU. This option also includes packing materials, utility reconnection fee reimbursement and a dislocation allowance in the amount of \$100.

Option 2: Take a lump sum payment in lieu of being reimbursed for out of pocket expenses. Lump sum payments are based upon unit size (total number of rooms). There is no separate \$100 dislocation allowance. Reimbursements will be paid after the move is completed.

Option 3: Undertake the move on your own and be reimbursed for all documented reasonable out-of-pocket expenses that cannot exceed the standard established by HUD. Examples of reasonable out-of-pocket expenses include packing and moving costs, up to 12 months of storage costs, utility reconnection fees, etc.

This assistance will be available to all households as they relocate, whether temporarily or permanently. Use of the services of a professional moving company contracted by HOU will also be offered to those who move back to Charlestown from their temporary location.

How do I select my relocation option?

HOU will be providing relocation counseling assistance to all households at Charlestown Phase One. The relocation team will meet with each household to discuss the relocation options and the benefits of each type of relocation. Based on that information, each resident will state his or her relocation preferences.

How much rent will I have to pay for my relocation unit?

All of the rental relocation options, including Section 8 and BHA public housing units, are affordable. Bear in mind, though, that if you relocate with Section 8, you will likely have to pay at least one utility bill; you would receive a discount on your rent in the form of a “utility allowance” but you will need to budget your money accordingly to pay these utility bills.

Reubicación de Charlestown —Qué es lo que usted tiene que saber

Como usted ya sabe, en los años anteriores, Boston Housing Authority, el reurbanizador Bunker Hill Redevelopment Company LLC, la Alianza de Residentes de Charlestown, y residentes de la comunidad de la vivienda pública de Charlestown—usted y sus vecinos—han estado planificando para la reurbanización. ¡Estamos emocionados de anunciar finalmente el inicio de la fase uno de la reurbanización!

Parte de la reurbanización incluye la demolición de todos los edificios existentes y la construcción de nuevos hogares, por lo cual significa que todos los residentes de Charlestown tendrán que mudarse de sus apartamentos existentes. Todas las familias tendrán la oportunidad de mudarse a los apartamentos recién construidos. Muchos residentes, incluyendo las familias de la fase uno - tendrán que mudarse, por lo menos temporariamente a otra vivienda mientras los apartamentos estén bajo construcción.

Los residentes de Charlestown tendrán varias opciones de reubicación. Usted tendrá consejos personalizados y apoyo durante todo el proceso y tendrá la oportunidad de considerar sus opciones de reubicación cuidadosamente antes de tomar una decisión.

BHA ha contratado a Housing Opportunities Unlimited, o HOU como se les llama comúnmente, un equipo con experiencia que se encargará de todos los aspectos de la reubicación. Le aconsejamos a estar en contacto con el equipo de HOU y aprovechar el apoyo que ofrecen. Puede comunicarse con HOU por teléfono al (617) 436-4500 x114.

BHA y HOU se comprometen a garantizar que usted conozca sus derechos y, al mismo tiempo, queremos que comprenda sus responsabilidades. Consulte el resumen en la siguiente página de derechos y responsabilidades. También hemos preparado una lista de Preguntas Frecuentes incluidas aquí también.

Estamos emocionados de estar en este punto de la reurbanización, y esperamos la transformación de nuestra comunidad en los próximos meses y años.

(Continúa en la siguiente página)

Dib-u-dejinta Charlestown—Waxyaalaha Aad u Baahan Tahay Inaad Oggaato Hadda

Sidaad ka warqabtaan, dhowrkii sano ee ina soo dhaafay, Ha'adda Guriyeynta Boston (BHA), Shirkaddeeda Dhismaha ee 'Bunker Hill Redevelopment Company LLC', iyo Ururka Dadka Deggan Charlestown, iyo dadka kale ee deggan dhammaan komuyuunatiga guryaha dadweynaha Charlestown—idinka iyo jaarkiinnaba—inaynu qorsheyneynay dib-u-dhiska guryaha. Waxaannu ku faraxsannahay inaanu ugudembeyntii ku dhawaaqno Wareegga Kowaad ee Dib-u-dhiska!

Dib-u-dhisidda waxa ka mid noqon doona dumista dhammaan dhismayaasha hadda jira iyo dhisidda guryo cusub, taasoo macnaheedu yahay in dhammaan dadkadeggan Charlestown loo baahan yahay inay ka baxaan abaarmannada ama guryagaha ay hadda ku jiraan. Dhammaan qoysasku waxay fursad u heli doonaan inay galaan guryaha cusub ee la dhisay. Dad badan oo hadda deggan —oo ay ku jiraan dhammaan qoysaska Wareegga Koowaad (Phase One)—waxa loo baahnaan doonaa inay u-guuraan, ugu yaraan si ku-meelgaar ah, guryo kale xilliga la dhisayo guryaha cusub.

Dadka hadda deggan Charlestown waxay heli doonaan fursado kaladuwan ee dib-u-dejineed. Waxaad heli doontaa talo shakhsiyeed iyo taageero inta ubaroosasku socdo, oo waxaad helidoontaa fursad aad si taxadir leh u tixgeliso dhammaan doorashooyinkaaga dib-u-dejinta ka hor intaadan wax dooran.

Hay'adda Guriyeynta Boston (BHA) waxay shaqo-gelisay shirkadda 'Housing Opportunities Unlimited'—ama caadi ahaan loogu yeero 'HOU'— oo ah koox khibradleh oo maareyn doonta dhammaan qeybaha kala duwan ee dib-u-dejinta. Waxaannu adiga kugu dhiirrigelineynaa inaad xiriir sokeeye la lahaatid kooxda HOU iyo inaad ka faa'ideysatid taageerada ay bixiyaan. Xafiiska HOU waxaad ka heli kartaa talafoonka (617) 436-4500 x114.

Xafiisyada BHA iyo kooxda HOU waxa ka go'an inay hubiyaan inaad adigu taqaanid xuquuqdaada, islamarkaasna waxaannu rabnaa in aad adiguna taqaanid mas'uuliyadahaaga. Fadlanfiiri soo-koobidda ku taalla bogga kan ku xiga ee xuquuqaha iyo mas'uuliyadaha. Waxa kale oo aannu diyaarinnay liiska Su'aalaha Markasta La-isweydiyo(FAQs)oo halkan ku jira iyana.

Waxaannu aad ugu faraxsannahay inaan joogno heerkan uu marayo dib-u-dhisku, oo waxaannu filaneynaa isbedelka ku imanaya komuyuunatigeenna ee bilaha iyo sannadaha soosocda.

(sii-socda bogga xiga)

Dib-u-dejinta Charlestown—Waxyaalaha Aad u Baahan Tahay Inaad Oggaato Hadda (ka yimi boggi hore)

Xuquuqahaaga:

1. Xafiiska BHA—oo soo maraya kooxda HOU—wuxuu ku soo hordhigi doonaa taageero iyo waxtarro dib-u-dejineed oo kala geddisan oo adiga ku siin doona guri fiican, oo ammaan ah, oo aad kiradiisa awooddo.
2. Xafiiska BHA wuxuu ku siin doonaa la-talin dib-u-dejineed ooshakhsiyeysan iyo taageero guryo raadin si loo hubiyo in la kaafiyey baahiyaha qoyskaaga.
3. Xafiiska BHA wuxuu bixin doonaa dhammaan kharashaadka u-qalmaee la xiriira guuritaanka oo ay ku jiraan kharashka guuritaanka, dib u soo gelinta korontada iyo biyaha, iyo deebaajiga ammaanka (haddii uu khuseeyo), oo xafiiska BHA wuxuu kaloo bixin doonaa caawimada baakeynta alaabta iyo furfuridda baakooyinka haddii la codsado.
4. Xafiiska BHA wuxuu bixin doonaa oggeysiis kaafiya ee taariikhda aad guureyso isagoo soo diri doona oggeysiis ka bixid guri ah oo 120 maalmood ah.
5. Adiga xuquuqdaada la xiriirta baroosaska cabasho hadda socota oo ah degganaansho sii socota ma saameyn doonto dib-u-dejintaada.
6. Xafiiska BHA wuxuu qaban doonaa baroosas caddaalad ah oo furan oo si buuxda ugu saleysan Sharciga Caawimaadda Dib-u-dejinta ee Middeysan iyo Siyaasadaha Yeelashada Hantida Maguurtada ah (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended).

Marka la cayimo guri dib-u-dejin ah —oo aad oggolaatid gurigaas—waxaad mas'uul ka noqondoontaa:

1. Inaad guurtid marka lagu siiyo oggeysiis macquul ah oo waqti cayiman ah.
2. Inaad xirxirato alaabadaada iyo feernijarkaaga oo aad u diyaarisid guuritaan. Wax kasta oo aanu ku jirin feernijarku waa inaad baakooyin ku gurtaa. Feermijarkana waa in la kala saarsaara hadday suurtagal tahay. Marka aad codsatid, kooxda HOU waxay ku siin doontaa caawimo inay alaabta baakooyin kuugu raraan iyo inay kuu furan baakooyinka.
3. Adoo isticmaalaya xafiiska HOU, u sheeg xafiiska Dugsiyada Dadweynaha Boston is-beddelka ku yimi cinwaankaaga oo kala xiriir wareejinta dussiga ama gaadiidka dugsiga.
4. La heshii shirkadaha korontada iyo biyaha inay adeegga ka bilaabaan gurigaaga cusub. Marka aad ka codsato, xafiiska HOU isna wuu kaa caawin karaa arrintaas.
5. Isbeddelka cinwaanka u sheeg xafiiska boostada, xafiiska caawimada DTA, xafiiska 'social security', iyo hay'adaha, iyo dadka, iyo shirkadaha kale, iwm.
6. Diyaar u ahow inaad rarato dhammaan alaabooyinkaaga taariikhda la cayimay, oo aad gurigaaga joogtid oo aad diyaar ahaatid marka ay yimaaddaan shaqaalaha ku raraya.
7. Raac dhammaan amarrada ka-bixitaanka ee ay bixisay kooxda HOU, amarradaas oo qeyb ka ah Liiska Jeegareynta ee Maalinta Guuridda. Liiskan Jeegareynta (checklist) waxa ku jira nadiifinta talaajaddaada ama firijidheerkaaga, xoorista waxyaalaha aadan rabin iyo hubinta in gurigaaga aad kaga tagtid isagoo xaaqan oo aan wasaq lahayn.
8. Kooxda HOU sii cinwaankaaga cusub iyo lambarkaaga talafoonka—oo noo soo sheeg wixii is-beddel ah ee dhaca.

Dib-u-dejinta Charlestown: Su'aalaha Mar Kasta La Is-weydiyo

Sidee baan ku oggaan karaa in aan ku noolahay guri ka mid Wareegga Koowaad?

Wareegga Koowaad waxa loo fulin doonaa laba qeybood —Wareegga 1A iyo Wareegga 1B. Shaxda hoos ku taalal waxa ku qoran liistooyinka cinwaannada iyo taariikhaha astaanta u ah mid kasta.

	Wareegga 1A	Wareegga 1B
Cinwaannada	9 Corey Street 17 Corey Street 1 Starr King Court 9 Starr King Court 50 Decatur Street 58 Decatur Street	90 Medford Street 98 Medford Street 45 Tufts Street 53 Tufts Street 40 Corey Street 48 Corey Street 49 Walford Street 50 Walford Way 57 Walford Street 58 Walford Way
Isugeynta guryaha	53 guri	73 guri
Qeybinta oggeysiisyada rasmiga ah ee dib-u-dejinta: Oggeysiiska Macluumaadka Guud iyo Oggeysiiska U-qalmidda	Feberweri (Bisha Labaad) 2020	Feberweri (Bisha Labaad) 2020
Kulannada Macluumaadka ku Saabsan Doorashooyinka Dib-u-dejinta	Feberweri (Bisha Labaad) 2020	Julaay (Bisha Toddobaad) 2020
Bilowga Sahanka Wareysiga Dib-u-dejinta ee HOU	Maaraj (Bisha Saddexaad) 2020	Ogost (Bisha Siddeedaad) 2020
Taariikhda La Asteeyey ee Dhammeystirka Dib-u-dejinta	Sibtember (Bisha Sagaalaad) 2020	Maaraj (Bisha Saddexaad) 2021
Bilowga Guryo Duminta	Oktoober (Bisha Tobnaad) 2020	Abril (Bisha Afraad) 2021
Taariikhda la Qiyaasay ee Dhammeystirka Dhismaha	Jeneweri (Bisha Koowaad) 2022	Juun (Bisha Lixaad) 2022

Inaan guuro miyaa?

Haa. Waxa loo baahan yahay in qof kasta oo deggan Charlestown uu ka guuro guriga uu hadda deggan yahay, sababtoo ah dhammaan dhismayaasha hadda jira waa la duminayaa. Dhammaan dadka deggan dhismayaashaas waxay heli doonaan fursad ay ugu guuraan guryo cusub inta uu dhismuhu socdo. Hase ahaatee, dad badan oo degganayaal ah—oo ay ku jiraan dhammaan kireystayaasha Wareegga 1A iyo kuwa Wareegga 1B—waxay u baahan yihiin inay meel kale dib-u-degaan ugu yaraan si ku-meelgaar ah inta uu dhismuhu socdo.

Anigu xaq ma u leeyahay inaan ku soo laabto guri cusub oo dib loo dhisay oo ku yaalla Charlestown?

Haa. Dhammaan qoysaska Charlestown ee meel kale la dejiyey waxay yeellan doonaan “xaqa ku soo laabashada” guri cusub oo la woodi karo (kiradiisana lagu saleeyey boqolkiiba 30% dhakhliga la sugay ee qofka) oo ka mid ah guryaha dib loo dhisay ee Charlestown. Gurigu waa inuu kaafiya baahiyaha qoyska xagga baaxadda (tirade qolalka hurdada) iyo sifooyinka kale. Ta qura ee ka baxsan gaaraantiiga dib-u-guriyeynta waa haddii qoyska,

- (1) laga saaray guriga isagoo galay xadgudubyo waaweyn ee heshiiska kirada
- (2) uu si rasmi ah uga baxo dhammaan guryaha hay'adda BHA (oo ay ku jiraan kuwa iyagu gatay ama iibsaday guryo), ama
- (3) si rasmi ah loogu beddelay guri kale oo BHA ah.

Goorma ayey tahay inaan meel kale sii-dego?

Sitimaannada soo socda, qoysaska Wareegga 1A iyo 1B waxay heli doonaan *Oggeysiiska Macluumaadka Guud* oo u sheegi doona in xafiiska BHA uu doonayo inuu dib-u-dhiso Charlestown iyo *Oggeysiiska U-qalmidda Caawimada Dib-u-dejinta*, taas oo noqon doonta bilowga rasmiga ah ee Barnaamijka Dib-udejinta. Inkastoo oggeysiisyadan isla hal waqti loo diri doono qoysaska Wareegga 1A iyo 1B, haddana qoysaska Wareegga 1A waxa dib loo dejin doonaa waqti ka horreeya qoysaska Wareegga 1B (fiiri shaxda kor ku qoran ee taariikhaha soo socda).

Hay'adda BHA waxay shaqo qoratay kooxda 'Housing Opportunities Unlimited' (HOU) inay maareeyaan dhammaan hawlaha dib-u-dejinta. Kooxda HOU waxay shaqada bilaabeysaa bisha labaad (Jeneweri) 2020. Bilowga weji kasta, kooxda HOU waxay bilaabi doontaa la-talinta qoysaska iyagoo weydiin doonta dib-u-dejinta ay dooranayaan iyagoo isticmaalaya sahan wareysi ah oo si gaar ah loo sameeyey. Iyadoo haysata macluumaadkaas, ayey kooxda HOU adiga kula shaqeyn doontaa si aad u heshid guri ammaan ah, oo fiican, oo aad awoodi kartid kiradiisa. Marka la helo guri habboon, waxaad heli doontaa oggeysiis 120-maalmood ah oo kuu sheegi doona in la gaaray waqtigii aad guuri lahayd. **Qofna maaha inuu guuro illaa uu ka helayo oggeysiisyada dib-u-dejinta.**

Maxaa dhacaya haddii aan iskey u guuro? Maxaa dhacaya haddii sababo kale la ii raro inta ka harreysa helitaanka oggeysiiska 120-maalmood?

Adigu ha guurin ka hor helitaanka *Oggeysiiska U-qalmidda* ama ka hor intaadan helin caawimada la-talinta dib-u-dejinta. Haddii aad intaa ka hor guurto, waxa laga yaabaa in aanad u-qalmin taageerooyinka dib-u-dejinta. Mar labaad, *Oggeysiiska U-qalmidda* waxa la soo gaarsiin doonaa dhammaan qoysaska Wareegga 1A iyo 1B Bisha Labaad (Feberweri) 2020. Adigu ha guurin ka hor helitaanka *Oggeysiiska U-qalmidda* ama ka hor intaadan helin caawimada la-talinta dib-u-dejinta.

Waxa laga yaabaa inay jiri karaan xaalado aad adigu ku guuri kartid ka hor intaadan helin oggeysiiska 120-maalmood. Tusaale ahaan, waxa laga yaabaa inaad sugeysay beddel guri dadweyne oo degdeg ah (emergency public housing transfer) ama fojarka 'Section 8' ah oo sababo la mid ah, oo waxaad u baahatay fursaddaas markii ay timi. Waxaannu adiga kugu dhiirigelineynaa inaad u sheegto kooxda HOU wixii ku saabsan guuritaannada noocaas ah. Xafiiska BHA waxa laga yaabaa in uusan ku siinin caawimaadda dib-u-dejinta marka aad si degdeg ah u guurtid sidan oo kale; laakiin si kastaba ha dhacdee, waxa aad adigu sii lahaan doontaa xaqa ku soo laabashada guri cusub oo dib-loo-dhisay, oo waxaad sii lahaan doontaa xaqa caawimada kharashka guuritaanka ee ku soo laabashada mustaqbalka ah.

Ayaa u-qalma agabyada iyo taageerooyinka meel kale sii dejinta?

Qoysaska ku nool Charlestown ee Wareegga Koowaad waxay u-qalmaan agabyada iyo taageerooyinka dib-u-dejinta marka ay helaan *Oggeysiiska U-qalmidda*. Dadka ku jira liistada foomamka dib-u-shahaadeynta (recertification forms) ee BHA oo qura ayaan u-qalmi doona taageerooyinka dib-u-dejinta.

Noocyadee doorashooyin ee dib-u-dejineed ayaa la heli doonaa?

Agabyada soo socda ayey heli doonaan qoysaska Wareegga Koowaad ee dib-u-dejinta ee Charlestown. Agabyadaasi waa:

- U guuridda guri kale oo ka mid ah guryaha dadweynaha Charlestown, haddii uu bannaan yahay;
- U guuridda komuyuunati kale oo ka mid guryaha dadweynaha BHA;
- Adoo isticmaalaya foojarka ‘Section 8’ inaad guri ka kireysatid magaalada Boston ama meel kale, taas oo ku xiran kharash la hayo;
- Helidda caawimo aad badneyn oo lagaa bixiyo lacagta deebaajiga ama carbuunta aad ku gadato guri (qoysaskaasi ma lahaan doonaan xaqa ku soo laabashada).

Maxaa dhici kara haddii aan ahay madaxa qoyska oo aan leeyahay hal ilmo ama ka badan oo qaangaar ah oo iyagu si madax banana u noolaan kara – ma kala bixi karnaa?

Xafiiska BHA wuxuu kiis kiis u fiirin doonaa qoysaska kala baxaya illaa xad xagga dib-u-dejinta iyo dib-u-dhiska. Kala baxa waxa loo keydin doonaa qoysaska leh xaaladaha gaarka (caadi ahaan qoysaska u baahan guryo waaweyn—afar qol oo hurdo ah ama ka badan —ama kuwa u baahan agabyo gaar ah oo tasiilaad macquul ah oo ay keentay naafanimo). Haddii la oggolaado, qoyska hadda jiraa wuxuu go’aansadaa inuu u kala baxo laba qoys, markaas ayaa madaxii qoyska ee orijinaalka ahaa iyo qoyska ka baxay waxay u-qalmi doonaan taageero iyo agabyo meel kale dejin oo buuxa oo kala gaar ah. Madaxa qoyska ee orijinaalka ah oo qura ayaa u-qalmi doona xaqa soo-laabashada.

Waa maxay taageerada guuridda ee aan xaqa u leeyahay?

Qoysasku waxa la siin doonaa doorashooyin saddex ah oo taageero guuritaan ah. Qoysasku waxa laga yaabaa inay doortaan inay:

Doorashada 1: Isticmaalaan adeegyada shirkad rarka (moving company) oo qandaraas ka haysata xafiiska HOU. Doorashadan waxa kaloo ku jira qalabka baakooyinka, dib-u-soocelinta lacagta fiiga ah ee dib-u-gelinta korontada iyo biyaha iyo gunno barabixin ah oo cadadkeedu yahay \$100.

Doorasho 2: Qaataan lacag duuduub ah xaggii loo-celin lahaa kharashka uu jeebkiisa ka sii bixiyo. Lacagta duuduubka ee la bixinayo waxay ku saleysan tahay baaxadda guriga (isugeynta tirada qolalka). Ma jiri doonto gunnada barabixinta ee \$100 oo gaar ah. Lacagaha celinta (reimbursements) waxa la bixin doonaa guuritaanka ka-bacdi.

Doorashada 3: Iskood u sameeyaan guuritaanka oo loo soo celiyo dhammaan kharashka guuritaanka ee si macquul ah uga baxay jeebkooda oo qoraal ah oo aan ka badnaan karin xad uu u dhigay xafiiska HUD. Tusaalayaasha kharashaadka macquulka ah ee ka

baxa jeebka qofka waxa ka mid ah kharashyada buqshadeynta alaabada iyo guuritaanka, kharashka alaab bakhaar dhigashada illaa 12 bilood, fiiga dib-u-gelinta korontada iyo biyaha, iwm.

Caawimadan waxa heli doonaa dhammaan qoysaska marka ay meel kale deggayaan, si aan joogto ahayn ama si joogta ah. Isticmaalka adeegyada shirkadda guuritaanka (moving company) ee uu qandaraasay xafiiska HOU ayaa iyana la siin doonaa qoysaska dib ugu soo guuraya Charlestown oo ka soo guuraya goobihii ay sida ku-meelgaarka ah u degganaayeen.

Sidee baan u xushaa doorashadeyda dib-u-dejinta?

Xafiiska HOU wuxuu dhammaan qoysaska Wareegga Koowaad ee Charlestown siin doonaa caawimo ah la-talinta dib-u-dejinta. Kooxda dib-u-dejinta ayaa la kulmi doonta qoys kasta inay kala hadlaan doorashooyinka dib-u-dejinta iyo faa'idooyinka nooc kasta oo dib-u-dejineed. Iyadoo lagu saleynayo macluumaadkaas, ayaa qoys kastaa u sheegi doonaa nooca dib-u-dejinta ay rabaan.

Kiro intee dhan baan ka bixin doonaa guriga dib la ii dejiyey?

Dhammaan doorashooyinka kirada dib-u-dejinta, oo ay ku jiraan guryaha “Section 8” iyo guryaha dadweynaha ee BHA, waa kuwo la awoodi karo. Laakiin maskaxda ku hayso in haddii aad dib-u-dejin ku sameeysato ‘Section 8’, inay u dhowdahay inaad bixiso ugu yaraan hal biil oo ah agabyada la isticmaalo (one utility bill); oo waxa lagu siin doonaa qiimo-dimis kiradaada qaab ah gunno agab “utility allowance” laakiin waxaad adigu u baahan doontaa inaad marxisato lacagtaas si aad u bixiso biilasha agabyada (utility bills).

Reubicación de Charlestown: Lo que necesita saber ahora

(Continuación de la página anterior)

Sus derechos:

1. BHA, que trabaja a través de su equipo de HOU, le ofrecerá una variedad completa de asistencia y beneficios de reubicación que le proporcionarán una vivienda decente, segura y asequible.
2. BHA le proporcionará asesoramiento de reubicación individualizado y asistencia en la búsqueda de vivienda para garantizar que se satisfagan las necesidades de su familia.
3. BHA pagará todos los gastos elegibles relacionados con la mudanza asociados con la reubicación, incluidos los costos de mudanza, las reconexiones de servicios públicos y el depósito de seguridad (si corresponde), y BHA pagará por el embalaje y la asistencia de desempaque a pedido.
4. BHA le notificará con suficiente anticipación su fecha de mudanza dándole un aviso de 120 días para desocupar su unidad.
5. Sus derechos bajo cualquier proceso pendiente de querrela relacionado con la ocupación continua no se verán afectados por su reubicación.
6. BHA llevará a cabo un proceso justo y abierto en plena conformidad con la Ley uniforme de asistencia de reubicación y políticas de adquisición de bienes inmuebles de 1970, según enmendada.

Una vez que se haya identificado una unidad de reubicación, y usted haya aceptado esa unidad, usted será responsable de:

1. Comenzar el proceso de mudanza con un aviso razonable durante el período de tiempo específico.
2. Asegurarse de que sus pertenencias estén empacadas y sus muebles preparados para la mudanza. Todo menos sus muebles deben de estar empacados en cajas. Los muebles deben ser desmontados si es posible. A petición, HOU proporcionará asistencia tanto para empacar o desempacar sus pertenencias.
3. Con la ayuda de HOU, notifique a las Escuelas Públicas de Boston su cambio de dirección y coordine cualquier transferencia escolar o de transporte.
4. Organizar con las compañías de servicios públicos para activar el servicio en su nuevo apartamento. Si usted lo solicita, HOU también puede ayudarlo con esto.
5. Notificar a la oficina de correos, DTA, seguro social, y otras agencias, individuos, empresas, etc., de su cambio de domicilio.
6. Esté preparado para mover todas sus pertenencias en la fecha especificada, y para estar en casa y listo cuando llegue la compañía de mudanzas.
7. Siga todas las instrucciones de mudanza proporcionadas por HOU como parte de su *Lista de mudanza*. Esta lista incluirá la limpieza de su refrigerador, la eliminación de artículos no deseados y la garantía de que su unidad quede en buenas condiciones.
8. Proporcione a HOU su nueva dirección y número de teléfono, y manténganos actualizados si se producen cambios.

Reubicación de Charlestown: Preguntas Frecuentes

¿Cómo sé si vivo en la fase uno?

La Fase Uno se llevará a cabo en dos etapas: Fase 1A y Fase 1B. La tabla a continuación enumera las direcciones y las fechas para cada una.

	Fase 1A	Fase 1B
Direcciones	9 Corey Street 17 Corey Street 1 Starr King Court 9 Starr King Court 50 Decatur Street 58 Decatur Street	90 Medford Street 98 Medford Street 45 Tufts Street 53 Tufts Street 40 Corey Street 48 Corey Street 49 Walford Street 50 Walford Way 57 Walford Street 58 Walford Way
Unidades totales	53 unidades	73 unidades
Distribución de avisos formales de reubicación: Aviso de Información General y Aviso de Elegibilidad	Febrero 2020	Febrero 2020
Sesiones Informativas sobre las Opciones de Reubicación	Febrero 2020	Julio 2020
Inicio de la Encuesta de Reubicación de HOU	Marzo 2020	Agosto 2020
Objetivo: Fecha del inicio de la reubicación	Septiembre 2020	Marzo 2021
Inicio de Demolición	Octubre 2020	Abril 2021
Fecha de Estimada del Final de la Construcción	Enero 2022	Junio 2022

¿Me tendré que mudar?

Sí. Todos los residentes de Charlestown deberán mudarse de sus apartamentos actuales, porque todos los edificios existentes serán demolidos. Todos los residentes tendrán la oportunidad de mudarse a nuevos apartamentos a medida que avance la construcción. Sin embargo, muchos residentes, incluidos todos los residentes de Fase 1A y Fase 1B, necesitarán reubicarse al menos temporalmente mientras la construcción está en marcha.

¿Tendré derecho a regresar a una unidad remodelada en Charlestown?

Sí. Todas las familias reubicadas de Charlestown tendrán el "derecho a regresar" a un apartamento de nueva construcción asequible (renta será el 30% del ingreso ajustado) en la reurbanización de Charlestown. La unidad debe coincidir con las necesidades de la familia en términos de tamaño (número de habitaciones) y otras características. La única excepción a esta garantía de reubicación es si un hogar (1) es desalojado por una violación grave del contrato de arrendamiento, (2) se muda

permanentemente de todas las viviendas de BHA (incluyendo los que compran casa), o (3) se transfieren permanentemente a otras viviendas de BHA.

¿Cuándo tendré que reubicarme?

En las próximas semanas, las familias de la Fase 1A y 1B recibirán un Aviso de información general que le informará que BHA tiene la intención de reconstruir Charlestown y un Aviso de elegibilidad para asistencia de reubicación, que marcará el inicio oficial del Programa de reubicación. Aunque estos avisos se enviarán al mismo tiempo a los residentes de la Fase 1A y 1B, los residentes de la Fase 1A se reubicarán antes que los residentes de la Fase 1B (consulte la tabla anterior para las fechas proyectadas).

BHA ha contratado Housing Opportunities Unlimited (HOU) para gestionar todos los aspectos de la reubicación. HOU comienza a trabajar en enero de 2020. Al comienzo de cada fase, HOU comenzará a aconsejar a los residentes preguntando a los residentes sobre sus preferencias de reubicación a través de una encuesta especialmente desarrollada. Con esa información en mano, HOU trabajará con usted para encontrar una unidad segura, decente y asequible. Una vez que se encuentre una unidad adecuada, recibirá un aviso de 120 días que le informará que es hora de mudarse. **Nadie tiene que mudarse hasta que se reciban estos avisos de reubicación.**

¿Qué pasa si me mudo ahora por mi propia cuenta? ¿Qué sucede si me reubican por otros motivos antes de recibir el aviso de 120 días?

No se mude antes de recibir el Aviso de elegibilidad o antes de recibir asistencia de asesoramiento de reubicación. Si lo hace, es posible que no sea elegible para beneficios de reubicación como el costo. Nuevamente, el *Aviso de Elegibilidad* se entregará a todas las familias de la Fase 1A y 1B en febrero de 2020. No se mude antes de recibir el *Aviso de Elegibilidad* o antes de recibir asistencia de asesoramiento de reubicación.

Puede haber circunstancias en las que pueda mudarse antes de recibir el aviso de 120 días. Por ejemplo, usted podría haber estado esperando un traslado de emergencia de vivienda pública o un vale de la Sección 8 por razones similares, y debe aprovechar esa oportunidad cuando surja. Le aconsejamos a mantener informado a HOU sobre este tipo de mudanza. Es posible que BHA no pueda proporcionar asistencia de reubicación para una mudanza inmediata como esta; pero, en cualquier caso, si aún conservará el derecho de regresar a una nueva unidad en la reurbanización, y conservará el derecho a recibir asistencia con los costos de mudanza para ese futuro traslado de regreso al desarrollo de vivienda.

¿Quién es elegible para beneficios y asistencia de reubicación?

Las familias que viven en Charlestown Fase Uno son elegibles para recibir beneficios de reubicación y asistencia al recibir el *Aviso de Elegibilidad*. Solo las personas que figuran en los formularios de recertificación de BHA tendrán derecho a beneficios de reubicación.

¿Qué tipo de opciones de reubicación estarán disponibles?

Los siguientes recursos estarán disponibles para la reubicación de la Fase uno de Charlestown. Estos recursos son:

- Mudarse a otra unidad de vivienda pública de Charlestown, si está disponible;
- Mudarse a otra comunidad de vivienda pública de BHA;
- Usar un vale de la Sección 8 para alquilar un apartamento en Boston o en otro lugar, dependiendo de la disponibilidad de fondos;

- Recibir una ayuda modesta de pago inicial para la compra de una casa (tales hogares no tendrían derecho a regresar).

¿Qué sucede si soy la cabeza de familia y tengo un hijo o hijos adultos que podrían vivir de forma independiente? ¿Podemos separarnos?

BHA considerará dividir las familias examinando cada caso individualmente en la medida en que pueda ayudar con la reubicación y reurbanización. Las divisiones generalmente se reservarán para familias con circunstancias especiales (generalmente familias que requieren apartamentos grandes, cuatro o más de cuatro dormitorios, o que requieren características especiales como un alojamiento razonable debido a una discapacidad). Si se aprueba y la familia decide dividirse en dos hogares separados, tanto la cabeza de familia como el resto de la familia para recibir beneficios y asistencia de reubicación separados y completos. Only the original head of household will be eligible for the right to return.

¿A cuál asistencia de mudanza tengo derecho?

Se les ofrecerán a las familias tres opciones de asistencia para mudarse. Las familias pueden elegir:

Opción 1: utilizar los servicios de una empresa de mudanzas profesional contratada por HOU. Esta opción también incluye materiales de embalaje, reembolso de tarifas de reconexión de servicios públicos y un subsidio de mudanza por un monto de \$100.

Opción 2: tome un pago global en lugar de recibir un reembolso por los gastos de bolsillo. Los pagos se basan en el tamaño de la unidad (número total de habitaciones). No hay un subsidio de mudanza de \$ 100 por separado. Los reembolsos se pagarán después de que se complete la mudanza.

Opción 3: Emprenda la mudanza por su cuenta y reciba un reembolso por todos los gastos razonables documentados (recibos) que no pueden exceder el estándar establecido por HUD. Los ejemplos de gastos de bolsillo razonables incluyen costos de embalaje y mudanza, hasta 12 meses de costos de almacenamiento, tarifas de reconexión de servicios públicos, etc.

Esta asistencia estará disponible para todos las familias a medida que se reubiquen, ya sea temporal o permanentemente. El uso de los servicios de una empresa de mudanzas profesional contratada por HOU también se ofrecerá a aquellos que se muden a Charlestown desde su ubicación temporal para regresar.

¿Cómo selecciono mi opción de reubicación?

HOU proporcionará asistencia de asesoramiento de reubicación a todos las familias de la fase uno en Charlestown. El equipo de reubicación se reunirá con cada familia para discutir las opciones de reubicación y los beneficios de cada tipo de reubicación. Según esa información, cada residente indicará sus preferencias de reubicación.

¿Cuánto de alquiler tendré que pagar por mi unidad de reubicación?

Todas las opciones de reubicación de alquiler, incluidas la Sección 8 y las unidades de vivienda pública de BHA, son asequibles. Sin embargo, tenga en cuenta que si se muda con la Sección 8, es probable que tenga que pagar al menos una factura de servicios públicos; recibiría un descuento en su alquiler en forma de un "subsidio de servicios públicos", pero deberá presupuestar su dinero en consecuencia para pagar estas facturas de servicios públicos.

APPENDIX M: LETTER OF ASSURANCE



RELOCATION AND REHOUSING RIGHTS LETTER OF ASSURANCE

September 12, 2019

Dear Residents of the Bunker Hill Public Housing Community,

The Boston Housing Authority (“BHA”), the developer Bunker Hill Redevelopment Company LLC (“Developer”), and your elected tenant association, the Charlestown Resident Alliance (“CRA”), take this opportunity to restate our commitment to all households who live at the Bunker Hill Public Housing Development (“Bunker Hill”) that we look forward to working together to ensure that we redevelop Bunker Hill into a vibrant and sustainable mixed-income community where everyone has a beautiful, safe, clean, and affordable place to call home. The following assurances are at the center of our redevelopment of Bunker Hill (“Redevelopment Project”) and guide us in all the decisions we make.

Right to Return/Rehousing. All current Bunker Hill residents who are required to relocate temporarily for the Redevelopment Project have the right to return and to be rehoused in a new unit at the Bunker Hill site should they choose to do so. The only exceptions to this rehousing guarantee are if a household (1) gets evicted for a serious lease violation, (2) moves out permanently from all BHA housing, or (3) transfers permanently to another BHA housing (e.g., excludes temporary or emergency transfers).

Affordable Replacement Units. All 1,110 deeply affordable units at Bunker Hill will be replaced as part of the Redevelopment Project. At least 1,010 of the current units will be rebuilt on the original Bunker Hill site, and the remainder up to 100 replacement units may be built “off-site” in Charlestown. No one currently living at the Bunker Hill site will have to relocate permanently to an off-site unit unless they wish to do so. Most new buildings will include a mix of market and affordable units, although there will be 2-3 buildings with all affordable units. All new units at the Bunker Hill site (“Bunker Hill Apartments”), whether affordable replacement or market rate units, will have the same finishes, fixtures, appliances, and amenities, and will include in unit washer and dryers. All 1,110 new replacement affordable units, whether rebuilt on- or off-site, will be operated in perpetuity as deeply affordable housing (except to the extent that affordable housing subsidies for such units are materially reduced or eliminated by a future change in law or regulation) subject to all applicable federal and state housing program rules, and this affordability restriction will be guaranteed in publicly available and enforceable documents.

Continuing Federal Tenant Rights. All Bunker Hill residents will retain all the rights they have currently as federally-assisted public housing tenants of BHA, including during any temporary relocation and after being rehoused at the new Bunker Hill Apartments. The public housing residents’ retained rights include, but are not limited to, how their rent and occupancy-related costs are calculated, grievance policies, and tenant participation rights. No current Bunker Hill resident will be subject to rescreening, including for a criminal background or credit history. All current Bunker Hill residents will continue to be subject, however, to the recertification process to determine continuing income-eligibility, including during any temporary relocation and upon moving into the new replacement units at the redeveloped Bunker Hill Apartments.

Relocation Benefits and Rights. Bunker Hill residents will not be responsible for paying for any relocation-related expenses, and will receive the following relocation benefits: (1) relocation



advisory services, including counseling and assistance to help prepare for relocation and to find temporary housing, (2) payment for reasonable moving expenses, and (3) payment for the reasonable additional cost of a comparable replacement dwelling to rent or buy, including utility services. These relocation benefits will be provided in accordance with the policies and procedures set forth in a Relocation Plan and Rehousing Agreement (“Relocation Plan”) that will be collectively drafted and approved by the BHA, the Developer, and the CRA. No Bunker Hill Apartment resident will be required to relocate until after all notices required by law and under the Relocation Plan have been timely provided. The Relocation Plan will strive to minimize (1) off-site relocation and (2) any adverse impact on current residents.

Relocation Plan. All Bunker Hill Apartment residents will be treated fairly, consistently, and equitably in accordance with applicable federal, state, and local anti-discrimination, fair housing, federally-aided public housing laws and regulations, and the Relocation Plan with respect to any relocation and rehousing due to the Redevelopment Project. The Bunker Hill Relocation Plan will in all respects comply fully with the federal Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. Section 4601 *et seq.* (“URA”) and its implementing regulations at 49 C.F.R. Part 24, as well as all applicable state and local laws, including, but not limited to G.L. Chapter 79A and its implementing regulations at 760 C.M.R. 27.00 (together, “Governing Laws”).

We look forward to working with all Bunker Hill residents on this exciting project. The undersigned agree that the terms set forth in this Letter of Assurance shall be incorporated and guaranteed in publicly available and enforceable documents, including a Relocation and Rehousing Plan, Development Agreement, Ground Lease agreement, and/or other regulatory and operating agreements, as may be appropriate, which shall then supersede this Letter of Assurance.

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereto have caused this Relocation and Rehousing Rights Letter of Assurance to be signed by their duly authorized officers:

BOSTON HOUSING AUTHORITY

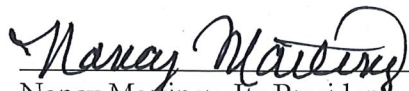
By: 
Kathryn Bennett, Its Acting Administrator

BUNKER HILL REDEVELOPMENT COMPANY LLC

By: LMP Corcoran Bunker Hill LLC, Its Managing Member
By: Leggat McCall Properties LLC, Its Managing Member

By: 
Eric Sheffels, Its Co-President and Chief Investment Officer

CHARLESTOWN RESIDENT ALLIANCE, INC.

By: 
Nancy Martinez, Its President



CARTA DE GARANTÍA DE DERECHOS DE REUBICACIÓN Y REALOJAMIENTO

12 de Septiembre del 2019

Estimados Residentes de la comunidad de Bunker Hill Public Housing,

Boston Housing Authority ("BHA"), el Urbanizador Bunker Hill Redevelopment Company LLC ("Urbanizador") y su asociación de residentes elegida, la Alianza de Residentes de Charlestown ("CRA"), aprovechan esta oportunidad para reafirmar nuestro compromiso con todas las familias que viven en el Desarrollo de Vivienda Pública de Bunker Hill ("Bunker Hill"), esperamos trabajar juntos para asegurarnos de que transformamos Bunker Hill en una comunidad vibrante y sostenible de ingresos mixtos donde todos tengan un lugar hermoso, seguro, limpio y asequible al que puedan llamar hogar. Las siguientes garantías están en el centro de nuestra reurbanización de Bunker Hill ("Proyecto de Reurbanización") y nos guían en todas las decisiones que tomamos.

Derecho de retorno/realojamiento. Todos los residentes actuales de Bunker Hill que deben reubicarse temporalmente para el Proyecto de Reurbanización tienen derecho a regresar y ser realojados en una nueva unidad en la propiedad de Bunker Hill si así lo desean. Las únicas excepciones a esta garantía de reubicación son si un hogar (1) es desalojado por una violación grave del contrato de arrendamiento, (2) se muda permanentemente de todas las viviendas de BHA o (3) se transfiere permanentemente a otra vivienda de BHA (por ejemplo, excluye transferencias temporalmente o de emergencia).

Unidades de reemplazo asequibles. Las 1,110 unidades muy asequibles en Bunker Hill serán reemplazadas como parte del Proyecto de Reurbanización. Al menos 1,010 de las unidades actuales serán reconstruidas en la propiedad original de Bunker Hill, y el resto hasta 100 unidades de reemplazo pueden construirse "fuera de la propiedad" en Charlestown. Nadie que viva actualmente en la propiedad de Bunker Hill tendrá que trasladarse permanentemente a una unidad fuera de la propiedad a menos que así lo deseen. La mayoría de los edificios nuevos incluirán una combinación de unidades a precio de mercado y asequibles, aunque habrá 2-3 edificios con todas las unidades asequibles. Todas las unidades nuevas en la propiedad de Bunker Hill ("Apartamentos Bunker Hill"), ya sean unidades de reemplazo asequibles o de precio de mercado, tendrán los mismos acabados, accesorios, electrodomésticos y comodidades, e incluirán lavadoras y secadoras dentro de las unidades. Las 1,110 nuevas unidades asequibles de reemplazo, ya sean reconstruidas dentro o fuera de la propiedad, serán operadas a perpetuidad como viviendas profundamente asequibles (excepto en la medida en que los subsidios de viviendas asequibles para tales unidades se reduzcan o eliminen materialmente por un cambio futuro en la ley o regulación) sujeto a todas las reglas aplicables del programa de vivienda federal y estatal, y esta restricción de accesibilidad estará garantizada en documentos disponibles públicamente y documentos exigibles.

Derechos federales continuos de los residentes. Todos los residentes de Bunker Hill conservarán todos los derechos que tienen actualmente como residentes de viviendas públicas de BHA con asistencia federal, incluso durante cualquier reubicación temporal y después de ser realojados en los nuevos Apartamentos Bunker Hill. Los derechos retenidos de los residentes de viviendas públicas incluyen, entre otros, cómo se calculan los costos relacionados con el alquiler y la ocupación, las políticas de reclamos y los derechos de participación de los residentes. Ningún residente actual de Bunker Hill estará sujeto a una nueva evaluación, incluso por antecedentes penales o historial de crédito. Sin embargo, todos los residentes actuales de Bunker Hill continuarán sujetos al proceso de recertificación para determinar la elegibilidad continua de ingresos, incluso durante cualquier reubicación temporal y al mudarse a las nuevas unidades de reemplazo en los apartamentos remodelados de Bunker Hill Apartments.



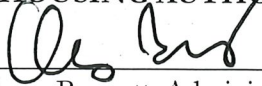
Beneficios y derechos de reubicación. Los residentes de Bunker Hill no serán responsables de pagar los gastos relacionados con la reubicación, y recibirán los siguientes beneficios de reubicación: (1) servicios de asesoramiento de reubicación, que incluyen asesoramiento y asistencia para ayudar a prepararse para la reubicación y encontrar vivienda temporal, (2) pago para gastos razonables de mudanza y (3) pago por el costo adicional razonable de una vivienda de reemplazo comparable para alquilar o comprar, incluidos los servicios públicos. Estos beneficios de reubicación se proporcionarán de acuerdo con las políticas y procedimientos establecidos en un Plan de Reubicación y un Acuerdo de reubicación ("Plan de Reubicación") que serán redactados y aprobados colectivamente por BHA, el Urbanizador y la CRA. Ningún residente de Bunker Hill Apartments deberá reubicarse hasta después de que todos los avisos requeridos por la ley y bajo el Plan de Reubicación hayan sido proporcionados oportunamente. El Plan de Reubicación se esforzará por minimizar (1) la reubicación fuera de la propiedad y (2) cualquier impacto adverso en los residentes actuales.

Plan de reubicación. Todos los residentes de Bunker Hill Apartments recibirán un trato justo, consistente y equitativo de acuerdo con las leyes federales, estatales y locales contra la discriminación, la vivienda justa, las leyes y regulaciones de vivienda pública con asistencia federal y el Plan de reubicación con respecto a cualquier reubicación y reubicación debido al Proyecto de Reurbanización. El Plan de Reubicación de Bunker Hill cumplirá en todos los aspectos con la Ley Federal de Políticas Uniformes de Reubicación y Adquisición de Bienes Inmuebles de 1970, según enmendada, 42 U.S.C. Sección 4601 y siguientes. ("URA") y sus reglamentos de aplicación en 49 C.F.R. Parte 24, así como todas las leyes estatales y locales aplicables, incluidos, entre otros, el Capítulo 79A de G.L. y sus reglamentos de implementación en 760 C.M.R. 27.00 (en conjunto, "Leyes vigentes").

Esperamos trabajar con todos los residentes de Bunker Hill en este emocionante proyecto. Los abajo firmantes acuerdan que los términos establecidos en esta Carta de Garantía se incorporarán y garantizarán en documentos públicos y exigibles, que incluyen un Plan de Reubicación y Realojamiento, un Acuerdo de Desarrollo, un Contrato de Arrendamiento del Terreno y/u otros acuerdos regulatorios y operativos, según corresponda ser apropiado, lo que sustituirá a esta Carta de Garantía.

EN TESTIMONIO DE LO CUAL, y con la intención de estar legalmente obligados, las partes han hecho que esta Carta de Garantía de Derechos de Reubicación y Realojamiento sea firmada por sus oficiales debidamente autorizados:

BOSTON HOUSING AUTHORITY

Por: 
Kathryn Bennett, Administradora Interina

BUNKER HILL REDEVELOPMENT COMPANY LLC

Por: LMP Corcoran Bunker Hill LLC, Miembro de Administration

Por: Leggat McCall Properties LLC, Miembro de Administration

Por: 
Eric Sheffels, Co-Presidente y Jefe de Inversiones

CHARLESTOWN RESIDENT ALLIANCE, INC.

Por: 
Nancy Martinez, Presidente



搬遷和安置權利保證信

2019年9月12日

Bunker Hill 公共房屋社區居民，

波士頓房屋管理局（“波房局”），發展商 Bunker Hill 重建有限公司（“發展商”），以及由您所選出的租戶協會，Charlestown 居民聯盟（“CRA”），藉此機會重申我們對所有居住在 Bunker Hill 公共房屋屋村（Bunker Hill）家庭的承諾，即期待我們共同努力，確保把 Bunker Hill 重建成為一個充滿活力和可持續發展的混合性收入社區，確保每人都有了一個美麗、安全、乾淨和可負擔的一個被喚作“家”的地方。以下保證是 Bunker Hill 重建（“重建項目”）的核心，也是我們做出所有決定的指引。

回遷/安置的權利。由於重建項目而被要求臨時搬遷的所有當前的 Bunker Hill 居民，均有權力回遷，並會被安置在您所選擇的 Bunker Hill 裡的一個全新單位。這項安置保證的唯一例外是，如果一個家庭（1）因嚴重違反租約而被驅逐，（2）永久搬離所有波房局房屋，或（3）永久遷往另一個波房局房屋（例如，不包括臨時或緊急搬遷）。

可負擔的替換單位：在 Bunker Hill 的 1110 個所有完全可負擔單位將會在重建項目中全部被取代，最少有 1010 個單位會在 Bunker Hill 原址重建，餘下的 100 個單位可能於原址外的 Charlestown 興建。除非自己選擇，現居住在 Bunker Hill 的居民不會被永久搬遷到原址外的單位。除了 2-3 棟全部是可負擔單位樓宇外，大部分新建樓宇均為有市價單位和可負擔單位。Bunker Hill 原址（Bunker Hill 公寓）內的所有市價單位和可負擔單位都會有相同的裝潢、固定裝置、電器設施，單位內會有洗衣機和乾衣機。所有在原址內外重建的 1110 單位都會永久性以完全可負擔單位的模式運作，（除非此類可負擔單位的住房補貼在未來因法律或法規的變更而被大幅減少或取消），並受制於所有適用的聯邦和州政府的房屋條例，有關可負擔單位的限制也會在公開和可執行的文件中得到保證。

持續聯邦政府房屋租戶的權利：所有 Bunker Hill 居民在搬遷到臨時單位期間或重返 Bunker Hill 公寓新單位之後，都將會持續保留聯邦政府資助的波房局公共房屋租戶的所有權利。公共房屋居民可保留的權利包括（但不限於）租金和相關入住費用的計算方式、申訴政策和租戶參與權。現居住在 Bunker Hill 戶將無需進行重新甄選，包括犯罪背景調查或信貸紀錄。但是所有租戶，於臨時搬遷期間以及在搬入 Bunker Hill 公寓新的可替換單位後，仍需通過重新核證流程以確定是否符合持續的收入資格。

搬遷的福利和權利：所有 Bunker Hill 居民無需負擔任何搬遷的相關費用，並會獲得如下搬遷福利：（1）搬遷諮詢服務，包括輔導和協助您準備搬遷和尋找臨時單位，（2）支付合理的搬運費用，和（3）支付租用或購買相若的臨時房屋合理的額外費用，包括水電服務費。這些搬遷福利將按照由波房局、發展商以及和 CRA 草擬和審批的「搬遷計劃及安置協議書」（搬遷計劃書）中規定的政策和程序提供。「搬遷計劃」將盡力減少（1）搬遷到原址以外的單位（2）對現有居民的不利影響。

(Note: This document is a translated version and is for reference only. 本文件是翻譯版本，僅供參考。)



搬遷計劃書：按照聯邦政府、州政府、本地的反歧視、平等房屋、聯邦政府資助的公共房屋的條例和法律、以及有關本重建項目的搬遷和安置的搬遷計劃書，所有 Bunker Hill 居民在重建期間均會受到公平、一致和公正的對待。Bunker Hill 搬遷計劃書將在各方面完全符合修訂於 1970 的「聯邦政府統一搬遷援助及物業收購法令」（URA），第 42U. S. C 章 4601 及其以下章節，第 49C. F. R 第 24 部的實行法例，以及所有合適的州政府和市政府的律法包括（但不限於）：G. L 第 79A 冊和在 760 C. M. R 27.00 的實行法例（以上統稱為“治理法”）。

我們期待與所有 Bunker Hill 居民在這個令人興奮的項目上合作，簽署人同意本保證信中規定的條款會在公開和可用作執法的文件中被納入和得到保證，收錄搬遷和安置計劃書、發展協議、土地租賃協議、以及所有合適的運作條款，然後取代本保證信。

本搬遷和安置保證信，已由協議各方正式授權的官員簽署，以證明具有法律約束力。

波士頓房屋管理局

簽署人：

Kathryn Bennett, 代理局長

Bunker Hill 重建有限公司

簽署人：

LMP Corcoran Bunker Hill LLC, 管理成員

簽署人：

Leggat McCall Properties LLC, Its Managing Member 管理成員

簽署人：

Eric Sheffels, 聯合主席兼首席投資官

Charlestown 居民聯盟有限公司

簽署人：

Nancy Martinez, 主席

(Note: This document is a translated version and is for reference only. 本文件是翻譯版本，僅供參考。)

APPENDIX N: MULTIAGENCY RELEASE



MULTI-AGENCY RELEASE AUTHORIZATION

I, _____, CHOOSE: [] the head of household or [] household member, residing at _____ Unit # _____, Charlestown, MA, authorize the below entities and their authorized representatives, subject to the provisions of state and federal privacy laws and regulations, to release and share with each other information and documents concerning me or my household that are relevant to assist us through the **redevelopment of Bunker Hill Apartments**, including with **relocation and rehousing**:

1. **Boston Housing Authority**
2. **Charlestown Resident Alliance, Inc.**
3. **Bunker Hill Redevelopment Company, LLC** (including Leggat McCall Properties and Joseph J. Corcoran Co.)
4. **Greater Boston Legal Services**
5. **Housing Opportunities Unlimited (HOU)**
6. **Boston Public Schools**
7. **Other:** _____

This authorization includes but is not limited to: my household composition and any need for accommodation of disabilities, translation/interpretation services, and transportation or other access to education, employment and medical opportunities/facilities. However, the following information or document **may NOT be released or shared**: _____

I may revoke or amend this release authorization at any time by writing, but the authorization will otherwise remain in effect until withdrawn.

Dated: _____

Resident's Signature

Name: _____

Address: _____

Phone: _____

Email: _____

PLEASE RETURN THIS FORM SIGNED TO:

CHARLESTOWN RESIDENT ALLIANCE
76 Monument Street
Charlestown, MA 02129
(617) 337-9149

APPENDIX O: RELOCATION FILE CHECKLIST

RELOCATION FILE CHECKLIST

The following information should be placed in each household's Relocation File in the following order, with the most recent information on top:

Left Side: (all below information is required)

- General Information Notice and HUD Brochure
- Notice of Eligibility and/or Notice of Nondisplacement
- HUD 50058 Form/Client Worksheet
- Initial Relocation Needs & Preferences Survey
- 120-Day Notice*
- 30-Day Notice to Vacate
- Relocation and Right to Return Agreement (and Split Household Agreement, if applicable)
- Letters/Notices Addressed to Household/Household Members
- Unit Offer/Referral Form and all Accompanying Unit Acceptance Forms
- Unit Inspection Form (DSS)
- Copy of Section 8 voucher (if applicable)
- Check Receipt Form
- Copies of all Benefit Checks Issued
- Move Confirmation and Resident Responsibilities Form
- Moving Assistance and Benefits Declaration Form
- Relocation Update Form
- Notice of Intent To Vacate
- Unit Check Out Form
- Copy of NEW Lease
- Release of Information Form/MultiAgency Release
- Copies of Referrals to Agency Resources
- any Grievance Documentation
- Community Flyers/Letters

*file must contain record of resident receipt of these notices—either certified USPS Certified Mail receipt or head-of-household signature and date signed

Right Side:

- Resident Contact Tracking Log
- Flyers/Notices (not specifically addressed)
- Resident Checklist
- Notice of Mandatory Unit Extermination (if applicable)
- Quarterly Relocation Survey

Have any other issues or concerns? _____

Household Signature: _____

an important document. If you require interpretation, please call the telephone number below or come to our offices.

un documento importante. Si requiere de interpretación, por favor llame al número de teléfono que aparece a continuación o acuda a nuestras oficinas.

分非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室

um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.

ажный документ. Если Вам требуется перевод, пожалуйста позвоните нам по указанному номеру ниже). Или придите в наш офис.

một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại dưới hoặc đến các văn phòng của chúng tôi.

ឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ

វិញ្ញាបនបត្រនេះមកកាន់ ឬ អញ្ជើញមកមក់មង់ជោយផ្ទាល់នៅការិយាល័យយើងខ្ញុំ។

yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba sa a vini nan biwo nou.

aa dhokomenti muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا. إن كان لديك أي أسئلة، يرجى الاتصال بنا على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.

Equal Opportunity Housing/Equal Opportunity Employer
need assistance with anything related to your relocation or if any of the information listed here changes, please
contact HOU:
● Relocation Coordinator ● _____

APPENDIX Q: GLOSSARY OF TERMS

GLOSSARY OF TERMS

1. **ACOP**—Admissions and Continued Occupancy Policy.
2. **Affected Resident**—resident who lived at Bunker Hill/Charlestown public housing development on or after the date of the Letter of Assurance, September 12, 2019.
3. **Affordable Units**—Bunker Hill redeveloped units replacing the original public housing units. Existing Bunker Hill residents will qualify for affordable units with initial incomes up to 80% of Area Median Income.
4. **AMI—Area Median Income.** Each year, HUD publishes estimates of the median family income for every metropolitan area in the U.S. The median income is adjusted by the number of household members and other factors so that any family's income can be compared to the area's median income. Different AMI percentage levels define eligibility for different types of subsidy.
5. **Bedroom Size**—number of bedrooms in an apartment or housing unit.
6. **CRA**—Charlestown Resident Association.
7. **CRD--Comparable Replacement Dwelling/Housing/Unit** must be:
 - a. Decent, safe and sanitary (as described below and in 49 CFR 24.2(a)(8));
 - b. Functionally equivalent to the displacement dwelling. The term *functionally equivalent* means that it performs the same function, and provides the same utility. While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the Agency may consider reasonable trade-offs for specific features when the replacement unit is equal to or better than the displacement dwelling. (found in appendix A, § 24.2(a)(6))
 - c. Adequate in size to accommodate the occupants;
 - d. In an area not subject to unreasonable adverse environmental conditions;
 - e. In a location generally not less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities and reasonable accessible to the person's place of employment;

- f. On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need not include special improvements such as outbuildings, swimming pools, or greenhouses. (See also § 24.403(a)(2))
 - g. Currently available to the displaced person on the private market except as provided in . below (See appendix A, § 24.2(a)(6)(vii));
 - h. Within the financial means of the displaced household:
 - 1) A replacement dwelling purchased by a homeowner in occupancy at the displacement dwelling for at least 180 days prior to initiation of negotiations (180-day homeowner) is considered to be within the homeowner's financial means if the homeowner will receive the full price differential as described in § 24.401(c), all increased mortgage interest costs as described at § 24.401(d) and all incidental expenses as described at § 24.401(e), plus any additional amount required to be paid under § 24.404, Replacement housing of last resort.
 - 2) A replacement dwelling rented by an eligible displaced person is considered to be within his or her financial means if, after receiving rental assistance under this part, the person's monthly rent and estimated average monthly utility costs for the replacement dwelling do not exceed the person's base monthly rental for the displacement dwelling as described at § 24.402(b)(2).
 - 3) For a displaced person who is not eligible to receive a replacement housing payment because of the person's failure to meet length-of-occupancy requirements, comparable replacement rental housing is considered to be within the person's financial means if an Agency pays that portion of the monthly housing costs of a replacement dwelling which exceeds the person's base monthly rent for the displacement dwelling as described in § 24.402(b)(2). Such rental assistance must be paid under § 24.404, Replacement housing of last resort.
 - i. For a person receiving government housing assistance before displacement, a dwelling that may reflect similar government housing assistance. In such cases any requirements of the government housing assistance program relating to the size of the replacement dwelling shall apply. (See appendix A, § 24.2(a)(6)(ix).)
8. **Decent, Safe and Sanitary Dwelling**—(See 49 CMR 24.2(a)(8)) is a dwelling which meets local housing and occupancy codes. However, any of the following standards which are not met by the local code shall apply unless waived for good cause by the Federal Agency funding the project. The dwelling shall:
- a. Be structurally sound, weathertight and in good repair,
 - b. Contain a safe electrical wiring system adequate for lighting and other devices;

- c. Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system;
 - d. Be adequate in size with respect to the number of rooms and area of living space need to accommodate the displaced person. The number of persons occupying each habitable room used for sleeping purposes shall not exceed that permitted by local housing codes or, in the absence of local codes, the policies of the displacing Agency. In addition, the displacing Agency shall follow the requirements for separate bedrooms for children of the opposite gender included in local housing codes or in the absence of local codes, the policies of such Agencies;
 - e. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
 - f. Contains unobstructed egress to safe, open space at ground level; and
 - g. For a displaced person with a disability, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person. (See appendix A, § 24.2(a)(8)(vii).)
9. **Demolition**--the act or process of removing, by razing or other means, one or more permanent buildings of a development.
10. **Demolition Phase**—in multi-phase projects, the part of a property/development undergoing demolition.
11. **Development Team**—BHA, CRA and Bunker Hill Redevelopment Company.
12. **DHCD**—Massachusetts Department of Housing and Community Development.
13. **Dislocation Allowance**—relocation benefit of \$100 paid to a resident whose move is performed by the displacing agency at no cost to the resident (i.e., HOU move).
14. **Displaced Person**-- any person who moves from the property or moves his/her personal belongings from the property as a direct result of acquisition, demolition or

rehabilitation of a Federally-funded project. See also definition in state regulations at 760 CMR 27.01(5) and in the federal regulations at 49 CFR §24.2(a)(9).

15. **Down Payment Assistance**—assistance in purchasing a home, reducing the amount needed for the down payment, which is calculated according to the same formula used for the Replacement Housing Payment (**RHP**). See 49 CFR 24.402(c) and the revisions which are part of the Moving Ahead for Progress in the 21st Century Act (MAP-21) which increased certain statutory relocation benefits.
16. **FAQ—Frequently Asked Questions.** HOU often distributes FAQs on a variety of topics, including What to Expect w/ Your Relocation, Section 8, How to Prepare for Your Move.
17. **Fixed Residential Moving Cost Schedule**--lump sum payment schedule put out by the U.S. Department of Transportation's Federal Highway Administration that provides fixed payment for moving and related expenses based upon number of rooms of furniture (or just number of rooms where resident does not own furniture) in the displacement dwelling unit and State in which displaced resident resides.
18. **GIN--General Information Notice.** Notice required under URA that must be personally served and proof of receipt obtained. The GIN informs residents that an application for federal funding has been submitted that may displace tenants, describes their potential eligibility for relocation assistance and asks them "not to move".
19. **HCV--Housing Choice Voucher.** A tenant-based, mobile voucher that allows low-income individuals and families to live in privately-owned homes of their choice by subsidizing a portion of their rent.
20. **HOU—Housing Opportunities Unlimited**—the DHCD-approved Relocation Advisory Agency (RAA) that is providing relocation implementation services for the Bunker Hill relocation effort.
21. **"HOU Move"**—moving assistance provided to a household permanently relocating where the move is performed free of charge to the household. HOU facilitates moving company services, provides packing supplies, and disburses dislocation allowance and utility reconnection fees reimbursements to resident.
22. **HUD**--U.S. Department of Housing and Urban Development. Part of the Executive branch of the federal government, HUD administers programs that provide housing and community development assistance.

23. **Leased Housing**—the BHA department that administers the Housing Choice Voucher Program (HCVP)/Section 8 mobile voucher and Project Based Voucher Program.
24. **Market Unit**—units in the redeveloped Bunker Hill that have income restrictions for occupancy.
25. **Mobility Counseling**—information and services that enable residents to have access to full information about available housing options in a range of neighborhoods. Mobility counseling includes landlord outreach; housing search assistance; credit repair; information on neighborhood amenities, working with private landlords and handling private leases and identifying/responding to fair housing issues.
26. **New Move-in Orientation**—Informational sessions convened by management to orient residents to the rules and regulations of the property as well as their new unit.
27. **NOE--Notice of Eligibility for Relocation Assistance**--issued to residents to informing them they will be displaced and the assistance and benefits to which they are entitled.
28. **Occupancy**—the BHA department that administers unit assignments and transfers within the public housing portfolio
29. **Occupancy Standards**—limit on how many individuals may live in a rental unit, depending upon the size of the unit (i.e., number of bedrooms). The public housing program and the Section 8 program have their own occupancy standards.
30. **120-Day Notice**—provided to residents being permanently displaced a minimum of 120 days prior to their anticipated move date and includes the offer of a comparable replacement dwelling (CRD).
31. **Payment standard (for HCV)**--the maximum amount of rent a PHA is willing to pay upon the number of bedrooms; the BHA payment standards are found on their website.
32. **PBV--Project-Based Voucher**--one part of the Housing Choice Voucher Program, where the voucher is attached to a particular unit rather than to a person.
33. **Phases (of Relocation)**—involve a certain number of households being relocated at the same time.
34. **Porting a Section 8 Mobile Voucher**—the process by which a resident can transfer or

"port" their rental subsidy when they move outside the jurisdiction of the housing authority that first gave them the voucher when they were selected for the program.

35. **Project**—"any activity/series of activities undertaken by a Federal agency or with Federal financial assistance received or anticipated in any phase of an undertaking in accordance with the Federal funding Agency guidelines."
36. **Public Housing Transfer**—move to another unit within the BHA portfolio.
37. **P & S—Purchase and Sale Agreement**--document received after seller agrees on a prospective buyer's offer to purchase a home, which states the final sale price and all terms of the purchase.
38. **RAA--Relocation Advisory Agency.** DHCD-approved agency responsible for relocation implementation. For the Bunker Hill Relocation effort, the RAA is HOU.
39. **Reasonable Accommodation**--adjustments to rules, policies, practices, services, or the physical structure of an apartment to meet documented medical needs of a resident.
40. **Redevelopment**—the new Bunker Hill community that is being built, on the existing Bunker Hill public housing development site.
41. **Relocation**—the act of moving a resident/s from an apartment for any length of time in order for demolition, rehabilitation or redevelopment to occur.
42. **Relocation Coordinator**—HOU's on-site staff person responsible for relocating residents in accordance with the site's approved relocation plan.
43. **Relocation Needs Assessment/Survey**—tool used to collect household needs and preferences data for relocation.
44. **Relocation & Right to Return Agreement**—lays out terms of resident relocation and conditions under which residents have a right to return to a redeveloped unit.
45. **Relocation Plan**—document that details the process by which residents will be relocated and benefits and assistance to which they are entitled.

46. **Relocation Budget**—realistic estimation of all eligible relocation costs that will be included in the development project.
47. **Relocation Advisory Services**—services provided to displaced residents that include counseling; referrals to suitable (and where appropriate, accessible), decent, safe, and sanitary replacement housing, and fair housing-related advisory services.
48. **Rent Certification/Recertification**—annual review of a household’s income and household composition that is used to establish and/or revise a household’s rent.
49. **Re-occupancy**—the process by which original residents of the Bunker Hill public housing development are contacted for rent certification/calculation, offered a unit in the redevelopment and occupy that redevelopment unit.
50. **RFTA—Request for Tenancy Approval**-- HUD form that the owner/landlord completes and submits to Section 8 Department with information about the unit, including unit size, rent, address, and utility responsibilities. The RFTA provides the PHA with information necessary to calculate rent portions.
51. **RHP--Replacement Housing Payment**--under the URA, a monthly rental assistance payment intended to cover any increase in the displaced resident’s monthly housing costs over what they would pay if they had not been required to permanently relocate from their current unit. An RHP is determined in the manner prescribed by federal regulations at 49 CFR 24.401, 24.402 24.403 and 24.404, as amended, and as they may be amended.
52. **Section 18—Section 18 of the U.S. Housing Act of 1937 (Section 18 Demo/Dispo)**. Federal regulation that applies to PHA residents permanently displaced due to demolition and/or disposition of an entire development or portion of a development. The Bunker Hill redevelopment received approval for funding through Section 18.
53. **Section 8 Mobile Voucher**—a housing subsidy that is paid directly by the PHA on behalf of a participating family; the family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.
54. **Security Deposit**—fee that a landlord requires before tenant may take possession of and move into a rental unit. The amount of the security deposit plus interest is returned at the end of their lease period, so long as there has been no damage to the unit (beyond “normal wear and tear”); if there is documented damage, the landlord may keep some/all of the security deposit.

55. **Split Household**—when a household containing more than one adult eighteen years of age or older is split into two or more smaller, separate households, because smaller-sized units are easier to find for relocation purposes.
56. **30-Day Notice**—provided at least 30 days prior to move date, providing unit address and move date
57. **URA--Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and as may be amended.** Federal regulation that provides protections and assistance for residents, organizations and farms affected by the acquisition, rehabilitation, or demolition of real property for Federal or federally funded projects.