

RESIDENT OUTREACH

Please continue to keep in touch with what is occurring at Campello by doing the following:

- Check out the information boards in the lobby;
- Read the newsletters when they are issued;
- Ask any questions you might have about the project.

PUBLIC COMMENT

At this time, the BHA has issued several items for the public to review and comment on. These are the:

- Capital Needs Assessment that is referred to in the letter from Mr. Thibeault.
- Draft of the Section 18 Application to HUD that will form the basis of our request to receive Project Based Vouchers that will help pay for the renovations.

You are welcome to review these materials which are posted on our website at:

www.brocktonhousingauthority.com

Go to the bottom of the page and click on Public Notices: you will find the Campello Section 18 Application documents for review.

QUIZ:

If Chicago "The Windy City" may be the windiest city in the US, what is the second windiest City in the US?

Answer on Page 2.

February 2021

What have we found at Campello Hi-Rise?

Letter from the Executive Director

We have completed the initial phase for documenting the existing conditions at Campello High-Rise (Campello) and these are the findings.

Completed in 1972 the high-rise buildings at Campello have successfully housed many senior and disabled residents in comfortable and well-maintained apartments. Currently, over 500 individuals live in almost 400 apartments. In the life of any building, systems and fixtures need to be replaced to continue serving residents, and where possible, a building needs to provide the maximum safety provisions especially for senior and disabled residents.

Although Campello has performed well for most of the 48 years it has been in service, our research finds that a comprehensive modernization is immediately necessary so that it can perform for residents for the next 30-40 years.

As you know, the BHA has hired a design team to look at the building in order to assess its conditions and compile a report (see sidebar for more info on reading the report). This team included architects and engineers and hazardous materials specialists. Here are some of the Key Findings in the report:

- Water supply systems are failing which results in frequent leaking that repeatedly damages electrical equipment and building finishes;
- Several sewer drain lines are nearly completely blocked.
- Systems that provide fresh air to the building interior are not operating as designed.
- The roofs leak and need immediately replaced.
- Building balcony elements are corroded, rusted, and require extensive repair
- Building B and half of Building A is built in a flood plain; main electrical equipment is on the first floor and at immediate risk of failure in a flood condition.
- 75% of kitchens are original to the building, have missing cabinet component, and/or are in very poor condition.
- Original Interior wall and ceiling finishes and floor tile contain asbestos.

And there are many other conditions that need immediate repair or replacement. This is a first step towards restoring Campello to good condition. We look forward to providing more information as it becomes available.

Thomas Thibeault, Executive Director

Brockton Housing Authority

Frequently Asked Questions

Question and Answers:

(see Newsletter vol. 1 for more Q&As)

Q. *What changes to Campello if the application is approved?*

A. The main change is that the funding for Campello moves from a public housing subsidy to a Section 8 subsidy. This results in more subsidy for the BHA to make necessary and overdue repairs to the building. Other than relocation for construction, there is no impact on residents: your rent will be calculated the same way and the BHA will still provide all the same utilities (heat, hot water, electricity). Your lease terms will be the same but you will need to sign a new lease with the new LLC owner when the building changes to Section 8. The BHA will continue to maintain and operate the building.

Q. *Do the Section 8 Tenant Protection Vouchers (TPVs) that would be received for this project allow me to move anywhere with the voucher?*

A. The BHA intends to make vouchers project-based. The only way that we can pay for the needed renovations at Campello High-Rise is to make the TPVs project-based. These would not be mobile vouchers.

Q. *The building is for elderly and disabled households. Will that change?*

A. No, the building will remain designated for elderly and disabled households.

Q. *Can I stay in my apartment during the renovation?*

A. No. Due to the magnitude of the needs and deficiencies at Campello, everyone will have to vacate their apartment at some point when the renovation of your unit is being done.

Q. *Will I have to move when the application is submitted?*

A. Absolutely not; No relocations are required as a condition for the application.

Q. *If the application is approved, will I have to move and when?*

A. Since the building requires a significant renovation, residents and their belongings will be relocated to another apartment while work in their unit is accomplished. See the schedule in this newsletter for “when” this relocation may be required.

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

A. You may contact Melissa O’Malley to provide feedback or ask questions 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):

January 2021-February 2021

Public review period of application
ends February 16, 2021

February 2021

BHA Board of Directors votes to submit application

February 16, 2021

Public Hearing; 5:00PM (virtual on-line)

March 2021

Section 18 Application Submitted

April 2021

Early indication from HUD whether
application will be reviewed

May-June 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 City of Brockton is the second windiest city
in the US with an average wind speed of
14.3 mph...hang on to your hat!