



J.J. Carroll

Relocation and Re-Occupancy Plan

April 6, 2020

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I. INTRODUCTION

The Relocation Plan sets forth the specific policies, procedures, rights and benefits that will govern the relocation and re-occupancy of all Affected Residents of the J.J. Carroll Apartments (J.J. Carroll), which is undergoing demolition pursuant to Section 18 of the U.S. Housing Act of 1937 (Section 18) and redevelopment into an affordable housing community containing more than twice the number of existing affordable units (Project). Through this Plan, the Boston Housing Authority (BHA) seeks to ensure that all Affected Residents are treated fairly, consistently and equitably so that no one suffers disproportionate hardships due to moves necessary to complete the Project.

The BHA has determined that this Plan shall comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (the URA), 42 U.S. Code Section 4601 *et seq.* (URA) and its implementing regulations at 49 C.F.R. Part 24 as well as Section 104(d) of the Housing and Community Development Act of 1974 (Section 104(d)), U.S. Code Chapter 69 (42 U.S.C. 5301 *et seq.*) and its implementing regulations at 24 CFR Part 42. The plan will also comply with the applicable requirements under state and local regulations, including M.G.L. Chapter 79A and implementing regulations at 760 CMR 27.00 *et seq.* (collectively, Governing Laws).

The Plan will be available to all Affected Residents at BHA's Management Office at Patricia White Apartments, 20 Washington St., Brighton. Given the current social distancing requirements due to COVID-19, the Plan will also be available on the BHA website as well as the website of 2Life Communities, the BHA-procured developer for J. J. Carroll. Residents can also request a copy of the Plan be mailed to them. Staff of our Relocation Agent, Housing Opportunities Unlimited, will be available by phone to explain the Plan and answer any questions residents may have. Residents will be informed that they may submit written comments to the BHA and/or the Bureau of Relocation at the Massachusetts Department of Housing and Community Development (DHCD) within 10 business days of the Plan's publication. Any comments submitted to HOU or BHA will be forwarded to the Bureau of Relocation within 5 business days.

Persons who may be contacted regarding this relocation plan include the following:

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II. PROJECT OVERVIEW

A. Background and Existing Site Description

Built in 1966, the J.J. Carroll development consists of 64 units of federally subsidized elderly/disabled public housing in 4 two-story walk-up buildings and a 1,600 square foot community building located on approximately 1.86 acres of land. The bedroom size breakdown of the units at J.J. Carroll is as follows: 52 one-bedroom and 12 two-bedroom units. The units are obsolete and no longer provide residents with quality housing options. See **Appendix A: Site Plan**.

In April 2019, BHA issued a Request for Proposals for developer services for the disposition and redevelopment of the J.J. Carroll public housing site with the goal to substantially renovate or replace the existing J.J. Carroll apartments, as well as to add new affordable senior housing to the site. In June 2019, the BHA designated 2Life Communities (2Life) as the developer. 2Life currently has seven affordable housing developments for seniors in the Greater Boston area with nearly 1,300 affordable apartments. 2Life's Brighton Campus consists of four of its properties and abuts J.J. Carroll on two sides of the property.

In the summer of 2019, 2Life began working with J.J. Carroll residents and the BHA on a plan to replace the existing outdated development with a new building that is energy efficient and accessible, including universal design and adaptability features that aim to enable residents to stay in their apartments as their physical needs change. A Demolition-Disposition application was submitted to HUD in late January 2020, for which the BHA is awaiting final approval. HUD will require the BHA to provide updates to any changes to the relocation schedule. The Boston Planning and Development Agency (BPDA) Board unanimously approved the J.J. Carroll Redevelopment Article 80 application in February 2020.

B. Redevelopment Project Overview

The Project entails the demolition of the J. J. Carroll public housing community and construction of approximately 142 apartments in an approximately 180,000 sf fully accessible building, which will be connected to 2Life's Brighton Campus (specifically, Weinberg House) through an enclosed pedestrian bridge. Under a 99-year ground lease with the BHA, 2Life will replace the existing 64 affordable apartments for existing J. J. Carroll residents and add approximately 78 additional new affordable units. In response to residents' expressed desire to maintain a "neighborhood-like" atmosphere, the design includes the creation of smaller-scale communities within the larger building through five short double-loaded corridors containing clusters of 5-8 apartments. The new building's design elements (especially in the kitchens and bathrooms) will enable residents to remain at J. J. Carroll regardless of physical ability changes.

Of the 142 apartments in the redeveloped J. J. Carroll, there will be 124 one-bedroom and 18 two-bedroom apartments. All apartments will be affordable to households earning up to 60% of the Area Median Income (AMI) with additional subsidies for many apartments to serve households at lower incomes. The new apartments will be designated for households 62 years of age and over, except for 13 units set aside for people with disabilities, with a preference for those under age 62. 2Life will set aside a minimum of 10% of units for homeless or formerly homeless households, per Boston Department of Neighborhood Development policy. In addition, one unit will be set aside for an on-site resident manager to provide 24-hour emergency response support, in collaboration with three other on-site resident managers on the 2Life Brighton Campus. The proposed apartment mix is shown in Table 1:

Table 1. Proposed J. J. Carroll Redevelopment Unit Mix

Unit Type	Income Limit	1-BR	2-BR	Total
Homeless Set-Aside Units	30% AMI	14	1	15
Extremely Low-Income Units	30% AMI	10	4	14
Public Housing Replacement Units	50% AMI	28	7	35
“Expiring Use Tenant” Priority Units	50% AMI	50	0	50
Non-Assisted LIHTC Units	60% AMI	22	5	27
Total LIHTC Units		124	17	141
Live-in Resident Manager	N/A		1	
Total Units		124	18	142

The redeveloped J. J. Carroll will also include an approx. 11,000 sf Program for All-Inclusive Care for the Elderly (PACE) Center along with additional ground-floor common space for a multi-purpose room, Resident Service Coordinator offices, lobby, marketing/leasing office and potentially a small resale shop and salon for residents. The ground floor will also contain approximately 1,000 square feet of commercial space, which is envisioned as a convenience store to primarily serve the residents and staff as well as be open to the broader community.

Approximately 70 parking spaces are proposed—41 in a parking garage and 29 surface parking spaces.

C. Project Timeline

Contingent upon funding and permitting approvals, 2Life intends to complete Construction Documents in Summer 2020, with the goal of starting construction by the end of 2020. Before then, all Affected Resident households will have to relocate temporarily to a Comparable Replacement Dwelling (CRD) (a) within the BHA’s public housing portfolio, (b) in the privately-owned rental market using a Tenant-Based Section 8 Voucher, or (c) in other 2Life Communities properties (Ulin House, Leventhal House, Shilman House, or Brown Family House). It is anticipated that J. J. Carroll households will be relocated for approximately 18-24 months. 2Life will procure a general contractor through a competitive bidding process in Summer 2020. Construction of the redeveloped J. J. Carroll is anticipated to take approximately 18-24 months.

D. Project Financing

Anticipated and secured sources of funding for the J.J. Carroll Redevelopment project include: Federal and State LIHTCs; DHCD subordinate debt (MassHousing Opportunity Funds, and/or any combination of HOME, Housing Stabilization Funds (HSF), Affordable Housing Trust Funds (AHTF), and Housing Innovation Funds (HIF); Community Preservation Act funds; City of Boston funding (HOME, CDBG, IDP and/or Housing 2030 Fund); BHA Section 8 Project Based Vouchers (PBVs) and Section 8 Tenant Protection Vouchers (TPVs) through the Section 18 Demolition/ Disposition process; MassHousing Risk Share permanent mortgage financing; and deferred developer fee.

2Life has budgeted approximately \$512,000 for the J. J. Carroll relocation and re-occupancy activities. See ***Appendix B: Relocation Budget***

E. Relocation Services Provider

BHA has contracted with Housing Opportunities Unlimited (HOU), to provide comprehensive relocation services to the residents of J. J. Carroll who must move due to redevelopment of the property. HOU has over thirty-seven years of experience providing relocation planning and implementation services, case management and resident services to the residents of over 200 assisted housing developments nationwide. HOU’s Relocation Staff will include a Relocation Coordinator and a Relocation Assistant, at least one of whom will be bilingual in Spanish and English. HOU will establish an office on-site at J.J. Carroll once the current restrictions resulting from the COVID-19 pandemic are lifted. For residents with accessibility issues, HOU will meet with residents in their homes.

F. Re-occupancy

Affected Residents of J.J. Carroll will have the option to move to a new unit in accordance with 2Life’s screening criteria, which includes meeting the income guidelines of the LIHTC program as well as being in compliance with their lease and not involved in an eviction

proceeding. If residents do not meet the income guidelines and become displaced persons as defined by M.G.L. Chapter 79A they are entitled to the full range of relocation benefits set out in M.G.L. Chapter 79A and 760 CMR 24.00, which may include but not be limited to, replacement housing payments. Once construction is complete, J. J. Carroll Affected Resident households will be prioritized for a unit offer in the newly redeveloped community and screened in accordance with the aforementioned screening criteria, which will be communicated to all residents in writing. At least 30 days in advance, each household will be notified of the availability of a unit that will accommodate their family size. Each household will be required to accept or decline the unit offered at J.J. Carroll in writing. Although not currently anticipated, where too few of any size units are available to Affected Resident households who want to return, a system will be communicated and implemented to equitably determine the order in which original households will have priority to return. At other redevelopment projects, BHA has most recently undertaken a computer-generated random number assignment that has served as the mechanism for determining the order in which returning residents will be contacted for re-occupancy. Affected Residents are contacted as units of the appropriate bedroom size come on-line. Households who do not move to the redeveloped J. J. Carroll will continue receiving their housing subsidy either in the form of public housing accommodations or continued use of their Section 8 mobile voucher.

III. RESIDENT CHARACTERISTICS AND RELOCATION NEEDS

A. Resident Characteristics and Needs

As of March 5, 2020, there were 61 Affected Resident households living at J.J. Carroll. There are 50 households occupying one-bedroom units and 11 occupying two-bedroom units. ***Appendix C, J. J. Carroll Demographic Information***, contains data on income and AMI, race, age, disability status and language needs of J.J. Carroll households. Relocation Staff will be conducting comprehensive relocation needs assessments with each household, which will more accurately determine bedroom size needs, relocation choice and reasonable accommodation needs. The complete compilation of this information will better inform relocation choice and aid in mobility counseling efforts with the J.J. Carroll households.

B. Resident Needs Assessment

The Relocation Staff will conduct individual Resident Relocation Needs Assessment counseling sessions with all Affected Resident households to assess their current housing needs and preferences, as well as learn of their concerns and potential barriers to relocation. For households whose first language is not English, the assessment will be conducted by a bilingual Relocation staff person or with a professional interpreter services company. Given the current COVID-19 crisis, Relocation Staff will administer these assessments either over the phone or, if possible, through video conferencing, if residents are willing and able to do so.

During the meeting, the Relocation Staff will administer the Needs Assessment to update each J.J. Carroll household's composition and to document other information that may be

relevant to assist in identifying and offering the most suitable Comparable Replacement Dwelling (CRD) for each household; to ensure each household receives all of the relocation services, benefits and payments to which they are entitled; and to minimize the adverse impacts of relocation. At a minimum, the information documented on the Needs Assessment Form will include:

- Household's preference for relocation, including public housing transfer, mobile voucher through the Housing Choice Voucher Program (HCVP), or unit at one of 2Life Communities other properties.
- An assessment of the number of families to be relocated, including family size and bedroom size needs, and special consideration of the impact of relocation on elders and people with disabilities.
- Special needs in identifying Comparable Replacement Dwelling (e.g., need for accessibility features or other reasonable accommodations, pets, proximity to services or family supports).
- Identification of any planned vacations or hospitalizations during the relocation.
- Need for assistance with relocation preparations (packing assistance, utility transfers, social service provider referrals and/or notifications, postal and address updates).
- Evaluation of household's furnishings, personal belongings, and appliances, with special attention to large furnishings, housekeeping/clutter/hoarding/pest issues.
- Pest infestation and/or hoarding resolution assistance; these issues will be addressed during the relocation process.
- Contact information for other family members, friends or advocates that may be contacted by Relocation Staff to assist in making preparations for relocating the family.
- Other issues of importance to the household.

The Household Needs Assessment information will be used to design an individualized relocation plan that anticipates any special needs, concerns, and barriers.

See ***Appendix D: Relocation Needs Assessment Form***.

IV. RELOCATION HOUSING OPTIONS

A. Definition of Comparable Replacement Dwelling

Before demolition may commence, all Affected Resident households living at J.J. Carroll must be relocated to a Comparable Replacement Dwelling (CRD). Residents must be offered at least one CRD, which must be identified in the 120-Day Notice to Relocate (See ***Appendix G, Relocation Notices***), before they are required to relocate for the Project. As cited in 49 CFR 24.2(a)(6), a CRD must be:

1. Decent, safe and sanitary (as described below and in 49 CFR 24.2(a)(8));

2. Functionally equivalent to the displacement dwelling. The term *functionally equivalent* means that it performs the same function, and provides the same utility. While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the Agency may consider reasonable trade-offs for specific features when the replacement unit is equal to or better than the displacement dwelling. (found in appendix A, § 24.2(a)(6))
3. Adequate in size to accommodate the occupants;
4. In an area not subject to unreasonable adverse environmental conditions;
5. In a location generally not less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities and reasonable accessible to the person's place of employment;
6. On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need not include special improvements such as outbuildings, swimming pools, or greenhouses. (See also § 24.403(a)(2))
7. Currently available to the displaced person on the private market except as provided in 9. below (See appendix A, § 24.2(a)(6)(vii));
8. Within the financial means of the displaced household:
 - a. A replacement dwelling purchased by a homeowner in occupancy at the displacement dwelling for at least 180 days prior to initiation of negotiations (180-day homeowner) is considered to be within the homeowner's financial means if the homeowner will receive the full price differential as described in § 24.401(c), all increased mortgage interest costs as described at § 24.401(d) and all incidental expenses as described at § 24.401(e), plus any additional amount required to be paid under § 24.404, Replacement housing of last resort.
 - b. A replacement dwelling rented by an eligible displaced person is considered to be within his or her financial means if, after receiving rental assistance under this part, the person's monthly rent and estimated average monthly utility costs for the replacement dwelling do not exceed the person's base monthly rental for the displacement dwelling as described at § 24.402(b)(2).
 - c. For a displaced person who is not eligible to receive a replacement housing payment because of the person's failure to meet length-of-occupancy requirements, comparable replacement rental housing is considered to be within the person's financial means if an Agency pays that portion of the monthly housing costs of a replacement dwelling which exceeds the person's base monthly rent for the displacement dwelling as described in § 24.402(b)(2). Such rental assistance must be paid under § 24.404, Replacement housing of last resort.

9. For a person receiving government housing assistance before displacement, a dwelling that may reflect similar government housing assistance. In such cases any requirements of the government housing assistance program relating to the size of the replacement dwelling shall apply. (See appendix A, § 24.2(a)(6)(ix).)

Decent, safe and sanitary dwelling (See 49 CMR 24.2(a)(8)) is a dwelling which meets local housing and occupancy codes. However, any of the following standards which are not met by the local code shall apply unless waived for good cause by the Federal Agency funding the project. The dwelling shall:

1. Be structurally sound, weathertight and in good repair,
2. Contain a safe electrical wiring system adequate for lighting and other devices;
3. Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system;
4. Be adequate in size with respect to the number of rooms and area of living space need to accommodate the displaced person. The number of persons occupying each habitable room used for sleeping purposes shall not exceed that permitted by local housing codes or, in the absence of local codes, the policies of the displacing Agency. In addition, the displacing Agency shall follow the requirements for separate bedrooms for children of the opposite gender included in local housing codes or in the absence of local codes, the policies of such Agencies;
5. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
6. Contains unobstructed egress to safe, open space at ground level; and
7. For a displaced person with a disability, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person. (See appendix A, § 24.2(a)(8)(vii).)

Although the URA requires one CRD offer, every effort will be made to offer each household up to 3 CRDs for their relocation.

B. Relocation Options

The following relocation housing options are available for the Project. BHA will make every effort to accommodate household preference but cannot guarantee a specific unit type to any household. Established priorities which are fair, equitable, and consistent will be used when more households want a given type of unit than there are units available. No legal occupant to be displaced shall be required to move from a dwelling unit unless at least one comparable

replacement dwelling has been made available to the person's household in accordance with applicable state regulations and federal regulations according to the procedures set out in 49 CFR 24.204, as amended. Any replacement housing payments to eligible displaced tenants would be subject to 760 CMR 27.06(3).

- ***Transfer to another public housing unit within the BHA portfolio.*** Affected Residents will have the option to relocate to a public housing unit at another BHA development, as vacancies arise. As Displaced Persons, Affected Resident households would qualify for Administrative Transfer status under BHA's ACOP and may be offered BHA public housing units ahead of other households on the transfer request waiting list and new applicants for BHA housing.
- ***Housing Choice Voucher Program (HCVP).*** BHA will request a finite number of Housing Choice Vouchers (HCVs) for households interested in relocating with a Section 8 mobile voucher. HOU Relocation staff will assist residents in their search for voucher-eligible housing. In addition to meeting HQS requirements, a private market unit must meet the voucher payment standards established by BHA through Fair Market Rents (FMRs) or gross rent estimates that include the cost of rent plus all utilities. The current payment standards effective as of 1/1/2020 are attached as ***Appendix E: BHA Payment Standards—All Bedroom Sizes.***

Relocation Staff will assist households interested in the HCV option to assess the suitability of the program for their household needs, including informing residents of the payment standard for the approved bedroom size that is appropriate for the household. Relocation Staff will conduct regular housing searches to identify currently available units in the private sector as well as utilize the BHA, MBHP and other databases of existing landlords. HOU will also conduct periodic workshops to assist families in finding replacement housing and will provide intensive relocation counseling to every family.

- ***Available Units at other 2Life Communities Properties.*** J. J. Carroll households will also have the option of moving to units at the following 2Life properties, as vacancies arise: Ulin House and Leventhal House in Brighton (PBV units), Shilman House (LIHTC units without project-based assistance) and Brown Family House (LIHTC units with and without project-based assistance; lottery for new units May 21, 2020). The Relocation Staff will counsel residents interested in this relocation housing option of unit availability and the application requirements. For LIHTC units without project-based assistance, HOU will work with BHA to arrange a Section 8 mobile voucher, if needed by the household.
- ***Private Sector Housing with a Replacement Housing Payment (RHP).*** A Displaced Person may be eligible for a Replacement Housing Payment (RHP), a monthly rental assistance payment under the URA which is intended to cover a reasonable increase in their monthly housing costs above what they would continue to pay if they had not been required to relocate from J. J. Carroll. This RHP may be the result of the

household moving to a state public housing development in which the rent is calculated at 32% of gross income from J. J. Carroll (a federal public housing development) where the rent is calculated at 30%. In addition, although not anticipated, a Displaced Person who is ineligible for an HCV and for whom there is not an available BHA federal public housing CRD option may be eligible for an RHP. If the lump sum is used as a down payment assistance for a home purchase, it is limited to \$7,200. An RHP is determined in the manner prescribed by federal regulations at 49 CFR 24.401, 24.402, 24.403, and 24.404, **and 24 CFR 42.350(d)**, as amended, and as they may be amended. **Table 2** below illustrates an RHP calculation under the URA and M.G.L. Chapter 79A.

Table 2.: Replacement Housing Payment Calculation

<p>Monthly Rental Assistance Payment (URA)</p>	<p>Calculated on 42 months.</p> <p>Monthly difference between the lesser of:</p> <ul style="list-style-type: none"> ● Old Rent/utility costs (30% of gross monthly income (only if low income)) ● Welfare rent (as paid) <p>AND</p> <p>Monthly rent/utility costs for the lesser of:</p> <ul style="list-style-type: none"> ● Comparable or ● Decent, safe and sanitary dwelling occupied
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<p>Monthly Rental Assistance Payment (104(d))</p>	<p>Calculated on 60-mths</p> <p>Difference between Total Tenant Payment (TTP), which is the greater of:</p> <ul style="list-style-type: none"> • 30% of adjusted mthly income OR • 10% of gross mthly income OR • Minimum rent (PHAs) <p>AND</p> <p>Rent and utility costs for the lesser of:</p> <ul style="list-style-type: none"> • Comparable unit OR • DSS unit occupied <p>Resident may choose payment calculated under URA or 104(d), whichever is more beneficial</p>
<p>Rental Assistance Lump Sum</p>	<p>RHP payment equals 48 (maximum number of months under M.G.L. Chapter 79A) x monthly rental assistance payment</p>

A resident may identify their own replacement housing, but must make sure HOU Relocation Staff inspects the unit to ensure it is decent, safe, and sanitary and that it qualifies as eligible comparable replacement housing in order to receive an RHP.

- **Down Payment Assistance to Purchase a Home.** A Displaced Person is entitled to down payment assistance, including incidental expenses, up to a maximum amount of \$7,200. The down payment assistance payment is calculated according to the same formula used for the RHP but capped at \$7,200. If the calculation is less than \$7,200, BHA may at its discretion increase the payment to \$7,200. The full amount of down payment assistance will be available to the household on the date of their closing and only with BHA’s receipt of purchase and sale documents. See 49 CFR 24.402(c) and the revisions which are part of the Moving Ahead for Progress in the 21st Century Act (MAP-21) which increased certain statutory relocation benefits.

No legal occupant to be displaced shall be required to move from a dwelling unit unless at least one comparable replacement dwelling has been made available to the person’s household in accordance with applicable state regulations and federal regulations according to the procedures set out in 49 CFR 24.204, as amended. Any replacement housing payments to eligible displaced tenants would be subject to 760 CMR 27.06(3)

V. MOVING ASSISTANCE

Displaced Persons are entitled to receive assistance for necessary moving services and payment for actual moving and related expenses, as the BHA determines to be reasonable and necessary. Displaced Persons may choose one of the three moving assistance options listed below. However, in the event Relocation Staff determines that a household has not taken good faith steps to meet reasonable moving deadlines, the Relocation Staff may contract with a state-approved, licensed and insured moving company to provide the move as provided under the first option.

A. HOU-Contracted Move (No Charge to Resident)

The relocation services provider will contract with a state-approved, licensed and insured moving company, at no cost to the household being displaced. The household will be entitled to a \$100 Dislocation Allowance and the following:

- Packing and unpacking assistance if requested and/or required for reasons of reasonable accommodation of a disability in the household.
- New boxes, packing paper, bubble wrap and tape as well as packing instructions.
- Storage of personal property for a period not to exceed 12 months, unless BHA determines that a longer period is necessary. Any items that could pose a health or safety hazard (i.e., infested furniture) will not be stored.
- Inspection for and extermination of pests prior to relocation. No furniture or belongings will be moved or stored if they are determined to be infested.
- Disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property, including personal computer set-up and beds, as long as they have been installed with the approval of J.J. Carroll management and are done so in compliance with the lease.
- Disposing of Affected Residents' unwanted items (including appliances) upon the resident's request.
- Insurance for the replacement value of property in connection with the move.
- The replacement value of property lost, stolen or damaged in the moving process (that is not the result of the fault or negligence of the displaced person, his/her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.

B. Self-Move with Lump Sum Payment

A household which elects to move all of their belongings themselves can receive a lump sum amount based on the schedule of allowance published by the Federal Highway Administration (FHA). A separate \$100 Dislocation Allowance as well as reimbursement of

utility reconnection fee/s will not be paid under this option, as the lump sum includes these reimbursements. No invoices/receipts are required because the payment amount is fixed based on the number of rooms of furniture in the current dwelling. However, the household will not receive the fixed payment until after the Relocation Staff has completed an inspection of the public housing unit and verified that all belongings have been removed and the unit is in broom-swept condition. A household may substantiate a hardship condition that would necessitate upfront payment of the lump sum allowance. Households choosing this option will be informed in advance of the amount for which they would be eligible. As of August 24, 2015, for the State of Massachusetts, the “Fixed Payment for Moving Expenses; Residential Moves” as published in the Federal Register was as follows:

1 BR/3 rooms = \$1,000	2 BR/4 rooms = \$1,200	3 BR/5 rooms = \$1,350
4 BR/6 rooms = \$1,500	5 BR/7 rooms = \$1,650	

See **Appendix F: Fixed Residential Moving Cost Schedule** (effective August 24, 2015).

C. Self-move with Reimbursement for Actual Reasonable Moving and Related Expenses

A household may choose to move all of their personal belongings themselves and be reimbursed for the actual cost of all reasonable moving and related expenses, not to exceed the costs of a commercial move. To be reimbursed, the resident must provide documentation of incurred reasonable moving and related expenses and submit a claim within 18 months from the date of their move. Reasonable moving and related expenses include:

- Dislocation costs, such as for meals during the move;
- Cost of commercial move or cost of labor and equipment to complete the move (supported by receipted bills);
- Transportation of household members and their personal property, which cannot be in excess of 50 miles (may include reimbursement for personally-owned vehicles which need to be moved). Mileage reimbursement shall be calculated based on the Internal Revenue Service (IRS) Standard Mileage Rate in effect at the time of travel.
- Packing boxes;
- Packing, crating, uncrating and unpacking of personal property, if needed;
- Storing of personal property for a period not to exceed 12 months, unless BHA determines that a longer period is necessary. Any items that could pose a health or safety hazard (i.e., infested furniture) will not be stored;

- Disconnecting, dismantling, removing reassembling and reinstalling relocated household appliances and other personal property, including computer set-up, as long as they have been installed with the approval of J. J. Carroll management and are done so in compliance with the lease;
- Reinstallation of telephone, cable and Internet service;
- Insurance coverage for the replacement value of the property in connection with the move and necessary storage;
- The replacement value of property lost, stolen or damaged in the process of moving (not through the fault or negligence of the displaced person) where insurance covering such loss, theft or damage is not reasonably available; and
- Other reasonable moving-related expenses, such as sensitive medical/adaptive equipment, furnishings and personal belongings of a live-in aide, a piano, or a greater than usual amount of items stored in the household.

VI. ADDITIONAL RELOCATION PAYMENTS

A. Reasonable/Necessary Upfront Costs Associated with Moving/ Relocation

Upfront payments are sometimes expected to secure a CRD using a Section 8 mobile voucher. BHA will cover costs for rental applications and credit checks with sufficient documentation provided to HOU to demonstrate that such upfront payment is required. BHA will also provide a reasonable security/pet deposit up to one month of rent, if required, for a household to lease a unit.

Subject to BHA's discretion, only one security/pet deposit will be advanced by BHA. If the resident moves from their initial private market rental to another location, another security deposit payment will not be provided unless good cause exist to provide another security deposit payment. The security deposit shall remain the property of BHA, and any refundable amount shall be returned to BHA. Residents may be required to reimburse BHA for any deduction from the security deposit.

VII. RESIDENT NOTIFICATIONS

Throughout the Project, HOU Staff and the Development team (BHA and 2Life Communities) will maintain communication with Affected Residents to keep them informed of progress and to answer questions about the implementation of the Plan, including through periodic meetings, notices, newsletters, flyers, website, door-to-door communication, and other in-person communications. Relocation Staff will communicate with residents via text and/or email if that is their preferred method of communication. Residents will be informed in writing, or via another appropriate and accessible mode of communication, of their right to a reasonable accommodation to enable them to fully participate in all Project activities. All Project-related written communications will be translated into Spanish, Russian, and Chinese and meetings will be conducted in English with interpretation for other languages, as requested. If an Affected Resident has limited English proficiency, this will be noted by the Relocation Staff during the Assessment and reasonable accommodations will be made on a

case-by-case basis to ensure that all Affected Residents receive correct, equal and timely communications.

All Affected Residents will be provided with regulatory relocation notices written in plain language, directed to the head of each household, that includes the name and telephone number (including the TDD number), of the person who may be contacted for further information so that tenants who are unable to read and understand the notices will be provided with appropriate translation, communication and counseling. The regulatory relocation notices will be in English, with translation into Spanish (and other languages, as needed) and provided by regular mail as well as via personal delivery in-hand, with all documentation of delivery as required under the Governing Laws. The following are all relocation notices required under the URA:

1. General Information Notice (GIN)

The purpose of the GIN is to inform residents about the plans for redevelopment and about their potential eligibility for receiving relocation assistance under the URA. The GIN, along with HUD brochure detailing URA relocation rights, was delivered to all J. J. Carroll residents simultaneously on March 30, 2020.

2. Move-Out Notice (Notice of Right to Return)

Residents who have moved from J.J. Carroll subsequent to the date the initial HUD funding application was submitted on January 24, 2020 but prior to receiving the Notice of Eligibility for Relocation Assistance may be eligible to return to the redevelopment, so long as they have not been evicted for cause in the interim.

3. Notice of Eligibility for Relocation Assistance (NOE)

The purpose of the Notice of Eligibility for Relocation Assistance (NOE) is to inform Affected Residents that they will be displaced from their original J.J. Carroll unit and will be eligible for full relocation benefits and assistance when their phase of relocation begins. This notice will provide information on residents' eligibility and caution them to make sure they seek out Relocation Staff prior to moving from their original unit.

4. 120-Day Notice

No Affected Resident household will be required to move unless at least one CRD is made available at least 120 days before the required move. As such, the 120-Day Notice will inform Affected Residents of at least one identified Comparable Replacement Dwelling unit and their last day to vacate their current dwelling (which is 120-Days after the issuance of the Notice). The 120-Day Notice will inform Affected Residents that they will have five (5) business days to respond. Depending on the construction and relocation timetable, the 120-Day Notice may be part of the NOE or provided in a separate mailing. Ideally, the 120-Day Notices will be issued between 150 and 180 days in advance of the scheduled demolition for J.J. Carroll.

5. 30-Day Move Notice

This notice will contain the address of the CRD to which the resident is relocating as well as the date of their move, and will be given 30-days before the resident's move date. The Relocation Staff will work with the household to determine this unit.

See *Appendix G: Relocation Notices* for copies of all aforementioned required notices.

Care will be taken to respect the privacy rights of persons to be displaced, and holders of personal data are subject to the provisions of state and federal privacy laws and regulations, including M.G.L. c. 66A and 760 CMR 8.00.

VIII. RELOCATION SERVICES AND PROCEDURES

A. Relocation Administration

Under the direction of Lisa Mangum, Project Director, and Marisa Rodrigues, Assistant Project Director, the on-site HOU Relocation staff who will assume responsibility for administering this Relocation Plan include a Relocation Coordinator and a Relocation Assistant, at least one of whom will be bilingual in English and Spanish. All Relocation Staff will work collaboratively with the Development Team and staff from other agencies to provide comprehensive relocation and rehousing services pursuant to this Plan. Once work restrictions imposed by the Covid-19 crisis are lifted, the Relocation Staff will maintain an office on-site at J. J. Carroll, convenient for the Affected Residents. The Relocation Staff will be scheduled to work between 9am and 5pm as well as some evenings to ensure they are accessible to J.J. Carroll residents during the day and evening. Relocation Staff will periodically work on Saturdays to provide residents with additional access. Residents will also have the opportunity to meet individually with BHA's property manager and HOU's Relocation Coordinator at their request throughout the Project.

The Relocation Staff are responsible for conducting resident meetings, providing the required Resident Notices (described above), conducting mobility counseling, providing referrals to supportive services and technical assistance, scheduling and coordinating relocation moves, identifying Comparable Replacement Dwellings for relocation and providing housing referrals, administering relocation benefits, coordinating utility hook-ups, conducting follow-up visits, communicating on an ongoing basis with tenants as needed and documenting the relocation activities. Under the current restrictions imposed by the Covid-19 crisis, HOU Relocation Staff will conduct initial relocation activities (including assessments, BHA transfer, Section 8 and other housing applications) via phone, email and teleconferencing (for residents who are willing and able).

B. Relocation Process

The following outlines the relocation process and procedures that will be applicable to all Affected Residents.

- The Development Team, BHA, and the Relocation Staff will conduct informational meetings to update residents regarding the status of the relocation and redevelopment, discuss relocation topics, and receive feedback.
- Relocation Staff will conduct workshops to explain relocation procedures in detail. This includes providing written information on moving assistance, benefits, rights, privileges and protections.
- All heads of household will be interviewed personally by the Relocation Staff to determine housing and special needs.
- Each Affected Resident will be offered a CRD based on the appropriate bedroom size needed, special physical needs, and availability.
- The Affected Resident household will have the opportunity to view their CRD, and any subsequent units identified for them.
- Once a CRD is accepted by the resident, the Relocation Coordinator will schedule a moving date with the resident and will arrange to have a pest inspection done on their current unit.
- Relocation staff will also assist the resident with transferring utilities or establishing new utilities in the relocation unit as needed.
- Upon request, and all residents will be offered transportation to inspect the housing to which they are referred.

Note that some adjustments to this process may be made if Covid-19 social distancing restrictions are still in place. Where possible, video (through Zoom, Facetime, or other video conferencing platforms) may be utilized to enable residents to view units.

IX. GRIEVANCE AND APPEALS PROCEDURES

A. Failure of Residents to Adhere to This Plan

BHA will exercise its authority judiciously with respect to its rights to relocate Affected Residents in order to ensure and enable the redevelopment activities to occur in a timely fashion. Eviction should be employed only as a last resort and shall be undertaken in conformance with applicable state and local law, and carried out in the manner described in 49 CFR 24.06 (as amended and as it may be amended). An eviction related to non-compliance with a requirement related to carrying out a project (e.g. failure to move or relocate when instructed, or to cooperate in the relocation process) shall not negate a person's entitlement to relocation payments and other assistance set forth in 49 CFR Part 24. Nonetheless, in accordance with 760 CMR 27.04(4)(o) and 49 CFR 24, property management may initiate actions under the eviction procedures if a resident refuses to comply with the following:

1. Move or relocate
2. Meet with BHA Management/HOU Relocation staff regarding relocation; or
3. Cooperate in the relocation process.

BHA Management and Relocation Staff will undertake every effort to best accommodate resident needs during their relocation and coordinate resident relocation with the support of resident emergency contacts/family members so as to avoid eviction action. This includes

employing informal conferences with the Development Team in an attempt to address any issues. As such, any adverse determination of ineligibility or change in eligibility status of an Affected Resident shall be reported in writing to the Development Team within ten (10) calendar days of such determination or change in eligibility.

B. Grounds for Appeal

If a resident contends that this Relocation Plan is not being implemented properly or believes the BHA has failed to properly consider the person's request for relocation assistance, the resident may file a written appeal to BHA (52 Chauncy Street, Boston, MA 02111), where staff is responsible for ensuring that the Relocation Advisory Agent:

- Properly determines whether the resident qualifies or will qualify as a person who is eligible for relocation assistance;
- Properly determines the amount of any relocation payment required by this plan;
- Properly provides an appropriate temporary relocation unit; and
- Properly responds to an appeal in a timely manner.

BHA/Relocation Staff shall inform residents, in writing, of their right to appeal to BHA.

Grounds for an appeal may include:

- A determination by the BHA of the individual's eligibility or ineligibility as an Affected Resident, as defined by the Relocation Plan;
- A determination by the BHA of the scope and amount of relocation assistance made available to an Affected Resident, including advisory services, moving expenses, and replacement housing payments.
- Any decision to permanently relocate the family, including the terms and conditions of the permanent move, or the amount and scope of permanent relocation benefits.
- The BHA's determination that an Affected rejected an offer of a Comparable Replacement Dwelling without good cause.

Grounds for appeal shall not include suspension of discretionary relocation benefits to Former Residents.

C. Filing an Appeal

An appeal must be filed in writing with the Administrator of BHA within sixty (60) calendar days of the date of the contested action, or by referral from BHA or Relocation Staff, in which event written notice from the resident is not required. The date of the contested action is the date on which a determination was received by the resident. If the appeal is based on an event for which a date of action cannot be determined, the appeal must be filed within sixty (60) calendar days of the action.

- **Right to Representation; Right to File Review.** Any resident requesting an appeal shall have the opportunity to examine and to copy all documents, records and regulations that are relevant to the appeal prior to any hearing. The BHA may charge

a reasonable fee for copies of more than fifty (50) pages. Any resident requesting an appeal shall have the right to be represented by counsel or any other person of their choice.

- **Conduct of the Appeal.** An appeal shall be scheduled as promptly as possible. All requests for appeals shall be heard within ten calendar days from the time of the request for the appeal. The appellant shall have at least five calendar days advance written notice of the date, time and place of the hearing. If the appellant requires a change in the date of the hearing, the resident must contact the BHA at least forty-eight (48) hours in advance of the scheduled hearing. Upon the resident's showing of good cause, the BHA shall arrange an alternate date and time for the hearing and notify all parties.

The appeal will be conducted by a representative of the BHA who is not the person who took the action under appeal. The hearing shall be informal, and oral or documentary evidence pertinent to the facts and issues raised by the appeal may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. At the appeal, the appellant shall have the right to:

- o examine and to copy all documents, records and regulations that are relevant to the appeal prior to any hearing;
 - o be represented by counsel or any other person of their choice;
 - o present evidence and arguments in support of the appeal, to controvert evidence relied on by the BHA, and to confront and cross-examine all witnesses on whose testimony or information the BHA relies; and
 - o a decision based solely and exclusively upon the facts presented at the hearing.
- **Decision by the BHA.** Within five (5) calendar days after the hearing, the hearing officer shall prepare a written decision, which shall include a statement of its findings of fact and specific reasons for the results. A copy of the decision shall be mailed or delivered to the parties or their representatives and a copy shall be kept in the resident's file.
 - **Appeal to Bureau of Relocation.** Within 30 days of receipt of the decision by the BHA, a displaced person who is dissatisfied with the displacing agency's determination on the amount of a relocation payment or resident's eligibility for a relocation payment may submit a written request for further review to the Bureau of Relocation at:

Maggie Schmitt, Urban Renewal & Relocation Coordinator
Bureau of Relocation
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300

Boston, MA 02114
(617) 573-1408 (ph)

If a review by the Bureau is not sought within 30 days of receipt of a decision, the decision of the BHA shall be final.

XII. RELOCATION RECORDKEEPING AND NOTICES

As part of its recordkeeping requirements an occupant list will be maintained that when the project is completed will identify:

- A. All persons occupying the site as of the date of Initiation of Negotiation (ION)
- B. All persons moving onto the property on or after the ION date
- C. Addresses of individuals and families who have moved from the site since the ION date

All personal data of displacees (e.g. occupant lists, tenant surveys) must be kept confidential by all holders of the data according to the provisions of M.G.L. c. 66A and other requirements.

As required by 49CFR part 24, the following notices will be delivered by certified mail, return receipt requested:

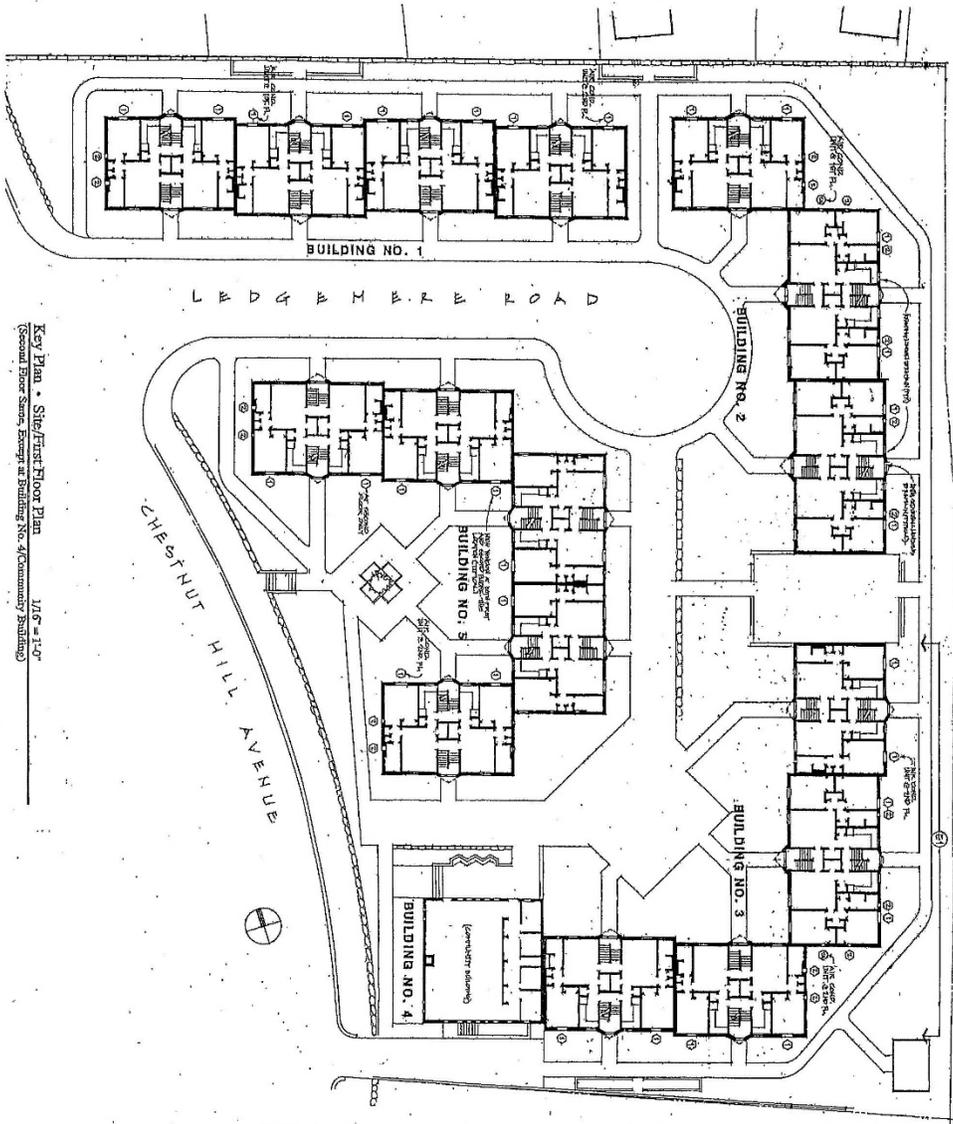
- A. General Information Notice (GIN)
- B. Notice of Eligibility for Relocation Assistance
- C. 120-Day Notice

HOU will maintain the following records in each resident file for this relocation project:

1. General Information Notice (GIN)
2. Notice of Eligibility for Relocation Assistance
3. 120-Day Notice
4. Relocation Survey

The aforementioned relocation notices and records, as well as any other relocation notices and records, will be maintained, in accordance with 760 CMR 27.04(4) (i), for at least three years after each displaced person receives final relocation payment.

APPENDIX A: SITE MAP



Key Plan • Site/First Floor Plan 1/2" = 1'-0"
(Second Floor Plans, Except for Building No. 4 (Community Building))

J. J. CARROLL



APPENDIX B: RELOCATION BUDGET

J.J. CARROLL REDEVELOPMENT RELOCATION BUDGET

Task	Cost	Notes
Relocation Consultant		
Relocation Staffing	\$273,000	
Translations, Transportation, Insurance, etc.	\$24,000	
Overhead/Reimbursables	\$7,000	
Total Relocation Consultant	\$304,000	
Moving 1 BR	\$67,600	<i>52 units * 2 moves @ \$650</i>
Moving 2 BR	\$19,200	<i>12 units * 2 moves @ \$800</i>
Packing/Unpacking 1 BR	\$78,000	<i>52 units * 2 moves @ \$750</i>
Packing/Unpacking 2 BR	\$24,000	<i>12 units * 2 moves @ \$1,000</i>
Packing Materials	\$6,400	<i>128 moves @ \$50 / move</i>
Tel/Cable/Internet Moving Expense	\$12,800	<i>128 moves @ \$100/ unit</i>
Total	\$512,000	
Total Per Unit	\$8,000	

**APPENDIX C: J. J. CARROLL
DEMOGRAPHIC INFORMATION**

J.J. Carroll Demographic Information

Head of Household and Entire Household Statistics

Gender Statistics

Head of Household					Entire Household				
Gender	Count	%	Total	%	Gender	Count	%	Total	%
Male	35	57%	35	57%	Male	40	52%	37	48%
Female	26	43%	26	43%	Female	37	48%	37	48%
Totals	61	100%	61	100%	Totals	77	100%	77	100%

Age Statistics

Head of Household							Entire Household						
Age	Male	%	Female	%	Total	%	Age	Male	%	Female	%	Total	%
18 and Under	0	0%	0	0%	0	0%	18 and Under	0	0%	0	0%	0	0%
19-24	0	0%	0	0%	0	0%	19-24	1	1%	0	0%	1	1%
25-34	1	2%	1	2%	2	3%	25-34	2	3%	2	3%	4	5%
35-44	2	3%	0	0%	2	3%	35-44	4	5%	1	1%	5	6%
45-54	2	3%	2	3%	4	7%	45-54	2	3%	2	3%	4	5%
55-64	7	11%	6	10%	13	21%	55-64	7	9%	7	9%	14	18%
65-74	10	16%	9	15%	19	31%	65-74	11	14%	13	17%	24	31%
75+	13	21%	8	13%	21	34%	75+	13	17%	12	16%	25	32%
Totals	35	57%	26	43%	61	100%	Totals	40	52%	37	48%	77	100%

Disabled/Handicap Statistics

Head of Household							Entire Household						
Disability	Male	%	Female	%	Total	%	Disability	Male	%	Female	%	Total	%
Yes	27	44%	18	30%	45	74%	Yes	29	38%	26	34%	55	71%
No	8	13%	8	13%	16	26%	No	11	14%	11	14%	22	29%
Totals	35	57%	26	43%	61	100%	Totals	40	52%	37	48%	77	100%

Citizenship Statistics

Head of Household

Status	Male	%	Female	%	Total	%
EC	26	43%	24	39%	50	82%
EN	9	15%	2	3%	11	18%
Totals	35	57%	26	43%	61	100%

Entire Household

Status	Male	%	Female	%	Total	%
EC	31	40%	30	39%	61	79%
EN	9	12%	7	9%	16	21%
Totals	40	52%	37	48%	77	100%

Race Statistics

Head of Household

Race	Male	%	Female	%	Total	%
White	22	36%	12	20%	34	56%
Black/African American	7	11%	11	18%	18	30%
Asian	6	10%	3	5%	9	15%
Totals	35	57%	26	43%	61	100%

Entire Household

Race	Male	%	Female	%	Total	%
White	24	31%	18	23%	42	55%
Black/African American	10	13%	12	16%	22	29%
Asian	6	8%	7	9%	13	17%
Totals	40	52%	37	48%	77	100%

Ethnicity Statistics

Head of Household

Ethnicity	Male	%	Female	%	Total	%
Hispanic or Latino	2	3%	6	10%	8	13%
Not Hispanic or Latino	33	54%	20	33%	53	87%
Totals	35	57%	26	43%	61	100%

Entire Household

Ethnicity	Male	%	Female	%	Total	%
Hispanic or Latino	4	5%	6	8%	10	13%
Not Hispanic or Latino	36	47%	31	40%	67	87%
Totals	40	52%	37	48%	77	100%

Language (Spoken) Statistics

Head of Household						
Language	Male	%	Female	%	Total	%
Amharic	1	2%	0	0%	1	2%
Cambodian	1	2%	0	0%	1	2%
Chinese	4	7%	0	0%	4	7%
English	19	31%	19	31%	38	62%
Haitian/Creole	0	0%	1	2%	1	2%
Mandarin	1	2%	0	0%	1	2%
Portuguese	1	2%	0	0%	1	2%
Russian	4	7%	0	0%	4	7%
Spanish	4	7%	5	8%	9	15%
Vietnamese	0	0%	1	2%	1	2%
Totals	35	57%	26	43%	61	100%

Entire Household						
Language	Male	%	Female	%	Total	%
Amharic	1	1%	0	0%	1	1%
Cambodian	1	1%	0	0%	1	1%
Chinese	4	5%	3	4%	7	9%
English	23	30%	21	27%	44	57%
Haitian/Creole	0	0%	2	3%	2	3%
Mandarin	1	1%	1	1%	2	3%
Portuguese	1	1%	0	0%	1	1%
Russian	4	5%	3	4%	7	9%
Spanish	5	6%	6	8%	11	14%
Vietnamese	0	0%	1	1%	1	1%
Totals	40	52%	37	48%	77	100%

Bedroom Size Statistics

Head of Household						
BR Size	Male	%	Female	%	Total	%
1	30	49%	20	33%	50	82%
2	5	8%	6	10%	11	18%
Totals	35	57%	26	43%	61	100%

Gross Income Statistics

Head of Household						
Income	Male	%	Female	%	Total	%
\$0	1	2%	1	2%	2	3%
Under \$5K	2	3%	0	0%	2	3%
\$5,001-\$15K	17	28%	12	20%	29	48%
\$15,001-\$30K	12	20%	8	13%	20	33%
\$30,001-\$50K	2	3%	4	7%	6	10%
\$50,001-\$75K	1	2%	1	2%	2	3%
\$75,001-\$100K	0	0%	0	0%	0	0%
\$100K+	0	0%	0	0%	0	0%
Totals	35	57%	26	43%	61	100%

**APPENDIX D: RELOCATION NEEDS
ASSESSMENT FORM**

**J. J. Carroll Redevelopment
Resident Relocation Needs Survey
Boston, MA**

The purpose of the relocation survey is to gather updated information on your household's relocation needs and preferences. This is not a notice to move or an assignment of where you will be moving.

DATE: _____

TIME: _____ AM/PM

INTERVIEWER(S): _____

Head of household name: _____ Date of Birth: _____

Age: _____

Address: _____ Floor: _____

Phone: (home) _____ (cell): _____

Email address: _____

Best time to be reached: _____ am./pm

Primary Contact:

Emergency Contact:

Name: _____

Relationship: _____

Address: _____

Phone: _____

Email: _____

Please list all other occupants living in the apartment on the BHA lease:

Name	Relationship	Gender	Date of Birth	Age

Current unit size: _____

Public Housing unit size eligible: _____ (siblings of the same gender are **Only** eligible for separate bedrooms if they are 25 years of age or older or if 10 years apart and one of the siblings is 14 years of age or older)

Section 8 unit size eligible: _____ (household members of the same gender share a bedroom regardless of age or generation)

1A) Do you expect any changes to the family composition? If yes, what changes _____

1B) Do you have any pending proposed addition to your family composition (Screened Proposed Additional Resident /SPAR) or residual tenancy applications with the BHA? If yes, which one and when was it submitted _____

* Please note that during relocation additions to family composition are **limited** to birth, recent marriage and adoption. *

2A) What is the primary language spoken in your household?

- | | |
|---|--|
| <input type="checkbox"/> Amharic | <input type="checkbox"/> Portuguese/Creole |
| <input type="checkbox"/> Cambodian | <input type="checkbox"/> Russian |
| <input type="checkbox"/> Cantonese | <input type="checkbox"/> Spanish |
| <input type="checkbox"/> English | <input type="checkbox"/> Vietnamese |
| <input type="checkbox"/> Haitian/Creole | <input type="checkbox"/> Other (list) |
| <input type="checkbox"/> Mandarin | |

2B) Do you require interpreting _____ translation _____ in your primary language?

3) Do you or any of the members of your household NOT have legal U.S. residency papers (green card, visa, etc)?

- Yes
- No

4) Please carefully consider and indicate your preference/s (check all that apply) for temporary relocation housing. The BHA will attempt to accommodate your preference based on unit availability.

- Other BHA Elderly/Disabled public housing development (head of household must be 62+for federal sites and 60+for state sites, or disabled as defined by federal, state, or Social Security Administration regulations)* Else will only qualify for the Family housing program.
 1. _____
 2. _____
 3. _____
- Section 8 mobile voucher
- Other 2Life Communities Properties
 - Ulin House and Leventhal House (Brighton)

(both have Project-Based Section 8 assistance; 1 person households are only eligible for studios; 1-bedrooms are designated for 2-person households)

More information: <https://www.2lifecommunities.org/live-here/our-campuses/brighton-campus>

- Shillman House (49 Edmands Rd., Framingham)
(the building has 1-bedroom and 2-bedroom apartments)
More information: <https://www.2lifecommunities.org/live-here/our-campuses/shillman-house>
- Brown Family House (370 Harvard St., Brookline)
(currently under construction—J. J. Carroll residents can apply through the lottery; applications are due May 1 and lottery held on May 21; the building will have 1-bedroom and 2-bedroom apartments)
More information: <https://www.2lifecommunities.org/brown-family-house>

***Please note you will receive up to 3 BHA housing offers, depending on unit availability. Households will need to provide valid reason for rejecting units.**

Questions 5A, 5B, 5C, and 5D address disability-related housing needs. If you do not have disability-related needs or do not wish to discuss them, please leave this section blank.

5A) Do you need a unit with special features to meet the disability-related needs (physical or mental) of any household member as a Reasonable Accommodation (“RA”)? If so, what features are needed? Please provide medical documentation indicating the unit/building features needed as the result of a disability and the specific household member who needs them.

- Wheelchair-accessible unit
- Special equipment for vision or hearing impairment(s)
- First floor only or elevator-accessible unit
- Grab bar(s)
- Personal care attendant
- Additional bedroom
- Other (please explain)

5B) Do you already have an approved RA on file with the BHA for a unit with specific features?

- Yes. If yes, what features are needed? _____
What was the date of the original request? _____
(HOU to obtain copy from tenant file)
- No (HOU to provide RA paperwork and assist resident with required documentation if an RA is needed)

***Please note that BHA will accommodate the disability-related needs of families as best as possible during the relocation process. If you have not already requested an RA for**

unit features at this time, but are doing so now, your request can still be submitted but your needs may not necessarily be fully met at the unit to which you relocate. If BHA does not have a unit that meets your needs available at the time of relocation, we will contact you to explore all available options.

If you have not yet submitted a request for special unit features, **we ask that you do so immediately**. The sooner you request them, the more likely BHA will be able to meet your needs. Submitting an RA request late in this process may hinder BHA's ability to optimally accommodate your needs.

5C) Do you have a pending Personal Care Attendant/Live-in Aide application with the BHA?

- Yes. If yes, when was it submitted and is it still up to date?: _____
- No

5D) Does any family member rely on special medical services or doctors in the Brighton area that they will need to get to easily?

- Yes. If yes, please give location of office: _____
- No

6) Are you interested in returning after the redevelopment of J. J. Carroll?

- Yes
- No

7) Is anyone a smoker in your household? If you are a smoker, you may return to J. J. Carroll redevelopment, but you will need to comply with the no-smoking policy.

- Yes
- No

8) Some of the relocation units as well as the new units at J. J. Carroll are/will be funded with tax credits. In order to be eligible for a tax credit unit, the household income cannot exceed 60% of area median income. According to your most recent annual recertification, your household income was calculated as _____ for a household size of _____. Although periodically subject to change, the maximum income by household size is as follows:

FY 2020

1 person Household	2 person Household	3 person household
53,760	61,440	69,120

9A) J. J. Carroll households will be offered one moving assistance option described below.

- Option 1 **Moving Company Move.** Use the services of a professional moving company, including packing materials, utility reconnection fee reimbursement and a dislocation allowance in the amount of **\$100.00.**
- Option 2 **Self Move**

\$1,000 (1 BR) \$1,200 (2BR)

- 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.

9B) Do you plan on discarding any items before you move?

- No
- Yes. What items: _____

9C) Is there a family member/friend you would like to be present for the move?

- No
- Yes. Name: _____
Relationship: _____

Best way to contact: _____

10) Will you need assistance in packing your belongings?

- No
- Yes

11A) Do you have an animal(s)?

- No
- Yes If so, what kind of animal(s)? _____

11B) Is your animal registered with the J. J. Carroll management office?

- Yes (HOU to obtain a copy of the pet registration from the tenant file)
- No. Residents who register their animal with the J. J Carroll management office prior to relocation will be permitted to have an animal. (HOU to provide copy of the BHA Pet Policy and registration form.)

11C) Is your animal an assistance animal (approved reasonable accommodation through management)?

- No
- Yes (HOU to obtain copy from tenant file)

12A) Do you or a household member currently have outside service providers that come into your home?

- | | | |
|-------------------------|------------------------------|-----------------------------|
| Homemaking services: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Personal care services: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Meals on Wheels: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Other: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

If yes, please provide agency name/s and contact information: _____

12B) Do you participate in Adult Day Health Program?

- No
- Yes

If Yes, Name of Program: _____

Schedule: _____

Case

Manager: _____ Telephone: _____

12C) Do you have a Live-in Aide?

- No
- Yes. Name of Live-in Aide: _____
Phone: _____

12D) Do you have Special Equipment/Adaptive Devices:

- Hospital Bed Oxygen Tank Wheelchair Motorized Chair
- Other: _____

12E) Do you have any regular weekly appointments (dialysis, blood draws, OT, PT, etc.)

- No
- Yes. When/Where: _____

When/Where: _____

13. Time Away: Do you have any plans for extended time away from your apartment?

- Vacation Dates: _____
- Hospitalization Dates: _____

If yes to either, contact info for those dates: _____

14. Pest Control Info:

- None Roaches Bedbugs Mice Meal moths

When was the last time you saw the above pests? _____

15A) What is your means of transportation (check all that apply)?

- Automobile
- Public Transportation (bus, train, etc.)
- Walk/Bicycle
- Other: _____

15B) How many vehicles are registered to your J. J. Carroll address?

- 1
- 2

16) Our records indicate that you have been living at J. J. Carroll as the head of household since _____ (*insert date from BHA*). Is this information accurate? If not, what's the correct date?

17) Any other concerns/needs the BHA and HOU needs to know when identifying a unit? Please be specific, the BHA and HOU will do their best to accommodate you. It is important that you disclose all your and/or your household's needs and concerns.

Please keep HOU updated to any changes in your household status.

Interview date: _____ Time: _____

Interviewer's Name: _____

Resident Signature: _____

Translators Name: _____

I, _____, understand the following: If I have not already requested an RA for unit features, but am doing so now, my request can still be submitted but my needs may not necessarily be fully met at the unit to which I relocate. If BHA does not have a unit that meets my needs available at the time of relocation, HOU will contact me to explore all available options.

HoH initials: _____

I, _____, understand I will receive up to 3 BHA housing offers, depending on unit availability. The BHA has the right to take legal action against me 120 days after the first offer is generated and if I reject housing 3 offers.

HoH initials: _____

**APPENDIX E: BHA PAYMENT
STANDARDS--ALL BEDROOM SIZES**

**APPENDIX F: FIXED RESIDENTIAL
MOVING COST SCHEDULE**

received an application from Upland Pipeline, LLC ("Upland") for a Presidential Permit authorizing the construction, connection, operation, and maintenance of pipeline facilities for the export of crude oil. If the application is approved, the proposed facilities will transport crude oil from the Williston Basin region in North Dakota across the U.S.-Canadian border near Burke County, North Dakota, for onward transportation to refineries in Canada and the eastern United States.

Upland is a limited liability corporation organized under the laws of the State of Delaware. The ultimate parent corporation of Upland is TransCanada Corporation ("TransCanada"). TransCanada is a major energy infrastructure firm whose assets include approximately 35,500 miles of natural gas pipelines and a 2,600-mile petroleum pipeline. Upland plans to enter into a development, management, and operations agreement with TransCanada Oil Pipeline Operations, Inc., a subsidiary of TransCanada, to provide operating services for the project.

Under E.O. 13337, the Secretary of State is designated and empowered to receive all applications for Presidential Permits for the construction, connection, operation, or maintenance, at the borders of the United States, of facilities for the exportation or importation of liquid petroleum, petroleum products, or other non-gaseous fuels to or from a foreign country. The Department of State has the responsibility to determine whether issuance of a new Presidential Permit for construction, connection, operation, and maintenance of the proposed Upland pipeline border facilities would serve the U.S. national interest.

The Department will conduct an environmental review consistent with the National Environmental Policy Act of 1969. The Department will provide more information on the review process in a future **Federal Register** notice.

Upland's application is available at: <http://www.state.gov/e/enr/applicant/applicants/index.htm>

FOR FURTHER INFORMATION CONTACT:
Acting Director, Energy Resources Bureau, Energy Diplomacy (ENR/EDP/EWA) United States Department of State, 2201 C St. NW., Suite 4843, Washington, DC 20520.

Dated: April 27, 2015.

Chris Davy,
Acting Director, Energy Resources Bureau, Energy Diplomacy (ENR/EDP/EWA), Bureau of Energy Resources, U.S. Department of State.

[FR Doc. 2015-18208 Filed 7-23-15; 8:45 am]

BILLING CODE 4710-07-P

DEPARTMENT OF TRANSPORTATION

Federal Aviation Administration

System Wide Information Management (SWIM) Interactive Developer Workshop; Meeting Announcement

AGENCY: Federal Aviation Administration (FAA), DOT.

System Wide Information Management (SWIM) Interactive Developer Workshop; Meeting Announcement

Tuesday, September 22, 2015 to Thursday, September 24, 2015—From 8:00 a.m. to 4:30 p.m., FAA Florida NextGen Test Bed, 557 Innovation Way, Daytona Beach, FL 32114.

Open Meeting—Interactive Workshop

The Federal Aviation Administration (FAA) invites all interested stakeholders with a background in software development to attend an interactive workshop on System Wide Information Management (SWIM) at the state of the art NextGen Test Bed in Daytona Beach, FL. Join fellow developers as the FAA introduces and demonstrates current and new data services being made available from the agency's enterprise information gateway. Socializing new ideas on how to work with data from SWIM and what applications can be developed will be highly encouraged by the organizers.

Participants to the workshop who have an existing graphical user interface that visualizes data are encouraged to bring their application to use during the workshop. Participants that do not have an interface may be provided one at no cost. All participants must bring their own hardware (laptop preferred) to use during the event.

The FAA will be providing a connection to the Research & Development Data Domain allowing participants to engage and interact real time with data from SWIM in a non-operational environment. The following data types will be introduced and available to work with during the event:

- Notices to Airmen (NOTAM)
- Common Sourced Weather
- Terminal Data Distribution Services
- Flight Data Publication Services
- Traffic Flow Management Publication Services

Participants will be highly encouraged to introduce ideas of how they would incorporate SWIM data into their operation or application both before and after working with the data types provided. For more information or to register, visit www.faa.gov/nextgen/swim.

Space is limited so register early to secure a spot! Registration will close when all spots have been filled!

About SWIM

System Wide Information Management (SWIM) is the FAA's data distribution backbone of NextGen, the Next Generation Air Transportation System. SWIM utilizes a "one to many" data distribution model, allowing easier access to more data, providing it to the right person, at the right time, in the format they want. SWIM utilizes industry standard service oriented architecture (SOA) technology to be interoperable with many types of applications capable of web service and java based messaging. The FAA is also leading the use of standard data exchange models such as Aeronautical Information Exchange (AIXM) and Flight Information Exchange (FIXM).

Paul Fontaine,

Director, NextGen Portfolio Management and Technology Development, Federal Aviation Administration.

[FR Doc. 2015-18213 Filed 7-23-15; 8:45 am]

BILLING CODE P

DEPARTMENT OF TRANSPORTATION

Federal Highway Administration

Uniform Relocation and Real Property Acquisition for Federal and Federally-Assisted Programs; Fixed Payment for Moving Expenses; Residential Moves

AGENCY: Federal Highway Administration (FHWA), DOT.
ACTION: Notice.

SUMMARY: The purpose of this notice is to publish changes in the Fixed Residential Moving Cost Schedule for the States and Territories of Alabama, California, Colorado, District of Columbia, Florida, Guam, Hawaii, Idaho, Illinois, Louisiana, Maryland, Massachusetts, Minnesota, Montana, Nevada, New Jersey, North Dakota, Oklahoma, Puerto Rico, Rhode Island, South Carolina, Utah, Virginia, Wisconsin, and Wyoming as provided for by section 202(b) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The schedule amounts for the States and Territories not listed above

remain unchanged. The Uniform Act applies to all programs or projects undertaken by Federal agencies or with Federal financial assistance that cause the displacement of any person.

DATES: The provisions of this notice are effective August 24, 2015, or on such earlier date as an agency elects to begin operating under this schedule.

FOR FURTHER INFORMATION CONTACT: Mary Jane Daluge, Office of Real Estate Services, (202) 366-2035, email address: Maryjane.daluge@dot.gov; Robert Black, Office of the Chief Counsel, (202) 366-1359, email address: Robert.Black@dot.gov; Federal Highway Administration, 1200 New Jersey Avenue SE., Washington, DC 20590. Office hours are from 8:00 a.m. to 4:30 p.m., e.t., Monday through Friday, except Federal holidays.

SUPPLEMENTARY INFORMATION:

Electronic Access

Internet users may reach the Office of the Federal Register's home page at: <http://www.archives.gov/> and the Government Printing Office's database: <http://www.fdsys.gov>.

Background

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601-4655 (Uniform Act), established a program, which includes the payment of moving and related expenses, to assist persons who move because of Federal or federally assisted projects. The FHWA is the lead agency for implementing the provisions of the Uniform Act, and has issued governmentwide implementing regulations at 49 CFR part 24.

The following 17 Federal departments and agencies have, by cross-reference,

adopted the governmentwide regulations: Department of Agriculture; Department of Commerce; Department of Defense; Department of Education; Department of Energy; Department of Homeland Security; Environmental Protection Agency; Federal Emergency Management Agency; General Services Administration; Department of Health and Human Services; Department of Housing and Urban Development; Department of the Interior; Department of Justice; Department of Labor; Department of Veterans Affairs; National Aeronautics and Space Administration; Tennessee Valley Authority.

Section 202(b) of the Uniform Act provides that as an alternative to being paid for actual residential moving and related expenses, a displaced individual or family may elect payment for moving expenses on the basis of a moving expense schedule established by the head of the lead agency. The governmentwide regulations at 49 CFR 24.302 provide that the FHWA will develop, approve, maintain, and update this schedule, as appropriate.

The purpose of this notice is to update the schedule published on May 23, 2012, at 77 FR 30586.

The schedule is being updated to reflect the increased costs associated with moving personal property and was developed from data provided by State highway agencies. This update increases the schedule amounts in the States and Territories of Alabama, California, Colorado, District of Columbia, Florida, Guam, Hawaii, Idaho, Illinois, Louisiana, Maryland, Massachusetts, Minnesota, Montana, Nevada, New Jersey, North Dakota, Oklahoma, Puerto Rico, Rhode Island, South Carolina,

Utah, Virginia, Wisconsin, and Wyoming. The schedule amounts for the States and Territories not listed above remain unchanged. The payments listed in the table below apply on a State-by-State basis. Two exceptions and limitations apply to all States and Territories. Payment is limited to \$100.00 if either of the following conditions applies:

(a) A person has minimal possessions and occupies a dormitory style room, or

(b) A person's residential move is performed by an agency at no cost to the person.

The schedule continues to be based on the "number of rooms of furniture" owned by a displaced individual or family. In the interest of fairness and accuracy, and to encourage the use of the schedule (and thereby simplify the computation and payment of moving expenses), an agency should increase the room count for the purpose of applying the schedule if the amount of possessions in a single room or space actually constitutes more than the normal contents of one room of furniture or other personal property. For example, a basement may count as two rooms if the equivalent of two rooms worth of possessions is located in the basement. In addition, an agency may elect to pay for items stored outside the dwelling unit by adding the appropriate number of rooms.

Authority: 42 U.S.C. 4622(b) and 4633(b); 49 CFR 1.85 and 24.302.

Issued on: July 17, 2015.

Gregory G. Nadeau,
Acting Administrator, Federal Highway Administration.

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED FIXED RESIDENTIAL MOVING COST SCHEDULE (2015)

State	Occupant owns furniture									Occupant does not own furniture	
	Number of rooms of furniture									1 room/ no fum.	Addtl room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	Addtl room		
Alabama	600	800	1000	1200	1400	1600	1800	2000	200	400	50
Alaska	700	900	1125	1350	1550	1725	1900	2075	300	500	200
American Samoa	282	395	508	621	706	790	875	960	85	226	28
Arizona	700	800	900	1000	1100	1200	1300	1400	100	395	60
Arkansas	550	825	1100	1350	1600	1825	2050	2275	200	300	70
California	725	930	1165	1375	1665	1925	2215	2505	265	475	90
Colorado	675	895	1115	1270	1425	1580	1735	1890	155	385	55
Connecticut	620	810	1000	1180	1425	1670	1910	2150	150	225	60
Delaware	500	710	880	1110	1260	1410	1560	1710	160	400	60
DC	800	1000	1200	1500	1700	1900	2100	2300	200	500	100
Florida	750	900	1075	1250	1400	1550	1600	1850	300	500	150
Georgia	600	975	1300	1600	1875	2125	2325	2525	200	375	100
Guam	600	950	1300	1600	1900	2150	2400	2650	200	300	150
Hawaii	600	950	1300	1600	1900	2150	2400	2650	200	300	150
Idaho	600	800	1000	1200	1400	1600	1800	2000	200	350	100

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED FIXED RESIDENTIAL MOVING COST SCHEDULE (2015)—Continued

State	Occupant owns furniture									Occupant does not own furniture	
	Number of rooms of furniture									1 room/ no fum.	Addtl room no fum.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	Addtl room		
Illinois	850	1000	1150	1250	1400	1600	1750	2050	450	650	150
Indiana	500	700	900	1100	1300	1500	1700	1900	200	400	100
Iowa	550	700	800	900	1000	1100	1225	1350	125	500	50
Kansas	400	600	800	1000	1200	1400	1600	1800	200	250	50
Kentucky	500	700	900	1100	1300	1500	1700	1900	200	350	50
Louisiana	600	800	1000	1200	1300	1550	1700	1900	300	400	70
Maine	650	900	1150	1400	1650	1900	2150	2400	250	400	100
Maryland	700	900	1100	1300	1500	1700	1900	2100	200	500	100
Massachusetts	700	850	1000	1200	1350	1500	1650	1800	250	450	150
Michigan	700	950	1150	1300	1450	1600	1750	1900	300	500	200
Minnesota	575	725	925	1125	1325	1525	1725	1925	275	450	100
Mississippi	750	850	1000	1200	1400	1550	1700	1850	300	400	100
Missouri	800	900	1000	1100	1200	1300	1400	1500	200	400	100
Montana	500	700	900	1100	1300	1500	1700	1900	200	350	100
Nebraska	390	545	700	855	970	1075	1205	1325	120	310	40
Nevada	500	700	900	1100	1300	1500	1700	1900	200	350	60
New Hampshire	500	700	900	1100	1300	1500	1700	1900	200	200	150
New Jersey	650	750	850	1000	1150	1300	1400	1600	200	200	50
New Mexico	650	850	1050	1250	1450	1650	1850	2050	200	400	60
New York	600	800	1000	1200	1400	1600	1800	2000	200	350	100
North Carolina	550	750	1050	1200	1350	1600	1700	1900	150	350	50
North Dakota	495	715	900	1080	1265	1415	1510	1695	185	430	65
N. Mariana Is.	282	395	508	621	706	790	875	960	85	226	28
Ohio	600	800	1000	1150	1300	1450	1600	1750	150	400	100
Oklahoma	700	900	1100	1300	1500	1700	1850	2000	200	350	100
Oregon	600	800	1000	1200	1400	1600	1800	2000	200	350	100
Pennsylvania	500	750	1000	1200	1400	1600	1800	2000	200	400	70
Puerto Rico	350	550	700	850	1000	1100	1200	1300	100	300	50
Rhode Island	600	850	1000	1200	1400	1600	1800	2000	150	300	100
South Carolina	700	805	1095	1285	1575	1735	1890	2075	225	500	75
South Dakota	500	650	800	950	1050	1200	1400	1600	200	300	40
Tennessee	500	750	1000	1250	1500	1750	2000	2250	250	400	100
Texas	600	800	1000	1200	1400	1600	1750	1900	150	400	50
Utah	650	800	950	1100	1250	1400	1550	1700	150	500	100
Vermont	400	550	650	850	1000	1100	1200	1300	150	300	75
Virgin Islands	500	700	850	950	1150	1300	1450	1600	150	425	100
Virginia	700	900	1100	1300	1500	1700	1900	2100	300	400	75
Washington	600	800	1000	1200	1400	1600	1800	2000	200	300	50
West Virginia	750	900	1050	1200	1350	1500	1650	1800	150	350	50
Wisconsin	550	730	935	1140	1350	1560	1765	1975	260	440	105
Wyoming	540	800	870	1020	1170	1325	1500	1670	200	370	60

Exceptions: 1. The payment to a person with minimal possession who is in occupancy of a dormitory style room or whose residential move is performed by an agency at no cost to the person is limited to \$100.00.

2. An occupant will be paid on an actual cost basis for moving his or her mobile home from the displacement site. In addition, a reasonable payment to the occupant for packing and securing property for the move may be paid at the agency's discretion.

[FR Doc. 2015-18159 Filed 7-23-15; 8:45 am]
BILLING CODE 4910-22-P

DEPARTMENT OF TRANSPORTATION

Federal Highway Administration

**Environmental Impact Statement:
Lexington and Richland Counties,
South Carolina; Notice of Intent**

AGENCY: Federal Highway Administration (FHWA), DOT.

ACTION: Notice of intent.

SUMMARY: The FHWA is issuing this notice to advise the public that an

environmental impact statement will be prepared for a proposed highway project in Lexington and Richland counties, South Carolina.

FOR FURTHER INFORMATION CONTACT: Emily O. Lawton, Division Administrator, Federal Highway Administration, Strom Thurmond Federal Building, 1835 Assembly Street, Suite 1270, Columbia, South Carolina 29201, Telephone: (803) 765-5411, Email: emily.lawton@dot.gov.

SUPPLEMENTARY INFORMATION: The FHWA, in cooperation with the South Carolina Department of Transportation (SCDOT), will prepare an environmental

impact statement (EIS) on a proposal to improve the I-20/I-26/I-126 Corridor located in Lexington and Richland counties, South Carolina. To date, the project area has been defined as a mainline corridor including I-20 from the Saluda River to the Broad River, I-26 from US 378 to Broad River Road, and I-126 from Colonial Life Boulevard to I-26.

The I-20/I-26/I-126 corridor is a vital link in South Carolina, serving residents, commuters, travelers, and commerce. Due to nearby residential and commercial development, proximity to downtown Columbia,

APPENDIX G: RELOCATION NOTICES

GENERAL INFORMATION NOTICE (GIN) RESIDENTIAL TENANT TO BE DISPLACED

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.

Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.

這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室

Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.

Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.

Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

នេះ គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ

សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ

អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងខ្ញុំ។

Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.

Tani waa dhokomentu muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.

این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Telephone No: 617-820-2869

March 30, 2020

Dear:

As you know, the Boston Housing Authority (BHA) is undertaking a redevelopment of the J. J. Carroll public housing community where you live. Working in close collaboration with our development partner, 2Life Communities, it is our intention to create brand new affordable subsidized housing to replace the public housing units existing today.

The purpose of this notice is to inform you that you will be displaced (with a right to return and be rehoused) as a result of the proposed redevelopment. **BUT, DO NOT MOVE OUT NOW.** You will become ineligible for relocation assistance if you voluntarily move out or transfer. To remain eligible, you must continue to pay your usual rent and meet all other ongoing public housing lease obligations. To protect your eligibility, it is important for you to contact us before making any plans to move.

This notice also serves to inform you of your potential eligibility as a displaced person to (1) receive relocation assistance and payments under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act and Massachusetts state relocation laws, M.G.L. c. 79A, and (2) be rehoused at the redeveloped J.J. Carroll community.

- This is not a notice to vacate your apartment. (That will come later.)

- **This is not a notice of eligibility for relocation assistance.** (That, too, will come later.)

As the project moves forward, you will receive a minimum of 120 days' advance written notice of the date by which you must move.

Before then, as a next step, you will receive a formal relocation Notice of Eligibility that will lay out the relocation assistance and benefits that the BHA will provide to you, including, for example:

- Advisory services to explain your relocation rights and help finding a comparable place to live temporarily;
- Help completing housing applications and forms;
- Identification of a specific available rental housing unit comparable to your current apartment, which may be at another BHA public housing property;
- Payment for your moving expenses; and
- Rental payment assistance, if needed, to ensure that you can afford the identified comparable temporary replacement housing unit; or
- Assistance toward the purchase of a home, if that is your preferred relocation option.

You will have the right to appeal if you feel that your eligibility or your application for relocation assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance to Tenants Displaced From Their Homes" provides an explanation of this assistance and other helpful information.

As new housing units are constructed at the J. J. Carroll redevelopment, all BHA tenants who were displaced will have the right to return to new housing units, provided they meet program eligibility requirements and have not been evicted due to a violation of the material term of their lease during their displacement, voluntarily moved out or transferred permanently.

If you have any questions about this notice or the proposed redevelopment, please contact Marisa Rodrigues at (617) 820-2869 or by email at: mrodrigues@housingopportunities.com.

Again, this is not a notice to vacate at this time. There will be a future notice of your eligibility for relocation assistance and payments and at least 120 days' advance written notice of a move-out date.

Sincerely,



Joe Bamberg
Director of Planning and Development

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សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ

អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងខ្ញុំ។

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Telephone No: 617-820-2869

30 Marzo 2020

Estimado:

Como saben, la Autoridad de Vivienda de Boston (BHA) está llevando a cabo una remodelación de la comunidad de vivienda pública J. J. Carroll donde usted vive. Trabajando en estrecha colaboración con nuestro socio de desarrollo, 2Life Communities, nuestra intención es crear nuevas viviendas subsidiadas y asequibles para reemplazar las unidades de vivienda pública existentes en la actualidad.

El propósito de este aviso es informarle que será desplazado (con derecho a regresar y ser reubicado) como resultado de la reconstrucción propuesta. **PERO, NO SE MUDA AHORA.** No será elegible para recibir asistencia de reubicación si se muda o transfiere voluntariamente. Para continuar siendo elegible, debe continuar pagando su alquiler habitual y cumplir con todas las demás obligaciones actuales de arrendamiento de viviendas públicas. Para proteger su elegibilidad, es importante que se comunique con nosotros antes de hacer cualquier plan para mudarse.

Este aviso también sirve para informarle sobre su elegibilidad potencial como persona desplazada para (1) recibir asistencia de reubicación y pagos bajo la Ley Federal de Políticas de Asistencia de Reubicación Uniforme y Adquisición de Bienes Inmuebles y las leyes de reubicación del estado de Massachusetts, M.G.L c. 79A, y (2) ser reubicado en la comunidad J.J. Carroll.

Este no es un aviso para desalojar su apartamento. (Eso vendrá después).

☐ **Este no es un aviso de elegibilidad para asistencia de reubicación.** (Eso también vendrá más tarde).

A medida que avance el proyecto, recibirá un aviso por escrito con un mínimo de 120 días de anticipación de la fecha en la que se debe mudar.

Antes de eso, como siguiente paso, usted recibirá un Aviso de Elegibilidad de reubicación formal que le indicará la asistencia de reubicación y los beneficios que BHA le proporcionará, que incluyen, por ejemplo:

- Servicios de asesoramiento para explicar sus derechos de reubicación y ayudarle a encontrar un lugar comparable para vivir temporalmente;
- Ayuda para completar solicitudes y formularios de vivienda;
- Identificación de una unidad de vivienda de alquiler disponible comparable a su apartamento actual, que puede estar en otra propiedad de vivienda pública de BHA;
- Pago de sus gastos de mudanza; y
- Si es necesario, asistencia de pago de alquiler, para garantizar que pueda pagar la unidad comparable temporal identificada de vivienda de reemplazo; o
- Asistencia para la compra de una casa, si esa es su opción de reubicación preferida.

Usted tendrá derecho a apelar si considera que su elegibilidad o su solicitud de asistencia para la reubicación no se consideraron adecuadamente. El folleto adjunto de HUD, "Asistencia de reubicación para inquilinos desplazados de sus hogares", proporciona una explicación de esta asistencia y otra información útil.

A medida que se construyan nuevas unidades de vivienda en la reurbanización de JJ Carroll, todos los inquilinos de BHA que fueron desplazados tendrán derecho a regresar a nuevas unidades de vivienda, siempre que cumplan con los requisitos de elegibilidad del programa y no hayan sido desalojados debido a una violación del término material de su arrendamiento durante su desplazamiento, mudarse voluntariamente o transferirse permanentemente.

Si tiene alguna pregunta sobre este aviso o la reurbanización propuesta, comuníquese con Marisa Rodrigues al (617) 820-2869 o por correo electrónico a: mrodrigues@housingopportunities.com.

Nuevamente, este no es un aviso para desocupar en este momento. Habrá un aviso futuro de su elegibilidad para asistencia de reubicación y pagos y un aviso por escrito con al menos 120 días de anticipación de la fecha de mudanza.

Sinceramente,



Joe Bamberg
Director de Planificación y Desarrollo

ОБЩЕЕ ИНФОРМАЦИОННОЕ УВЕДОМЛЕНИЕ (GIN) ПЕРЕМЕЩЕНИЕ ПРОЖИВАЮЩИХ ЖИЛЬЦОВ

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Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

នេះ គឺជាឯកសារសំខាន់មួយ។ ប្រសិនបើលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ

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អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងខ្ញុំ។

Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.

Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.

این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Telephone No: 617-820-2869

Дата March 30, 2020

Уважаемые жильцы!

Как вы знаете, Boston Housing Authority (BHA) предпринимает перестройку жилого комплекса J. J. Carroll, где вы в настоящее время проживаете. В тесном сотрудничестве с нашим партнером по перестройке - 2Life Communities мы намерены создать новый доступный жилой комплекс, заменяющий имеющиеся сейчас квартиры.

Цель настоящего уведомления – сообщить вам, что вы будете выселены (с правом возвращения и переселения) в результате предлагаемой перестройки. **НО НЕ ВЫЕЗЖАЙТЕ СЕЙЧАС**. Вы потеряете право на помощь в переезде, если вы добровольно выедете или переедете. Чтобы не потерять эти права, вы должны продолжать платить обычную квартплату и выполнять все другие обязательства по вашему квартирному договору. Чтобы сохранить ваше право на помощь в переезде, важно, чтобы вы связались с нами, прежде чем строить любые планы по переезду.

Это уведомление также информирует вас о вашем праве как перемещенного лица (1) получить помощь в переезде и платежи, согласно правилам федерального акта Uniform Relocation Assistance and Real Property Acquisition Policies и законам по

переезду штата Массачусетс - M.G.L с. 79A, и (2) получить жилье в перестроенном комплексе J.J. Carroll.

- **Это не является уведомлением освободить квартиру.** (Оно придет позже).
- **Это не является уведомлением о праве на помощь в переезде.** (Оно тоже придет позже).

По мере того, как будет продвигаться проект, вы получите письменное уведомление по меньшей мере за 120 дней до даты, когда вы должны будете переехать.

До этого, как следующий шаг, вы получите формальное Уведомление о соответствии требованиям по переезду, в котором будет изложена информация о помощи в переезде и бенефитах, которые предоставит вам ВНА, включая, например:

- Консультационные услуги, разъясняющие ваши права по переезду и помогающие найти подходящее место для временного проживания;
- Помощь в заполнении заявок на жилье и форм;
- Нахождение специфической имеющейся квартиры, сопоставимой с вашей квартирой в настоящее время, которая может находиться в другом жилом комплексе ВНА;
- Оплата расходов по переезду; и
- При необходимости помощь в оплате квартиры, чтобы вы смогли оплачивать выбранную сопоставимую квартиру для временного проживания; или
- Помощь в покупке жилья, если это является вашим предпочитаемым способом переезда.

У вас есть право подать апелляцию, если вы чувствуете, что ваши права или ваша заявка на помощь в переезде не рассматривались должным образом. Приложенная брошюра HUD “Relocation Assistance to Tenants Displaced From Their Homes” предоставляет объяснения этой помощи и другую полезную информацию.

Когда реконструкция комплекса J. J. Carroll будет закончена, все перемещенные жильцы ВНА будут иметь право вернуться в новые квартиры комплекса, если они соответствуют требованиям программы и не были выселены в связи с нарушением материальной части их квартирного договора во время их перемещения, уехали добровольно или переехали на другое постоянное место жительства.

Если у вас есть вопросы по этому уведомлению или предлагаемой реконструкции, обращайтесь к Марисе Родригес по телефону (617) 820-2869 или по email: mrodrigues@housingopportunities.com.

Еще раз – это не является уведомлением об освобождении квартиры в настоящее время. В будущем будет другое уведомление о вашем соответствии требованиям оказания помощи в переезде и платежах и письменное уведомление по меньшей мере за 120 дней о дате переезда.

Искренне ваш,

A handwritten signature in black ink that reads "Joe Bamberg". The signature is written in a cursive style with a large initial "J".

Джо Бамберг
Director of Planning and Development

GENERAL INFORMATION NOTICE (GIN) RESIDENTIAL TENANT TO BE DISPLACED

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Telephone No: 617-820-2869

日期： March 30, 2020

親愛的

如您所知,波士頓住房管理局(BHA)正在對你居住的 J.J.Carroll 公共住房社區進行重新開發。 通過與我們的發展夥伴2Life 社區的緊密合作,我們打算建造一個全新的可負擔廉租住房公寓以取代現有的共有住房公寓。

本通告旨在通知閣下,由於擬議的重建計畫,閣下將需要遷離(有權返回及獲得安置)。**但是,現在不要搬出去。** 如果你自願搬出或移住別處, 你將失去獲得搬遷援助的資格。 為了保留這一資格,你必須繼續支付你的正常租金,並履行所有其他正在進行的共有房屋租賃義務。 為了保留你的資格,在制定任何搬遷計畫之前很有必要與我們聯繫。

本通知還告知你作為未來需要搬遷者擁有的權利: (1)根據聯邦《制服重新安置援助和不動產購置政策法》和麻塞諸塞州重新安置法,M.G.L. c. 79A,(2)重新開發的 j.j. Carroll 社區獲得重新安置援助和付款。

- 這不是讓您清空你公寓的通知。(這個會在以後發布)

- **這不是一份申請搬遷援助資格的通知。** (這個也會在以後發佈)

隨著工程計劃的進一步落實，您將收到至少120天的書面聲明，告知您必須搬遷的日期。

在此之前，作為下一步，你將收到一份正式的搬遷資格通知書，其中將列出 BHA 將向你提供的搬遷援助和受益，例如：

- * 提供諮詢服務，解釋您的搬遷權利，並幫您找一個供您臨時居住的 c 類地方；
- 協助填寫住房申請書及表格；
 - 找出與你現有公寓相若的特定出租住房單位進行評租，而該單位可能位於波士頓住房管理局管轄的另一間公屋物業內；
- 支付搬遷費用；及
 - 如有需要，提供租金援助，以確保你能負擔所指定的類似臨時更替住房單位；
 - 或
- 協助購買住房，如果這是你首選的搬遷選擇。

如果您認為自己的搬遷權利或搬遷援助申請未獲適當的處理，您有權提出上訴。 附上的波士頓住房和城市發展部的宣傳冊「對搬遷住戶重新安置的援助」提供了這種援助和其他有用的資訊說明。 由於在 j. j. j. Carroll 重新開發計劃中要建造新的公寓住房，所有遷離的波士頓住房管理局租戶將有權回遷新的公寓住房，條件是他們符合方案的合資格要求，而且在遷離期間沒有因違反租約的實質性條款而被驅離，自願遷出或永久遷離。

如對此通知或擬議的重建計劃有任何疑問，請聯繫 Marisa Rodrigues (電話：(617- 820-2869) 或發電子郵件：mrodrigues@housingopportunities.com).

再說一次，這不是一個在這個時候請您搬遷的通知。 您將會收到有關申請搬遷援助及款項資格的通知和至少提前120天發出的搬遷日期的書面通知。

真誠的，

Joe Bamberg

項目策劃和開發總監

**NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE
RESIDENTIAL TENANT
J. J. CARROLL DEVELOPMENT**

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សូមម្ចាស់ឬមេខាងក្រោមនេះមកកាន់ ឬ អញ្ជើញមកកាន់ទីកន្លែងយើងដើម្បីជំនុំ។

Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nòmewo telefòn ki anba la a oswa vini nan biwo nou.

Tani waa dhokomenta muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا. إن يك سند بسيار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Telephone No.: (617) 820-2869

Date: _____

Dear:

This is a Notice of Eligibility for Relocation Assistance. On March 30, 2020, the Boston Housing Authority notified you of proposed plans to redevelop the J. J. Carroll Public Housing Development. On _____ (date), the project was approved and will receive federal funding.

To carry out the redevelopment project, it will be necessary for you to relocate. However, you do not need to move now. You will not be required to move without at least 120 days advance notice of the date by which you must vacate. When you do move, you will be entitled to relocation payments and other assistance in line with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), Section 104(d) of the Housing and Community Development Act of 1974, and Massachusetts General Laws Chapter 79A and 760 CMR 27. The effective date of this notice is _____ (date of HUD demo/dispo appl).

NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for federal relocation assistance unless such ineligibility would result in exceptional

hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Since you are being displaced in connection with this federally funded project, you will be eligible for relocation assistance and payments calculated under either:

- 1) Section 104(d) of the Housing and Community Development Act of 1974, as amended (section 104(d)), or
- 2) The Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

You are now eligible for relocation assistance, including:

A. Counseling and Other Advisory Services

- B. Security Deposit and Credit Checks.** (Security Deposit assistance is not available under the URA). Under section 104(d) we can pay the cost of any security deposit required to rent a decent, safe and sanitary replacement dwelling. Payment of credit check costs is eligible under both URA and 104(d).

C. Payment for Moving Expenses

Option 1: Move Coordinated by Housing Opportunities Unlimited (HOU) — Use the services of a professional moving company, receive packing materials, utility reconnection fee reimbursement, and a dislocation allowance in the amount of \$100.00;

Option 2: Self-Move Reimbursement — Undertake the move on your own and be reimbursed for all documented reasonable out of pocket expenses up to the HUD published moving allowance by bedroom unit size;

Option 3: Self-Move Lump Sum — Take a lump sum payment in lieu of being reimbursed for reasonable out of pocket expenses. Lump sum payments include both the dislocation and moving allowance and are based upon bedroom unit size.

- D. Replacement Housing Payment.** You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors, including your current housing costs, the cost of a "comparable replacement home," and your household income.

You have already received a copy of the booklet "Relocation Assistance to Persons Displaced from Their Homes." Please read the brochure carefully. It explains your rights and some things you must do to obtain a payment. For example, to obtain a replacement housing payment, you must move to a decent, safe and sanitary home within one year after you vacate your present home. Therefore, do not commit yourself to rent or buy a unit until we inspect it.

I want to make it clear that you are eligible for assistance to help you relocate. In addition to relocation payments and housing referrals, counseling and other services are available to you.

Even though you will be provided all of the assistance the URA or section 104(d) requires for a permanent move, the BHA believes that every resident displaced from the J.J. Carroll Apartments should have the right to reapply for occupancy once this project is complete. For this reason, after project completion, every resident who receives assistance as a “displaced person” will be contacted and offered an opportunity to reapply for occupancy in the newly-revitalized community. Furthermore, because you will be a former occupant who was “displaced” from the site, you will also receive a priority preference to return.

If you do return, the Authority may help defray the costs of the return move. If you have Replacement Housing Payments not yet spent or obligated, you may be asked to forfeit these payments as a condition for returning to public housing, since this assistance will no longer be necessary to meet your housing needs. Such assistance, if not forfeited, must be considered as income and may affect your eligibility and rent.

A representative from the relocation office will be in contact with you to determine your needs and preferences. They will explain your rights and help you obtain the relocation payments and other assistance for which you are eligible. If you have any questions, please contact Marisa Rodrigues, HOU Assistant Project Director, at (617) 820-2869, email mrodrigues@housingopportunities.com.

Remember: do not move before we have a chance to discuss your eligibility for assistance. This letter is important and should be retained.

Sincerely,

Joe Bamberg
Director of Planning and Development

MOVE OUT NOTICE/NOTICE OF RIGHT TO RETURN J. J. Carroll Development

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.
Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.
這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室
Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.
Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.
Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.
នេះ គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផ្តុំ។
Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.
Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumaad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.
هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.
این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.
617 820-2869

Date:

RE: Right to Return to the Redeveloped J. J. Carroll

Dear: _____

As an original resident of the J. J. Carroll development as of _____ (date of HUD Demo/Dispo application) you have the right to move back to the new J. J. Carroll community after it has been reconstructed. Returning residents will generally be charged the same rent level, subject to changes in personal income, as when they originally resided in the community. 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 (excluding temporary or emergency transfers).

If you have question about your rights, contact the Relocation Staff of Housing Opportunities Unlimited (the Relocation Advisory Agent) at _____.

Please read this notification carefully.

Once you have read and understand this notice, please sign the statement below acknowledging receipt and understanding of your rights.

Sincerely,

Joseph Bamberg
Director of Real Estate Development

I have read the above information and understand the rights and opportunities available to me and my household.

Print Name of Tenant(s)

Signature of Head of Household

Address:

Date

(Ownership Letterhead)

120-DAY NOTICE TO VACATE

Date: _____

Dear _____.

On _____ you were issued a Notice of Eligibility for Relocation Assistance from the Boston Housing Authority (BHA). In that notice we told you that you must be relocated in order for BHA to redevelop J. J. Carroll public housing development but that you would not be required to vacate your unit without at least 120 days advance written notice of the date by which you must vacate.

This Notice serves as your 120-day Notice to Vacate the Property. Hence, you must vacate your dwelling no later than _____ (*insert 120 days after the issuance of this notice*).

You must move to a decent, safe and sanitary replacement dwelling in order to receive replacement housing assistance. After 90 days from the date of this Notice you will receive a 30-day Notice to Vacate, reminding you of the specific date by which you must move.

With your General Information Notice, you received a brochure entitled "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and provides additional information on eligibility for relocation payments and what you must do in order to receive these payments. Please contact the Relocation Coordinator from HOU if you need a new copy of this brochure.

You are eligible for relocation assistance, including:

- Relocation Advisory Services. Including counseling and other assistance to help you find another home and prepare to move.
- Payment for Moving Expenses. You may choose either (1) reimbursement for your actual reasonable moving and related expenses or (2) a fixed moving payment in the amount of \$_____ based upon the URA Fixed Residential Moving Cost Schedule, or (3) a combination of both.
- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent a replacement home. The payment is based on several factors, including your current housing costs, the cost of a comparable replacement dwelling and your household income. Your relocation counselor will provide you with a detailed explanation on how your replacement housing payment was calculated.

Our records indicate that on _____ you met the Housing Opportunities Unlimited (HOU) Relocation Staff to discuss your relocation needs and options. Based upon the information we have about your household, below is a comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this unit and other replacement dwellings.

Address Rent

&

Utility Costs

Contact Info

We believe that this dwelling at a monthly rent/utility cost of \$ _____ is the most representative of your present home. The monthly rent and the estimated average monthly cost of utilities for this dwelling is \$ _____ and it will be used to calculate your maximum replacement housing payment. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than \$ _____ per month, your rental assistance payment would be based on the actual cost of such unit. Please contact us immediately if you believe this dwelling is not comparable to your current home. We can explain our basis for selecting this dwelling as most representative of your current home and discuss your concerns.

Based on the information you provided to us about your income, you may be eligible for section 104(d) housing assistance of up to \$ _____ per month. We estimate your initial out-of-pocket cost for rent and utilities will be approximately \$ _____ per month. The maximum amount of assistance you would be eligible to receive is \$ _____ (60 x \$ _____), paid in _____ number of _____ installments. Section 104(d) assistance is not adjusted to reflect future changes in income or rent.

You may choose to receive a replacement housing payment calculated under the URA instead of section 104(d) assistance. If you rent a comparable replacement dwelling, we estimate your initial out-of-pocket cost for rent and utilities will be approximately \$ _____ per month. The maximum amount of assistance you would be eligible to receive under the URA would be approximately \$ (42 x \$ _____), paid in number of installments. URA assistance is not adjusted to reflect future changes in income or rent.

NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for federal relocation assistance unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Should you choose to buy (rather than rent) a decent, safe and sanitary replacement dwelling, there are several options which may be of assistance to you. Let us know if you would prefer to buy a replacement home, and we will help you find such housing and identify which one of the following options can help you accomplish this:

1) You would be eligible under the URA for down payment assistance of up to \$7,200. Under the URA, you are not limited in the type of home you choose to purchase.

2) Section 104(d) assistance for a down payment is available only to purchase an interest in a housing cooperative or mutual housing association. We estimate that you would be eligible for a down payment of \$_____ under section 104(d).

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made. **Replacement housing payments cannot be provided for a dwelling that is not decent, safe and sanitary.** Therefore, do not commit yourself to rent or buy a replacement dwelling until we inspect it.

if you have any questions about this letter and your eligibility for relocation assistance and payments, please contact _____, Relocation Coordinator at Housing Opportunities Unlimited at _____ (address), _____ (phone number). H/She will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

In order to help you fully participate in the relocation process, reasonable accommodations will be made for persons with disabilities and language assistance will be made available for persons with limited English proficiency. Please let our representative know if you need auxiliary aides, written translation, oral interpretation, or other assistance in order to fully participate in the relocation process.

Remember, do not move or commit to the purchase or lease of a replacement dwelling before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Joseph Bamberg
Director of Real Estate Development

Head of Household Signature

Date Received

(insert HOU logo)

30-Day Notice to Vacate

This is an important document. If you require interpretation, please call the telephone number below or come to our offices.
 Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.
 這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室
 Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.
 Это важный документ. Если Вам требуется перевод, пожалуйста позвоните нам (телефонный номер ниже). Или придите в наш офис.
Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.
នេះ គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ សូមទូរស័ព្ទលេខខាងក្រោមនេះ៖ មកកាន់ ឬ អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផ្ទុំ។
Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.
Tani waa dhokomenti muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.
 هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.
 این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.
 617 820-2869

Date:

Dear _____:

On (Date of GIN) the Boston Housing Authority notified you of proposed plans to redevelop the property and unit you currently occupy at _____ (insert address).

On (insert date of NOE), you were informed that funding was secured for the project and that you were eligible for relocation assistance. On (insert date of 120-Day Notice), you were informed of the earliest date by which you could be required to move and vacate your dwelling. This notice identified at least 1 comparable replacement dwelling.

This notice reminds you that you must relocate by _____. Your selected relocation unit is: (insert address of permanent relocation unit). Please remain in contact with HOU's relocation staff regarding your move to assist with relocation costs and benefits. Please also give HOU a copy of your lease for your permanent relocation unit, when possible, for your file.

As always, please contact HOU's Relocation Coordinator, _____, at (insert phone number) if you have any questions or concerns.

Sincerely,

Relocation Coordinator
Housing Opportunities Unlimited

I acknowledge receipt of this notice: _____ Date: _____

APPENDIX H: GLOSSARY OF TERMS

GLOSSARY OF TERMS

- **ACOP**—Admissions and Continued Occupancy Policy.
- **Affected Resident**—resident who lived at J. J. Carroll public housing development on or after November 12, 2019, initial funding application date.
- **Affordable Units**—J. J. Carroll redeveloped units replacing the original public housing units. Affected Residents will qualify for affordable units with initial incomes up to 60% of Area Median Income.
- **AMI—Area Median Income.** Each year, HUD publishes estimates of the median family income for every metropolitan area in the U.S. The median income is adjusted by the number of household members and other factors so that any family’s income can be compared to the area’s median income. Different AMI percentage levels define eligibility for different types of subsidy.
- **Bedroom Size**—number of bedrooms in an apartment or housing unit.
- **BHA**—Boston Housing Authority.
- **BPDA**—Boston Planning and Redevelopment Agency.
- **CRD--Comparable Replacement Dwelling/Housing/Unit** must be:
 - a. Decent, safe and sanitary (as described below and in 49 CFR 24.2(a)(8));
 - b. Functionally equivalent to the displacement dwelling. The term *functionally equivalent* means that it performs the same function, and provides the same utility. While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the Agency may consider reasonable trade-offs for specific features when the replacement unit is equal to or better than the displacement dwelling. (found in appendix A, § 24.2(a)(6))
 - c. Adequate in size to accommodate the occupants;
 - d. In an area not subject to unreasonable adverse environmental conditions;
 - e. In a location generally not less desirable than the location of the displaced person’s dwelling with respect to public utilities and commercial and public facilities and reasonable accessible to the person’s place of employment;
 - f. On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need not include special improvements such as outbuildings, swimming pools, or greenhouses. (See also § 24.403(a)(2))

- g. Currently available to the displaced person on the private market except as provided in 9. below (See appendix A, § 24.2(a)(6)(vii));
- h. Within the financial means of the displaced household:
 - 1) A replacement dwelling purchased by a homeowner in occupancy at the displacement dwelling for at least 180 days prior to initiation of negotiations (180-day homeowner) is considered to be within the homeowner's financial means if the homeowner will receive the full price differential as described in § 24.401(c), all increased mortgage interest costs as described at § 24.401(d) and all incidental expenses as described at § 24.401(e), plus any additional amount required to be paid under § 24.404, Replacement housing of last resort.
 - 2) A replacement dwelling rented by an eligible displaced person is considered to be within his or her financial means if, after receiving rental assistance under this part, the person's monthly rent and estimated average monthly utility costs for the replacement dwelling do not exceed the person's base monthly rental for the displacement dwelling as described at § 24.402(b)(2).
 - 3) For a displaced person who is not eligible to receive a replacement housing payment because of the person's failure to meet length-of-occupancy requirements, comparable replacement rental housing is considered to be within the person's financial means if an Agency pays that portion of the monthly housing costs of a replacement dwelling which exceeds the person's base monthly rent for the displacement dwelling as described in § 24.402(b)(2). Such rental assistance must be paid under § 24.404, Replacement housing of last resort.

For a person receiving government housing assistance before displacement, a dwelling that may reflect similar government housing assistance. In such cases any requirements of the government housing assistance program relating to the size of the replacement dwelling shall apply. (See appendix A, § 24.2(a)(6)(ix).)

- **Decent, Safe and Sanitary Dwelling**—(See 49 CMR 24.2(a)(8)) is a dwelling which meets local housing and occupancy codes. However, any of the following standards which are not met by the local code shall apply unless waived for good cause by the Federal Agency funding the project. The dwelling shall:
 - a. Be structurally sound, weathertight and in good repair,
 - b. Contain a safe electrical wiring system adequate for lighting and other devices;
 - c. Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system;
 - d. Be adequate in size with respect to the number of rooms and area of living space need to accommodate the displaced person. The number of persons occupying each habitable room used for sleeping purposes shall not exceed that permitted by

local housing codes or, in the absence of local codes, the policies of the displacing Agency. In addition, the displacing Agency shall follow the requirements for separate bedrooms for children of the opposite gender included in local housing codes or in the absence of local codes, the policies of such Agencies;

- e. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
 - f. Contains unobstructed egress to safe, open space at ground level; and
 - g. For a displaced person with a disability, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person. (See appendix A, § 24.2(a)(8)(vii).)
- **Demolition**--the act or process of removing, by razing or other means, one or more permanent buildings of a development.
 - **Development Team**—BHA and 2Life Communities
 - **DHCD**—Massachusetts Department of Housing and Community Development.
 - **Dislocation Allowance**—relocation benefit of \$100 paid to a resident whose move is performed by the displacing agency at no cost to the resident (i.e., HOU move).
 - **Displaced Person**--any person who moves from the property or moves his/her personal belongings from the property as a direct result of acquisition, demolition or rehabilitation of a Federally-funded project. See also definition in state regulations at 76-CMR 27.01(5) and in the federal regulations at 49 CFR §24.2(a)(9).
 - **Down Payment Assistance**—assistance in purchasing a home, reducing the amount needed for the down payment, which is calculated according to the same formula used for the Replacement Housing Payment (**RHP**). See 49 CFR 24.402(c) and the revisions which are part of the Moving Ahead for Progress in the 21st Century Act (MAP-21) which increased certain statutory relocation benefits.
 - **Fixed Residential Moving Cost Schedule**--lump sum payment schedule put out by the U.S. Department of Transportation's Federal Highway Administration that provides fixed payment for moving and related expenses based upon number of rooms of furniture (or just number of rooms where resident does not own furniture) in the displacement dwelling unit and State in which displaced resident resides.
 - **GIN--General Information Notice.** Notice required under URA that must be personally served and proof of receipt obtained. The GIN informs residents that an application for

federal funding has been submitted that may displace tenants, describes their potential eligibility for relocation assistance and asks them “not to move”.

- **HCV--Housing Choice Voucher.** A tenant-based, mobile voucher that allows low-income individuals and families to live in privately-owned homes of their choice by subsidizing a portion of their rent.
- **HOU—Housing Opportunities Unlimited**—the DHCD-approved Relocation Advisory Agency (RAA) that is providing relocation implementation services for the J. J. Carroll relocation effort.
- **“HOU Move”**—moving assistance provided to a household permanently relocating where the move is performed free of charge to the household. HOU facilitates moving company services, provides packing supplies, and disburses dislocation allowance and utility reconnection fees reimbursements to resident.
- **HUD**--U.S. Department of Housing and Urban Development. Part of the Executive branch of the federal government, HUD administers programs that provide housing and community development assistance.
- **Mobility Counseling**—information and services that enable residents to have access to full information about available housing options in a range of neighborhoods. Mobility counseling includes landlord outreach; housing search assistance; credit repair; information on neighborhood amenities, working with private landlords and handling private leases and identifying/responding to fair housing issues.
- **NOE--Notice of Eligibility for Relocation Assistance**--issued to residents to informing them they will be displaced and the assistance and benefits to which they are entitled.
- **120-Day Notice**—provided to residents being permanently displaced a minimum of 120 days prior to their anticipated move date and includes the offer of a comparable replacement dwelling (CRD).
- **Payment standard (for HCV)**--the maximum amount of rent a PHA is willing to pay upon the number of bedrooms.
- **PBV--Project-Based Voucher**--one part of the Housing Choice Voucher Program, where the voucher is attached to a particular unit rather than to a person.
- **Project**—“any activity/series of activities undertaken by a Federal agency or with Federal financial assistance received or anticipated in any phase of an undertaking in accordance with the Federal funding Agency guidelines.”
- **Public Housing Transfer**—move to another unit within the BHA portfolio.

- **P & S—Purchase and Sale Agreement**--document received after seller agrees on a prospective buyer's offer to purchase a home, which states the final sale price and all terms of the purchase.
- **Reasonable Accommodation**--adjustments to rules, policies, practices, services, or the physical structure of an apartment to meet documented medical needs of a resident.
- **Redevelopment**—the new J. J. Carroll community that is being built, on the existing J. J. Carroll public housing development site.
- **Relocation**—the act of moving a resident/s from an apartment for any length of time in order for demolition, rehabilitation or redevelopment to occur.
- **Relocation Coordinator**—HOU's on-site staff person responsible for relocating residents in accordance with the site's approved relocation plan.
- **Relocation Needs Assessment/Survey**—tool used to collect household needs and preferences data for relocation.
- **Relocation Plan**—document that details the process by which residents will be relocated and benefits and assistance to which they are entitled.
- **Relocation Budget**—realistic estimation of all eligible relocation costs that will be included in the development project.
- **Relocation Advisory Services**—services provided to displaced residents that include counseling; referrals to suitable (and where appropriate, accessible), decent, safe, and sanitary replacement housing, and fair housing-related advisory services.
- **Rent Certification/Recertification**—annual review of a household's income and household composition that is used to establish and/or revise a household's rent.
- **Re-occupancy**—the process by which original residents of the J. J. Carroll public housing development are contacted for rent certification/calculation, offered a unit in the redevelopment and occupy that redevelopment unit.
- **RHP--Replacement Housing Payment**--under the URA, a monthly rental assistance payment intended to cover any increase in the displaced resident's monthly housing costs over what they would pay if they had not been required to permanently relocate from their current unit. An RHP is determined in the manner prescribed by federal regulations at 49 CFR 24.401, 24.402, 24.403, and 24.404, as amended, and as they may be amended.

- **Section 104(d) of the Housing and Community Development Act of 1974 (104(d))**—federal regulation that applies when a lower-income person is permanently displaced or must move temporarily as a result of the demolition or conversion of a lower-income dwelling.
- **Section 18—Section 18 of the U.S. Housing Act of 1937 (Section 18 Demo/Dispo).** Federal regulation that applies to PHA residents permanently displaced due to demolition and/or disposition of an entire development or portion of a development. The J. J. Carroll redevelopment has applied for funding through Section 18.
- **Section 8 Mobile Voucher**—a housing subsidy that is paid directly by the PHA on behalf of a participating family; the family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.
- **Security Deposit**—fee that a landlord requires before tenant may take possession of and move into a rental unit. The amount of the security deposit plus interest is returned at the end of their lease period, so long as there has been no damage to the unit (beyond “normal wear and tear”); if there is documented damage, the landlord may keep some/all of the security deposit.
- **TPV—Tenant Protection Vouchers**—a type of mobile voucher provided to ensure there is no displacement of low-income residents due to various actions resulting in loss of subsidy assistance.
- **2Life—2Life Communities**—the procured developer for the J. J. Carroll redevelopment Project.
- **30-Day Notice**—provided at least 30 days prior to move date, providing unit address and move date
- **URA--Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and as may be amended.** Federal regulation that provides protections and assistance for residents, organizations and farms affected by the acquisition, rehabilitation, or demolition of real property for Federal or federally funded projects.