

Lakeside Apartments Revitalization Worcester Housing Authority



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ABOUT THE PROJECT

WHA, in conjunction with its partners Tremont Development Partners LLC and E3 Development LLC, plans to undertake the redevelopment of Lakeside Apartments to provide approx.. 350 new apartments.

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MEETING HOUSING OPPORTUNITIES UNLIMITED (HOU)

A successful redevelopment starts with an efficient and resident- focus relocation.

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ABOUT THE PROJECT

The WHA has entered into a partnership with the selected developers Tremont Development and E3 Development to redevelop Lakeside Apartments. As our oldest development, built in 1949, the WHA recognizes the need to improve the quality of living of our residents, along with the existing condition of the units and neighborhood.

This will be a four-phase project over several years in which we will demolish the existing buildings and build new apartments with more amenities.

The goal is to increase the number of affordable housing units and create more opportunities for residents in Worcester.



The redevelopment of Lakeside Apartments over 4 Phases would contain a total of approx. 350 new affordable apartments and 20 Homeownership units. Phase 1 (34-46 Lakeside Ave, 19 Garland St.) includes 48 units, which will be demolished and replaced with 116 units in 2 buildings. Phase 2 (52-54 South Circuit Ave.) includes 20 Homeownership units.



MEETING HOU

Housing Opportunities Unlimited (HOU) is the nation's largest and most experienced relocation company. Our team of skilled professionals will perform a smooth and efficient relocation process and work closely with residents to identify and support their needs to coordinate their move with minimal disruption.

HOU will work one-on-one with each household to select and offer each family a suitable comparable unit within the WHA portfolio in an area that is generally not less desirable than the location of the family/person.

Nevertheless, all residents will be required to move by a specific date, in order for the project to proceed.



TIMELINE

HOU began all Phase 1 pre-relocation assessments in December 2023 and, alongside WHA, is currently planning the Relocation of Phase 1 and 2 residents, which is expected to be completed by January 2025.

It is anticipated that residents will be temporarily relocated between 24-30 months, as re-occupancy of the new Phase 1 building apartment is expected to happen sometime in the Fall of 2026 - Spring of 2027. Residents can be permanently relocated and remain in the unit to which they have been temporarily relocated if it is not within the Lakeside Apartments complex.

BENEFITS

Residents will be entitled to have all reasonable moving and related costs paid by the project. They will be provided with packing materials (boxes, tape, wrapping paper), and a licensed and bonded moving company will move all of the resident's belongings to your temporary unit.

If you must transfer any utilities (phone, cable,

Internet), you will be reimbursed for the transfer fees.



FAQ - PHASE 1 & 2

1. **Will residents be eligible for relocation if they are under eviction?**
The WHA is open to discussing with all residents any legal matters that are currently pending. Please don't hesitate to contact Lakeside Management to discuss your current status and eligibility for relocation benefits.
1. **What will happen to my animals?**
Any animals that have prior approval from the WHA, per the WHA policy, will be accommodated. The WHA suggests you take all the necessary steps to receive animal approval before relocation.
2. **What will happen to my present security deposit?**
Your security deposit will also be transferred if you are relocated to another unit within the WHA portfolio.
3. **Are residents to remain enrolled in the FSS program?**
Yes, FSS coordinators are to continue working with FSS families during the relocation unless they choose permanent relocation.
5. **Can I move with a family member during the relocation process?**
If a resident moves with a family member, they will no longer be WHA residents; therefore, they will not be eligible to receive relocation benefits or to return to the new development.
6. **Will I be able to add or withdraw someone from the lease during the relocation process?**
As stated in the General Information Notice (GIN), family addition during the relocation process is limited to marriage, adoption, changes of custody, or birth and is subject to the current WHA during this transition.
7. **What if I do not want the unit that is shown to me?**
HOU and the WHA have agreed upon a one unit refusal. If you refuse the first unit that is shown to you, you will have to accept the second unit. Multiple unit refusals are not permitted.

PROJECT UPDATES

- HOU has completed all assessments of the 61 families that live in Phases 1 and 2.
- Planning for the relocation will be underway between WHA and HOU.
- General Information Notices (GINs) have been sent to all families in phases 1 & 2.
- WHA and HOU will share with residents a list of tiers concerning Priority Moves in the upcoming newsletter.
- The WHA and HOU are scheduling a resident meeting for the beginning of spring. Dates are not finalized yet.
- Residents will be informed of the on-site transfers as they become available.

REASONS TO CONTACT HOU

- Changes/updates to the completed assessments.
- Updates concerning the Relocation process

It may be communicated in person to HOU Staff located at 54 South Circuit Ave or via phone call/email below:

Phone number: (617) 906-6082
 Email: eeucedata@housingopportunities.com

IMPORTANT REMINDERS

- Any changes to your household composition must be submitted to WHA for approval and notified to HOU for recordkeeping.
- Residents who need reasonable accommodations must submit a request to WHA for approval and provide a copy to HOU for recordkeeping.

IMPORTANT REMINDERS (CONTINUED)

- WHA will continue to operate all property management functions for those residents remaining at Lakeside Apartments. Subsequently, residents who have been transferred will be provided with the corresponding information for their temporary unit.
- Maintenance requests will continue to be made to WHA Maintenance Department at (508) 635-3200.
- All residents should continue to comply with their rent payments and other requirements specified by the WHA lease agreement. Once relocated, your monthly rent should not increase; if anything, there may be a slight decrease
- Standard Appliances approved under the WHA policy will be accommodated during the relocation process.
- Reasonable medical, educational, and religious expenses will be submitted to HOU and WHA for review, approval, and reimbursement.

