

RESIDENT OUTREACH

The BHA is committed to keeping residents informed during this application process. Ordinarily, we would enjoy meeting you all in person at community events. Because of COVID, we are having to modify our efforts. We value your input, and welcome you to offer your thoughts and opinions using one or more of the following methods.

Coming Up:

- Please visit the elevator lobby at each building to learn more about the Section 18 application process. Fill out a suggestion or question and drop it in the box: answers will be featured in this newsletter or in the lobby.
- We will also send out updates by audio recordings so that all residents have access to the information.

Quiz Question:

When was Campello built?

1962 1972 1982
(see page 2 for answer)

November 30, 2020

What is going on at Campello?

Letter from the Executive Director

The Brockton Housing Authority is always looking for new ways to improve the resident experience at all of its developments from making sure our corridors and yards are clean to fixing leaking pipes and broken hardware. We also care about making common areas available to you as important spaces to gather and socialize. I know this has been much harder for everyone during this COVID pandemic, and we appreciate the measures you have taken and the commitment you have made to keep Campello as COVID-free as possible.

Although we have been fortunate to receive annual allotments of federal funds to maintain our buildings and programs, many of our buildings are older and require more substantial repairs than the annual allotment can fund. As you may know Campello is about 50 years old and is experiencing the types of problems that buildings of this age encounter: worn out infrastructure like plumbing and water supply, damaged finishes and fixtures like kitchen cabinets and bathtubs. The building has served its residents well but we have not been able to invest the dollars needed to adequately keep pace with the wear and tear of an old building. The BHA has been considering various methods and funding sources available from HUD that would allow us the possibility of making more lasting and comprehensive renovations so that Campello can be successful for the next 50 years!

In the past few months you may have noticed a few new faces being escorted through the buildings and grounds by BHA staff. In order to determine which program makes the most sense, we have to perform an assessment of the development's physical conditions. These new faces are architects and engineers who have been analyzing the conditions at Campello. They have drafted a report that will be available for review in about six weeks. It is important to refer you to the schedule (see p. 2): we are a long way from doing any design or major construction on the building so there is no imminent requirements for relocation of any kind. We intend to keep Campello residents fully informed as we progress through this application process.

I would like to draw your attention to several things: the FAQ section of this newsletter which answers some of the questions you might have, the schedule which demonstrates that we are in a feasibility phase with no current design or construction plans, and our intentions to provide methods by which you may express your opinion while working within this COVID era.

Thank you for your interest in this important endeavor. We look forward to working with you as partners to assure that the plans going forward are clearly understood and receive the benefit of your invited participation.

Sincerely

Thomas Thibeault, Executive Director

Brockton Housing Authority

Frequently Asked Questions

Question and Answers:

Q. *If the building is renovated can I continue to live at Campello after the work is complete?*

A. Yes. No Campello residents will lose their housing as a result of any renovations.

Q: *Will I have to move for the renovation?*

We do not know yet and will not know for some time. Any construction will not likely start for three years. And that depends on the success of this application. Once we know about the application we can move forward and inform Campello residents of the renovation plan. It is possible that the level of required renovation work may require residents to leave their apartments due to dust and noise.

Q. *Who will manage the building after it is renovated?*

A: The BHA will manage the building after the renovation.

Q: *What program is the BHA considering for funding?*

At this time, the program that is most advantageous for making lasting improvement at Campello is known as a Section 18 disposition. We are not able to make the necessary repairs with any other current HUD program. The Section 18 disposition would change the way HUD funds BHA to operate Campello as affordable housing, and would allow BHA to make the needed improvements and upgrades to protect and preserve the development.

Q. *How will HUD consider the application to be successful?*

A: The BHA has to demonstrate that current deficiencies requiring repair at Campello will cost at least \$47M or about \$117,000 per unit in items that need be repaired within the next three years.

Q: *How can I stay updated on the progress of the design?*

A: Look for a general information board in the Lobby, listen to recordings of the information, read these periodic newsletters.

Q: *Who is our contact person at the BHA?*

A. You may contact Melissa O'Malley to provide feedback if you feel your questions are not being answered.

Preliminary Schedule

At this time, we anticipate the following schedule and milestones (subject to changes and updates):

Summer– Fall 2020

Physical Assessment of the Building

Fall 2020

Resident Process and Information Sharing
Begin preparing the Section 18 Application

December 2020—January 2021

Public review period of application

February 2021

BHA Board of Directors votes to submit application

March 2021

Section 18 Application Submitted

July 2021

Section 18 Application Approved

If successful:

Fall 2021—Fall 2022

Design Procurement and Design Process

Winter– Spring 2023

Begin Construction at the very earliest!

Quiz Answer:

The construction of the Campello buildings was completed in 1972.