

BROOKLINE HOUSING AUTHORITY

Colonel Eugene B. Floyd Apartments Questions & Answers for Residents, Part 2 Issued April 9, 2021

Overview

Why is Colonel Floyd Apartments being redeveloped?

Colonel Floyd Apartments was built in 1959 when the standards for housing were very different than what is required by law today. The buildings have become obsolete. They cannot be renovated to current building standards in cost effective manner. In other words, it would cost more to renovate the buildings to current building standards than to build new. The current two-story design, apartment layouts and multiple buildings do not properly support people to age in place. IN addition, by building new, we can create additional affordable housing for elderly and disabled households.

To replace the now outdated apartments and build new, the site must be completely vacated to allow for the construction of an energy-efficient, state of the art new building to house the existing Colonel Floyd community.

The Brookline Housing Authority will maintain an ownership position in and manage the newly built property.

What is the current status of the plans?

The BHA is working now on the planning, design, financing, and construction schedule for the new development. We have engaged an architect, relocation specialist and local counsel to help us plan the earliest phases. The timing of the redevelopment will be dependent on a number of factors, some not controlled by the BHA. But right now the plan is to start construction by the close of 2022. All residents will be assisted in moving to temporary housing off-site before the start of construction.

Relocation and Return

When will residents have to move?

No one will be required to move until the summer of 2022 at the earliest and the Brookline Housing Authority is committed to supporting each resident and their specific needs to ensure as smooth a move as possible. The BHA has selected Housing Opportunities Unlimited (HOU) to work with the residents and the housing authority to ensure the best possible relocation experience. HOU is currently providing relocation assistance for the BHA's O'Shea and Morse communities. We are exploring a variety of options for temporary housing for Colonel Floyd residents. Some of these may be available early on in the process, perhaps in the coming months, for those who would like to relocate earlier.

For how long will the existing residents be relocated?

Given the scope of the project, the current estimate is that residents will be relocated for about two years. As the BHA continues to work through the design, permitting and construction details we will refine and gain clarity around this question.

Am I guaranteed an apartment in the new building?

Yes, all current residents of Colonel Floyd Apartments are guaranteed an apartment in the new building with no change to your current rent payments.

How will the right to return be guaranteed?

All current residents have the right to return to the newly built property and will receive a legal notice as part of their relocation paperwork that states this.

Where will the residents be relocated to?

Residents will be working closely with a full-time, professional relocation specialist from HOU who will be consulting one-on-one with each household to understand their unique situation in order to present options that best meet their needs. It is the goal of the BHA and HOU to identify relocation housing that meets your needs.

All moving expenses will be paid for, and residents will pay the same rent as they pay now during relocation and upon return to the newly built property.

Who is going to help me move? What's the process?

HOU staff is going to coordinate and support your move.

1. HOU staff will meet with you (by phone or video conference during COVID) and ask questions to help provide a record of any specific needs you have for your new apartment and what support you receive from others. They will be notified of the change. All support items will be moved with you. For example, if you have outside nursing care that comes regularly, or regular delivery of medical supplies, HOU will ensure that the services are transferred with you.
2. HOU will identify an appropriate apartment that is approved by the BHA and accompany you to view it for approval.
3. Once a new apartment is agreed on, HOU will help with any necessary paperwork and coordination between the Brookline Housing Authority and another landlord.
4. HOU will plan and coordinate your move with you, the moving company and the new apartment community.
5. If you need assistance packing that will also be provided.
6. HOU will coordinate any necessary address change notifications for your mail, cable service, etc.
7. All costs related to your move will be paid for.
8. HOU and the moving company staff will help you settle into your temporary home.
9. During construction, HOU staff will keep in touch with you and be a resource to call if you have questions or concerns about where you are living, or what is happening at the new development.

Do I get a choice of where I am relocated?

Both the BHA and HOU will strive to keep residents as close to the Colonel Floyd Apartments community as possible. Where each resident is relocated will largely depend on the availability of BHA and private residences in Brookline and the surrounding area at the time of the move. HOU will work with each resident to determine their needs and ensure residents have continued access to their providers during relocation. In coordination with HOU, the BHA will meet any necessary accommodations and cover all relocation costs for residents.

Will my rent change during relocation or when I return?

Provided there is no change to your income, your share of rent will remain the same during relocation and upon your return to the new building. All relocation expenses are also paid for by the BHA.

Will I be able to store any personal items during relocation?

BHA does not expect that residents will need storage during relocation. New units will be 1.5 times larger than the units you currently occupy and relocation units are also likely to be larger. HOU will work with residents to sort through personal items in preparation for the move to determine what items they would like to keep for their move and to dispose of items that are no longer needed.

Will I get a choice of which floor or apartment I get in the new building?

Part of the assessment that HOU will undertake with each household will be to determine if there are any special accommodations required. All medically necessary accommodations will be honored. BHA will do its best to honor other reasonable requests.

I have a special need/accommodation for my housing. Will my needs be met?

As noted above, all medically necessary accommodations will be honored.

Will I be relocated in Brookline?

The BHA is required to provide you with comparable housing during construction. While we cannot promise that we will be able to find enough available rental housing within Brookline for each household, we will make our best efforts to find relocation housing within Brookline. To help facilitate that, we are changing our wait list policies so that residents of Col. Floyd will have first priority for vacant apartments in properties that BHA owns and manages.

Will I get help with moving and packing?

Yes, the relocation company Housing Opportunities Unlimited will provide complete support for every resident in the packing, moving, and unpacking with each move.

Timeline

When will the project start, and when will it be completed?

Currently, the BHA is in the early stage of design, permitting and financing. The plan is to obtain all necessary city and state approvals and secure financing by summer of 2022 so that demolition and construction can start by the close of 2022. If all goes according to plan, construction will be finished in fall of 2024. The BHA and HOU will keep Colonel Floyd residents updated on the changes to this schedule.

When will I hear from the relocation specialists?

In order to ensure residents with a smooth relocation process, we have arranged for HOU to begin meeting with residents this Spring. There will be multiple meetings with HOU throughout the relocation process as they assist each resident with every aspect of their move. More information about HOU can be found at <https://housingopportunities.com>.

What is a Tenant Protection Voucher?

Tenant Protection Vouchers, or TPVs, will be provided to each resident of Col. Floyd to pay for the relocation housing that is necessary as a result of redevelopment plan. A TPV pays the difference between your share of rent and the market rent that the landlord is charging for the unit you move to. You do not need to apply to receive the TPV. The BHA will obtain it for you. The TPV belongs to you. You can keep it to rent from a private landlord. But we hope that you will choose to return to the new development and feel confident that it will be one of the best places you could choose to live.

When will I get the Tenant Protection Voucher?

Tenant Protection Vouchers will become available after the BHA submits its Section 18 application and receives approval from HUD for the Colonel Floyd Redevelopment project. This is most likely to be in the Fall of 2021.

Non-elderly residents of Col. Floyd who are at least 55 years old are also eligible for a new form of Section 8 voucher that the BHA recently received – the Mainstream Vouchers. This voucher would enable you to move to a privately owned apartment anywhere in the country – or right here in Brookline. HOU will assist you in applying if you are interested.

Can relocation vouchers be used sooner than when relocation is needed to secure a new place now or in the near future?

We are consulting with various experts to ascertain when the TPVs will become available to residents. The soonest would be when HUD approves the Section 18 application that provides for the TPVs. That will likely occur in the Fall. As noted above, some households may be eligible for the new Mainstream Vouchers that will become available in mid-May. We are also exploring other strategies that would allow residents to move to other affordable housing properties within Brookline where TPVs are not necessary. Finally, we are revising our wait list policies to provide top priority to residents of Col. Floyd that would like to move to other BHA properties either permanently or during the relocation period.

BHA is also accepting applications for its newly renovated O'Shea House (61 Park St.) and Morse Apartments (90 Longwood Ave.), both of which have all one-bedroom apartments. O'Shea is leasing currently. Apartments at Morse will be available this winter. By applying, you will secure your place on the wait list. Brookline residents have priority over non-residents. As noted above, we are changing our wait list policies so that soon residents of Col. Floyd will have first priority for available apartments in these properties.

Submitting an application for these properties does not guarantee you an apartment, but we encourage you to submit an application. It is the best way to ensure that you will remain in Brookline. Moreover, you can elect to stay if you would prefer not to move a second time or retain your right to return to the development that replaces Col. Floyd.

Will Col. Floyd use the same RAD program that was discussed for O'Shea House and Morse Apartments?

O'Shea House at 61 Park Street and Morse Apartments at 90 Longwood Avenue are being renovated using a combination of the federal Rental Assistance Demonstration ('RAD') program and the Section 18 program. The RAD program allows for significant building rehabilitation and provides very strong resident protections. The Section 18 program provides a deeper subsidy that allows for more improvements than are possible with RAD while providing the same resident protections as RAD. Col. Floyd Apartments will be redeveloped using all Section 18 funds and no RAD funds to take advantage of the deeper level of funding.

What is Section 18?

Section 18 is a federal program administered by HUD. Like RAD, it allows the housing authority to convert the property from public housing to Section 8 housing which enables it to finance improvements or new development. The Section 18 program enables the housing authority receives a higher level of funding the property from HUD and can obtain financing and other sources of funds to renovate, or in this case, create a new property.

Will we have the opportunity to return to the same apartment with the same view? Related – will we get to choose our apartment?

You won't get the same apartment because the current buildings will be demolished. We have not yet developed procedures for assigning units in the new building but today's residents would certainly have preference over new residents. All medically necessary accommodations will be honored. We will develop an equitable procedure for assigning units.

This list of questions and answers will be updated on a regular basis.