

1. About the project:

The WHA has entered a partnership with the selected developer Trinity Financial to redevelop Curtis Apartments. As one of our oldest developments built in 1950, 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 (4) phase project over a number of years in which we will demolish the existing buildings and build new apartments with more amenities. The goal is to increase the overall number of affordable housing units and create more opportunities for residents in the city of Worcester.

2. Who is Housing Opportunities Unlimited (HOU) and why relocation?

HOU is the organization that will be providing Relocation Services in accordance with federal and state law. They will create a comprehensive plan to relocate all Curtis residents safely out of the work area for the duration of the project. HOU staff and offices are currently located at 32 GBV #5. They will operate under the same business hours as the WHA, 8:00 AM – 4:30 PM.

3. What's the relocation process?

Phase 1 residents will receive advance notice from HOU/WHA regarding the site redevelopment and relocation. HOU will complete individual assessments with each of the families to find a replacement unit within the WHA portfolio that will meet the family's needs. If the apartment you have now meets your family size needs, you will be provided an apartment with the same number of bedrooms. If you need an additional bedroom or have an extra bedroom, you will be "right-sized" within the WHA to a unit that meets the need.

HOU will begin completing all Phase 1 pre-relocation assessments in the month of September 2022. Relocation for Phase 1 residents is expected to be completed by May 1, 2023.

4. Will residents have to find a place to live?

HOU will work one-on-one with each household to ensure your needs are met during the relocation process. HOU will offer each family a suitable unit within the WHA portfolio, in an area that is generally not less desirable than the location of the family/person. HOU will work with residents to choose a suitable comparable unit. However, all residents will be required to move by a certain date.

5. Do residents have to pay for moving costs?

Residents will be entitled to have all reasonable moving and related costs paid by the project. You 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.

6. 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 contact the Curtis Management to discuss your current status and eligibility for relocation benefits.

7. How long will residents be in the temporary relocation unit?

It is anticipated that you will be in your temporary relocation unit for between 24 and 30 months, as re-occupancy of the new Phase 1 apartments is anticipated to happen sometime in the Winter/Spring of 2025.

8. What will happen to my pets?

Any pets 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 pet approval prior to relocation.

9. What will happen to my present security deposit?

If you are relocated to another unit within the WHA portfolio, your security deposit will also be transferred.

10. Are residents to remain enrolled in the ABL program?

Yes, Family Life Coaches are to continue working with ABL families during the relocation unless they choose permanent relocation.

11. Can I remain in my temporary relocation unit and not move back to the new development?

As long as the relocation unit is not within the Curtis Apartments development and because you will be temporarily relocated for more than one year, you will have the option to be permanently relocated and remain in the unit to which you have been temporarily relocated.

12. How would residents be informed about returning back to the new development?

Project construction is anticipated to last 18-24 months. WHA/Trinity Financial will ensure all impacted residents receive proper notice prior to returning to the new development. HOU will be responsible for notifying and assisting residents returning to the new development.

13. 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.

14. Will I be able to add or withdraw someone from lease during the relocation process?

As stated in the General Information Notice (GIN) family addition during the relocation process are limited to marriage, adoption, changes of custody, or birth and are subject to the current WHA during this transition.

15. What if a resident moves or transfers to another property prior to receiving the formal relocation notice?

If so, you may become ineligible to receive relocation assistance. It is very important for you to contact HOU before making any moving plans.

Some Facts to Know:

- All residents are to complete a Residents Needs Assessment with HOU.
- You should continue to pay your rent and meet other requirements specified in your WHA lease.
- The WHA will continue to operate all property management functions. In the event, that a resident is relocated to a new property, they will be informed of all changes relative to this move, including the new lease.
- Maintenance requests will continue to be made to the WHA Maintenance department at 508-635-3200.
- Standard appliances that have been approved under the WHA policy will be accommodated during the relocation process.
- Reasonable expenses related to medical, educational and religious matters will be submitted to HOU and the WHA for review, approval and reimbursement.
- Once relocated, your monthly rent should not increase, if anything there may be a slight decrease.
- HOU, Trinity Financial and WHA will continue to hosts monthly resident meetings to ensure all residents are informed on the project.

For more information please contact: Emanuel Euceda at 617-906-6082 or Edlin Ortiz 508-625-3122.