

The CHA and the new owner of Newtowne Court shall operate the 268 apartments as low-income housing tax credit and RAD Project-Based Voucher rental housing which shall be governed by the laws and regulations applicable to Rental Assistance Demonstration (RAD) Program and Project-Based Voucher Program as amended by CHA's Moving to Work Agreement, except when the federal low income housing tax credit program imposes different requirements (such as income limits on initial eligibility and relating to student status). The CHA will operate the RAD PBV apartments at Newtowne Court as family public housing with the same tenant protections as currently in place for federal public housing including but not limited to: the continuation of the existing lease (except as modified for LIHTCs), grievance and pet policies, resident organization recognition and funding, rent calculation methodology established by CHA under MTW, and CHA's Admissions and Continued Occupancy Policy (including allowing transfers among "RAD" developments). Any future changes to the lease and/or these policies will be subject to a public notification and comment period in accordance to the notice and comment provisions of 24 CFR 966 and 24 CFR 964 as they may be amended by the MTW Agreement, the MTW Annual Plan, the lease, or other written agreement between the CHA and the local or city-wide tenant organization. At a minimum, the CHA will memorialize these protections in the Management Plan, an attachment to the Management Agreement that will be executed between the ownership entity of the RAD development and the CHA.

The CHA and/or the owner of the Newtowne Court shall provide the Tenant Council officers, Cambridge and Somerville Legal Services, and the Alliance of Cambridge Tenants (ACT) with copies of the proposed Management Agreement (and all attachments) and proposed RAD Use Agreement with sufficient time to enable the named parties to meet with the CHA, to obtain relevant information from the CHA, and to submit comments prior to the execution of the Management Agreement and RAD Use Agreement.

10.2 Return from Off-Site - Moves After Construction is Completed

All current Newtowne Court tenants who moved off site and who want to return to the new Newtowne Court upon its completion shall be entitled to do so in accordance with this Agreement and as evidenced by the Assurance of Permanent Housing and Benefits (Attachment F). CHA will provide such Newtowne Court residents with as much notice as possible for returning residents, but at least one hundred (100) days before the estimated date that the newly renovated Newtowne Court will be available for occupancy. Any tenant electing to return to the new Newtowne Court after construction is complete shall notify the CHA that he/she elects to return within the time limits specified in the chart and sections below.

Prior to the household's move back to Newtowne Court, Cambridge Housing Authority's Relocation Coordination Manager (RCM) or assistant will meet with each household to:

- confirm that they wish to return to the renovated Newtowne Court
- discuss the upcoming move;

ATTACHMENT F

Newtowne Court
Assurance of Permanent Housing and Benefits

The Cambridge Housing Authority guarantees to _____ who resides or resided at _____ Newtowne Court, Apartment # _____, Cambridge, MA 02139 on or after September 13, 2013, the right to permanent housing at Newtowne Court upon completion of the revitalization program subject to the terms and conditions of the Resident Relocation and Unit Assignment Policies and Procedures ("Agreement") between the Cambridge Housing Authority and the Newtowne Court residents dated April ___, 2015 and the right to all other benefits, assistance, and procedures as provided for in the Agreement, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the requirements specified in PIH Notice 2012-32, Rev 1, RAD Final Implementation Notice and PIH Notice 2014 -17 Relocation Requirements under the Rental Assistance Demonstration (RAD) Program, Public Housing in the First Component.

Executed in duplicated on the dates listed below.

RESIDENT

Date

4-7-15
Date

4/10/15
Date

CAMBRIDGE HOUSING AUTHORITY

Gregory P. Russ, Executive Director

Ade Onikeku, Property Manager