

Charlestown Relocation: Frequently Asked Questions

How do I know if I live in Phase 1A?

The following Charlestown addresses are located in Phase 1A:

- 9 Corey Street
- 17 Corey Street
- 1 Starr King Court
- 9 Starr King Court
- 50 Decatur Street
- 58 Decatur Street

Will I have to move?

Yes. The planned redevelopment of Charlestown calls for the demolition of the Charlestown Phase 1A site, so that new units can be constructed. Every Charlestown Phase 1a resident will need to move, at least temporarily, from their apartment to accommodate the redevelopment program.

When will I have to relocate?

In the next few weeks, you will receive a *General Information Notice* that will inform you that the BHA intends to redevelop Charlestown. By early 2020, households residing at above Phase 1A addresses will receive a *Notice of Eligibility for Relocation Assistance*, which will mark the official start of the Relocation Program.

BHA has selected a relocation contractor. The relocation contractor will start in January 2020, the relocation team will begin counseling residents and asking residents to state their relocation preferences through the relocation survey process. Once your preference is noted, BHA and the relocation contractor 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 or move until these relocation notices are received.**

What if I move now on my own?

Do not move before receiving the *Notice of Eligibility* or before you receive relocation counseling assistance. If you do, you will not be eligible for relocation assistance. Again, the *Notice of Eligibility* will be mailed to all Phase 1A households, by early 2020. Do not move before you receive the *Notice of Eligibility* or before you receive relocation counseling assistance.

Who is eligible for relocation benefits and assistance?

Households living at Charlestown Phase 1A are eligible for relocation benefits and assistance upon receiving the *Notice of Eligibility*. Only legal occupants of the unit will be entitled to relocation benefits.

What type of relocation choices will be available?

The following resources will be available for Charlestown Phase 1A 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 modest down payment assistance toward the purchase of a home.

What if I am the head of household and my adult child does not want to move with me – can we split?

BHA will consider splitting households on a case by case basis. If approved and the current household decides to split into two separate households, then 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 the BHA. 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) and include the \$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 the BHA will also be offered to those who move back to Charlestown Phase 1A from their temporary location.

How do I select my relocation option?

Starting early 2020, the relocation contractor will be providing relocation counseling assistance to all households at Charlestown Phase 1A. 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 have to state his or her permanent and/or temporary relocation preferences.

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

All of the rental relocation options, including Section 8 and a unit at another BHA development, are affordable. Residents will pay the same amount they do now, no more than 30% of their adjusted gross income.

Who is eligible to return to Charlestown Phase 1A after redevelopment?

All current Charlestown 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 Charlestown 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).

Who should I contact if I have more questions?

If you have more questions, please contact Amy Tran, Assistant Director of Real Estate Development, at 617-988-4316 or email at amy.tran@bostonhousing.org

About Charlestown Relocation: What You Need To Know Now

The Boston Housing Authority, the developer Bunker Hill Redevelopment Company LLC and the Charlestown Resident Alliance have been working on the Charlestown redevelopment. After years of planning, we are excited to launch the first phase of the redevelopment. To complete the demolition and construction, the redevelopment will require that Charlestown Phase 1A residents move, at least temporarily. If you are a Charlestown Phase 1A resident, you will have many important choices and opportunities resulting from the redevelopment program. You will have the opportunity to carefully and thoroughly consider all your relocation options before making a selection. Once you make a selection and your replacement housing is available, you will move either permanently or temporarily from your Charlestown Phase 1A apartment. It is important that you know your rights and responsibilities.

Your Rights:

1. BHA will offer you a choice of relocation assistance and benefits that will provide you with decent, safe, and affordable housing.
2. BHA will provide you with relocation counseling and housing search assistance on an individual basis 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 cost, utility reconnections and security deposit (if applicable), and to provide 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. 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 unit has been identified and upon acceptance, you will be responsible to:

1. Move upon notice during the specific time period, regardless of any pending grievance related to continued occupancy. However, your rights to a grievance will not be waived by such a move, provided notice is filed before the move.
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 BHA will provide assistance to both pack and un-pack your belongings.
3. Arrange with utility companies to have service installed at your new apartment. Upon request, BHA can assist you with this as well.
4. Notify the post office, TANF, social security, and other agencies, individuals, companies, etc., of your change in address.
5. Be prepared to move all your belongings on the specified date, and to be home and ready when the movers arrive.
6. Follow all move-out instructions provided by the relocation contractor as part of a 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.
7. Provide the relocation team with your new address and phone number.