

# Curtis Apartments Revitalization Worcester Housing Authority



Curtis Apartments RFP  
Worcester, MA | January 15, 2022 | 2:15:42 | © The Architectural Firm, Inc.

View Looking Towards Central Open Space



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## ABOUT THE PROJECT

WHA, in conjunction with its developer partner Trinity Financial, plans to undertake the redevelopment of Curtis Apartments to provide 526 new apartments.

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

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## ABOUT THE PROJECT

The WHA has entered a partnership with the selected developer Trinity Financial to redevelop Curtis Apartments

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 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.



Curtis Apartments RFP  
Architect: [unreadable] © 2021 Trinity Financial  
 View of Boulevard and New Residential Buildings (Looking North)  
 TRINITY FINANCIAL **tat**

### *View Down Great Brook Valley Avenue*

The redevelopment of Curtis Apartments over 4 Phases would contain a total of 526 new apartment apartments. Phase 1 (36-58 Great Brook Valley Avenue, Worcester, MA 01605) includes 72 units, which will be demolished and replaced with 129 units in 2 buildings. The additional Phases will be announced after completion of Phase I.



## 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.



## TIMELINE

HOU began all Phase 1 pre-relocation assessments in September 2022 and, alongside WHA, is currently planning the Relocation of Phase 1 residents, which is expected to be completed by May 1, 2023.

It is anticipated that residents will be temporarily relocated between 24 and 30 months, as re-occupancy of the new Phase 1 building apartment is expected to happen sometime in the Winter/Spring of 2025. Residents can be permanently relocated and remain in the unit to which they have been temporarily relocated if it is not within the Curtis Apartment 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

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 Curtis Management to discuss your current status and eligibility for relocation benefits.
1. 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 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 ABL program?  
Yes, Family Life Coaches are to continue working with ABL 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 a resident moves or transfers to another property before receiving the formal relocation notice?  
If so, you may become ineligible to receive relocation assistance. It is essential to contact HOU before making any moving plans.



## PROJECT UPDATES

- HOU is completing the final assessments of the 72 units from buildings 36 to 58 that belong to Phase I.
- Planning for the relocation will be underway between WHA and HOU. No dates yet until all assessments are completed.
- WHA and HOU will share with residents a list of tiers concerning Priority Moves in the upcoming newsletter.
- The newsletter has replaced Resident Meetings from the third Tuesday of each month until further notice.
- Residents will be informed of the relocation project's start date and when to expect their 30-day Notices.

### 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 34 Great Brook Valley Suite 5 or via phone call/email below:

Phone number: (617) 906-6082  
 Email: [eeucedahousingopportunities.com](mailto:eeucedahousingopportunities.com)

### IMPORTANT REMINDERS

- WHA and HOU will be out of the office on the 24<sup>th</sup> and 25<sup>th</sup> of November 2022
- 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 Curtis Apartment. 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.

*Sending everyone our warmest hopes, thoughts, and best wishes for the upcoming holiday celebrations. May you enjoy health, peace, and joy among your loved ones.*

