

RELOCATION AND REHOUSING RIGHTS LETTER OF ASSURANCE

September 13, 2021

Dear Residents of the Mildred C. Hailey Apartments Public Housing Community:

The Boston Housing Authority ("BHA"), the developer team of The Community Builders, Jamaica Plain Neighborhood Development Corporation, and Urban Edge ("Developer"), and your elected tenant association, the Mildred C. Hailey Tenant Organization ("MCHTO"), take this opportunity to restate our commitment to all households who live at the Mildred C. Hailey Apartments Public Housing Development ("Mildred C. Hailey Apartments") that we look forward to working together to ensure that we redevelop Phase One into a vibrant and sustainable mixed-income community where everyone has a beautiful, safe, clean, and affordable place to call home. The following assurances are at the center of our redevelopment of Mildred C. Hailey Apartments Phase One ("Redevelopment Project") and guide us in all the decisions we make. See the attached map to see which buildings are in the Redevelopment Project area.

Right to Return/Rehousing. All current Mildred C. Hailey Apartments residents who are required to relocate temporarily for the Redevelopment Project have the right to return and to be rehoused in new deeply affordable replacement units ("Replacement Units") at the Mildred C. Hailey Apartments site should they choose to do so and are income-eligible for the housing subsidy. 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 (e.g., excludes temporary or emergency transfers).

Replacement Units and Other New Housing. All 253 public housing units at Mildred C. Hailey Apartments Phase One will be replaced as part of the Redevelopment Project to be rebuilt on the original site. No one currently living at the Mildred C. Hailey Apartments site will have to relocate permanently to an off-site unit unless they wish to do so. All new buildings will include a mix of Replacement Units (with tenant share of rent set at 30% of adjusted household income) and other below-market rent units targeted to households with incomes up to 30%, 50%, 60%, 80% or 120% of the area median income ("AMI") ("Below-Market Rent Units"), which may not have operating subsidies limiting the tenant share of rent at 30% of adjusted household income. All new units—whether Replacement Units, or Below-Market Rent Units—will have the same or substantially equivalent quality and type of finishes, fixtures, appliances, and amenities. All 253 new Replacement Units will be operated in perpetuity as deeply affordable housing subject to all applicable federal and state housing program rules, and this affordability restriction will be guaranteed in publicly available and enforceable documents. All basic utilities for the Replacement Units, including heat, electricity, water and sewer, will be included in the rent and paid by the owners of the new buildings.

Continuing Federal Tenant Rights. All Mildred C. Hailey Apartments residents will retain substantially all the rights they have currently as federally-assisted public housing tenants of BHA, including during any temporary relocation and after being rehoused at the new Mildred C. Hailey Apartments. The public housing residents' retained rights include, but are not limited to, how their rent and occupancy-related costs are generally calculated, grievance policies, and tenant participation rights. No current Mildred C. Hailey Apartments resident will be subject to rescreening, including for a criminal background or credit history. All current Mildred C. Hailey Apartments residents will continue to be subject however, to the recertification process to determine continuing income-eligibility under the applicable housing subsidy program, including during any temporary relocation and upon moving into the new Replacement Units at the redeveloped Mildred C. Hailey Apartments, which may include additional requirements applicable to the housing unit under the Low Income Housing Tax Credit ("LIHTC") program.

Relocation Benefits and Rights. Mildred C. Hailey Apartments residents will not be responsible for paying for any relocation-related expenses related to redevelopment and will receive relocation advisory services, including counseling and assistance to help prepare for relocation and to find temporary housing elsewhere on the Mildred Hailey site or in other BHA-owned sites. Relocation benefits will be provided in accordance with the policies and procedures set forth in a Relocation Plan and Rehousing Agreement ("Relocation Plan") that will be collectively drafted and approved by the BHA, the Developer, and the MCHTO with opportunity for resident review and comment prior to submission for approval by the Massachusetts Department of Housing and Community Development ("DHCD"). No Mildred C. Hailey Apartments Apartment resident will be required to relocate until after all advance notices required by law and under the Relocation Plan have been timely provided. The Relocation Plan will strive to minimize off-site relocation and any adverse impact on current residents.

Relocation Plan. All Mildred C. Hailey Apartments Apartment residents will be treated fairly, consistently, and equitably in accordance with applicable federal, state, and local anti-discrimination, fair housing, federally-aided public housing laws and regulations, and the Relocation Plan with respect to any relocation and rehousing due to the Redevelopment Project. The Relocation Plan will in all respects comply fully with the federal Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. Section 4601 *et seq.* ("URA") and its implementing regulations at 49 C.F.R. Part 24, as well as all applicable state and local laws, including, but not limited to G.L. Chapter 79A and its implementing regulations at 760 C.M.R. 27.00 (together, "Governing Laws").

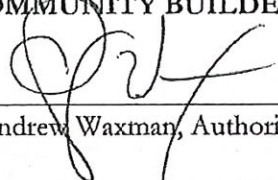
We look forward to working with all Mildred C. Hailey Apartments residents on this exciting Redevelopment Project. The undersigned agree that the terms set forth in this Letter of Assurance shall be incorporated and guaranteed in publicly available and enforceable documents, including a Relocation and Rehousing Plan, Development Agreement, Local Tenant Organization Memorandum of Agreement, Ground Lease agreement, and/or other regulatory and operating agreements, as may be appropriate, which shall then supersede this Letter of Assurance.

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereto have caused this Relocation and Rehousing Rights Letter of Assurance to be signed by their duly authorized officers:

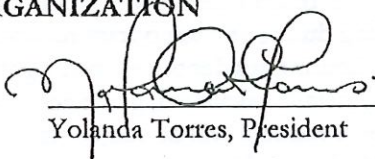
BOSTON HOUSING AUTHORITY

By: 
Kathryn Bennett, Its Administrator

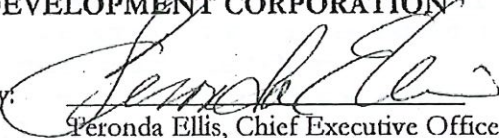
THE COMMUNITY BUILDERS, INC.

By: 
Andrew Waxman, Authorized Agent


MILDRED C. HAILEY TENANT ORGANIZATION

By: 
Yolanda Torres, President

JAMAICA PLAIN NEIGHBORHOOD DEVELOPMENT CORPORATION

By: 
Teronda Ellis, Chief Executive Officer

URBAN EDGE

By: 
Emilio Dorcelly, Chief Executive Officer