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Colonel Eugene B. Floyd Apartments Questions & Answers for Residents

updated January 25, 2021

Overview

Why is Colonel Floyd Apartments being redeveloped?

Colonel Floyd Apartments was built in 1959 when the standards for housing were very different than what is required by law today. The buildings have become obsolete. They cannot be renovated to current building standards in cost effective manner. In other words, it would cost more to renovate the buildings to current building standards than to build new. The two-story design, apartment layouts and multiple buildings do not properly support people to age in place. Also, the low density of the site provides an opportunity for the Brookline Housing Authority to increase the number of elderly and disabled apartments it can provide to households of limited means.

To replace the now outdated apartments and build new, the site must be completely vacated to allow for the construction of an energy-efficient, state of the art new building to house the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

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

What is the current status of the plans?

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

Relocation and Return

When will residents have to move?

No one will be required to move for at least a year and the Brookline Housing Authority is committed to supporting each resident and their specific needs to ensure as smooth a move as possible. The BHA has

selected Housing Opportunities Unlimited (HOU) to work with the residents and the housing authority to ensure the best possible relocation experience. HOU is currently providing relocation assistance for the BHA's O'Shea and Morse communities. We are currently exploring a variety of options for temporary housing for Colonel Floyd residents. Some of these may be available early on in the process, perhaps as early as late Spring, and it may make sense for some residents to move early to support specific needs, such as accessibility.

For how long will the existing residents be relocated?

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

Am I guaranteed an apartment in the new building?

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

How will the right to return be guaranteed?

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

Where will the residents be relocated to?

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

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

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

HOU staff is going to coordinate and support your move.

1. HOU staff will meet with you (by phone or video conference during COVID) and ask questions to help provide a record of any specific needs you have for your new apartment and what support you receive from others that will need to be notified and moved with you. For example, if you have outside nursing care that comes regularly, or regular delivery of medical supplies, HOU will ensure that the services are transferred with you.
2. HOU will identify an appropriate apartment that is approved by the BHA and accompany you to view it for approval.
3. Once a new apartment is agreed on, HOU will help with any necessary paperwork and coordination between the Brookline Housing Authority and another landlord.

4. HOU will plan and coordinate your move with you, the moving company and the new apartment community.
5. If you need assistance packing that will also be provided.
6. HOU will coordinate any necessary address change notifications for your mail, cable service, etc.
7. All costs related to your move will be paid for as part of the new project costs.
8. HOU and the moving company staff will help you settle into your temporary home.
9. During construction, HOU staff will keep in touch with you and be a resource to call if you have questions or concerns about where you are living, or what is happening at Colonel Floyd.

Both the BHA and HOU will strive to keep residents as close to the Colonel Floyd Apartments community as possible.

Do I get a choice of where I am relocated?

Though the BHA would like to give each resident their first choice of relocation, we cannot make any guarantee this will be the case. Where each resident is relocated will largely depend on the availability of vacant BHA and private residences in Brookline and the surrounding area. HOU will work with each resident to determine their needs and ensure residents have continued access to their providers during relocation. In coordination with HOU, the BHA will meet any necessary accommodations and cover all relocation costs for residents.

Will my rent change during relocation or when I return?

Provided there is no change to your income, your share of rent will remain the same during relocation, regardless of where and to which type of housing they are relocated, and upon return to the new building. All relocation expenses are also covered by the BHA.

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

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

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

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

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

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

Will I be relocated in Brookline?

The BHA is required to provide you with comparable housing during construction. We will make our best efforts to find temporary housing within Brookline. However, at this time, the BHA cannot promise that we will be able to find enough available rental housing within Brookline for each household.

Will I get help with moving and packing?

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

Timeline

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

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

When will I hear from the relocation specialists?

Residents will first get to meet the relocation specialists, Housing Opportunities Unlimited (HOU), in the Summer of 2021. There will be multiple meetings with HOU throughout the relocation process as they assist each resident with every aspect of their move. More information about HOU can be found at <https://housingopportunities.com>.

What is a Tenant Protection Voucher?

Tenant Protection Vouchers, or TPVs, are provided to protect federal public housing residents from hardship as a result of redevelopment activities. A TPV pays the difference between your share of rent and the market rent that the landlord is charging for the unit you move to. All current residents of Colonel Floyd will receive a TPV. You do not need to apply to receive the TPV. The BHA will obtain a TPV for each household at Col. Floyd that must relocate for the redevelopment of the property.

When will I get the Tenant Protection Voucher?

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

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

We are consulting with various experts to ascertain when the TPVs will become available to residents. The soonest would be when HUD approves the Section 18 application that provides for the TPVs. That will likely occur until the Fall. We are also exploring other strategies that would allow residents to move to other affordable housing properties within Brookline.

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

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

What is Section 18?

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

What will the new building look like?

The plan is for a single building with 115 apartments for the elderly and disabled, including all households that live there today. This single building design will allow for more housing and better support for residents including handicapped accessibility, community space and delivery of supportive services.

Will the residents of Col. Floyd have any say in the design of the new building?

Yes. The BHA plans to conduct a series of meetings between the residents and the architect, landscape architect and the interior decorator during 2021. You will be hearing from us shortly about a meeting to discuss the grounds and the exterior of the building. Subsequent sessions will focus on the units and the common space.

Apartment Details

Will all the apartments be the same?

We do not yet have detailed designs for the apartments, but we can assure that all apartments will be constructed at a high standard of quality, workmanship, and material. They will be energy efficient and will have universal design features that will allow households to age in place.

Will there be laundry in the building?

There will be laundry rooms on every floor of the building.

Will there be trash rooms and recycling?

Yes, trash and recycling will be provided for on each floor.

Will the building be smoke free?

Yes. However, designated smoking areas will be provided.

Will there be common space in the new building?

There will be extensive common space and residents will be consulted about the design and programming for the spaces. Possibilities include a living room, library, fitness room, kitchen, dining area, nurses stations, multipurpose rooms and a multigenerational space for visits with grandchildren. We are planning for more than three times the amount of common space than at Morse and O'Shea.

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

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

Will there be more parking?

There are 23 permanent spaces planned, as well as live parking at the front of the building for shuttles, taxis, rides and deliveries. There will be enough parking for those who need it.

We all love our porches – it's a private meeting space. Why are these gone?

It's not entirely decided that balconies are gone. It's largely a budget issue. We have opted to include other meeting and outdoor spaces, such as the community garden, patio, many community rooms, front patio space, etc. Though this is something we can discuss at future design meetings.

Many of us have issues with elevators. Can we please stay on the first floor?

BHA will honor any medically necessary accommodations and all reasonable requests as possible.

Will we know only 3-months in advance that we will know where we are relocating to?

You are correct that it will be about 3 months before you know exactly which apartment to which you'll be moving back to. That said, HOU will be with you every step of the way to make for an easy transition.

How large is the community room?

The common space has not been fully planned yet, so we do not know exact dimensions. There is, however, 6,000 square feet of common space proposed for the new building. Compared to the 2,000 square feet in Morse, that's three times as much common/communal space as in other BHA buildings. We will be looking for your feedback on the common space through future meetings.

How long are the hallways?

The corridor parallel to Marion Street is approximately 75 feet long, and the one perpendicular is just under 100 feet. There are many strategies we plan to utilize to break up the length of the corridor. The proposed corridors are 6 feet wide so that 2 wheelchairs can pass comfortably. Wide corridors also have the effect of minimizing the tunnel effect of narrow hallways. Lobbies and common areas, such as laundry rooms as well as elevators, will provide gathering spaces along the corridors. The interior designer and architects will work together to also make these hallways as pleasant as can

be. Thoughtful selection of finish materials, patterning, and colors as well as lighting add visual interest and break up the monotony of the corridors. Each apartment will have a shelf at the exterior door for placing keys and groceries while entering.

How many stories is the building?

Six story building with a setback from Marion street and another setback on the top story. The architects plan to employ multiple techniques to make the building visually appealing and seem less overwhelming.

What is the plan for windows and insulation?

The architects have designed windows to give maximize light, insulation, and fresh air for all resident units and many common areas. Part of the reason for having one building is that it is easier to insulate. Creating a building with sustainability principals in mind is a priority.

It seems the big courtyard has no privacy?

The design team will work with the residents to give this courtyard multiple areas for increased privacy. It is unlikely the courtyard will be a large open space. Rather, the team will use resident input to make it best fit your needs. We will seek your input and ideas for the courtyard and other site amenities at a community meeting to be held soon.

Will there be a drop off area?

Yes. The plan includes a drop off area at the Marion Street entrance. There is a one-way drive aisle and dedicated short term parking for 2 vehicles for pick-up, drop-off, and deliveries. The space is large enough to accommodate an activity van, small delivery truck, or ambulance without interfering with traffic on Marion Street. The drop off is conveniently located just off of Marion street and close to the building's main entry.

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

Additional questions can be submitted to colfloyd@brooklinehousing.org or by leaving a voicemail at (617)-981-9370.

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