

# Willow Park Redevelopment

Relocation Update Meeting  
May 11 & 20, 2026



Exterior rendering in progress

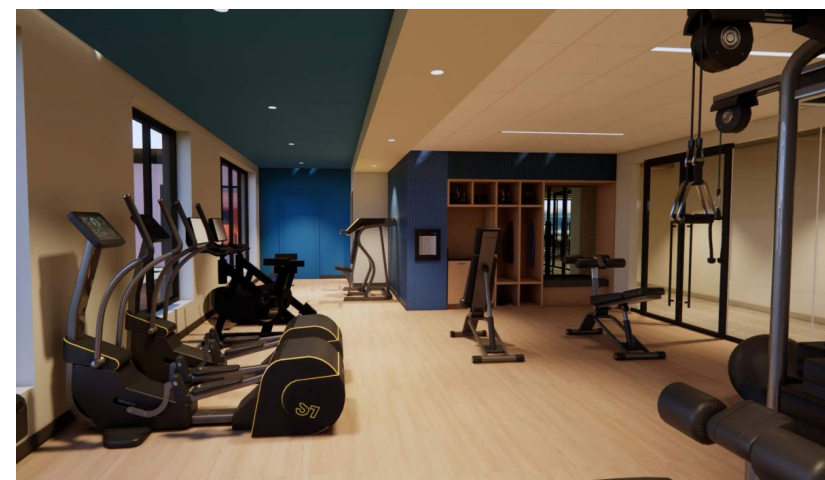
# Relocation Meeting Agenda

- Welcome & Introductions
- Project Overview
- Relocation Plan
- Residents Rights Under RAD
- Relocation Next Steps
- Q&A

## Willow Park Redevelopment

# Project Overview

- One-for-one replacement of all 60 current units
- Total of 138 affordable apartments (78 new units added)
- Unit mix includes studios through three-bedrooms
- Three new buildings
- New community amenities and outdoor spaces
- Parking and bike storage included



Renderings in progress

# Project Overview: Anticipated Timeline



Renderings in progress

- **2024-2025:** Comprehensive Permit and local funding secured; design advanced; meetings with residents
- **March 2026:** State funding applications submitted
- **May 2026:** RIN and GIN issued, Resident Needs Assessments
- **Early Summer 2026:** anticipate State funding award announcements
- **Summer-Fall 2026:** Relocations of current residents
- **Early 2027:** Construction begins
- **January 2029:** Construction complete
- **February 2029:** Residents return to Willow Park

# Project Overview: Funding

- Project funded primarily through a mix of city, state, and federal programs
- Rental subsidies are included to keep replacement units deeply affordable. Anticipate this will include:
  - 10 PBVs from WHA
  - 8 PBVs from EOHLC
  - 8 MRVPs from EOHLC
  - 34 PBVs via Restore-Rebuild transaction
- These subsidies ensure residents continue to pay 30% of household income for rent
- Funding process triggers formal relocation notices, including the RIN and GIN

# Relocation Plan Overview

- Applies to all households living at Willow Park as of the General Information Notice (GIN) and Resident Information Notice (RIN)
- You keep your relocation rights as long as you:
  - Remain lease-compliant and income eligible
  - Don't move on your own before receiving relocation instructions
- Relocation housing options include:
  - Subsidized or affordable housing at another property, including within WHA's portfolio
  - Private market housing secured by HOU
- Rent during the relocation period will remain at 30% of household income; any higher rent costs will be covered through the relocation budget

# Relocation Plan Overview

- During relocation, you will continue to pay 30% of your household income
  - Utility payment structure will stay the same
  - Moving assistance is fully provided
- All residents who remain lease-compliant have a guaranteed right to return
- Unit assignments will be done through a housing lottery for returning residents based on current bedroom size
- WHA will work with WPS so children can remain in Watertown Public Schools, even if temporarily relocated elsewhere
- HOU will work with families to try to align housing with schools, jobs, transit, family supports

# Residents Rights Under RAD

- RAD, or Rental Assistance Demonstration, is a HUD program that helps preserve and improve affordable housing
- Through RAD, long-term Section 8 assistance will be provided through PBVs
  - 52 of the 60 replacement units are anticipated to have PBVs
- Residents returning to these units maintain the same protections per the Relocation Plan:
  - Guaranteed right to return
  - No rescreening or new application upon return
  - No involuntary permanent displacement
- RAD also offers:
  - Rent protections and phased increases
  - Right to organize and access tenant participation funds
  - Choice Mobility option after required period

# Relocation Next Steps

- GIN and RIN were sent via certified mail on May 8, 2026.

*These notices explain the project and your relocation rights.*

- Relocation Needs Assessments are underway.

*HOU is meeting one-on-one with households to understand household size, accessibility needs, schools, pets, and other preferences.*

- HOU staff will be on-site at the Willow Park Learning Center starting the week of May 18, Monday through Friday from 9:00 am to 5:00 pm

*The HOU relocation team will support residents throughout the process with housing searches, moving support, and answering questions.*

- Additional notices will be sent before any move is required.

*No one will be asked to move without advance written notice and relocation assistance in place.*

# Questions?

**For relocation questions, please contact HOU:**

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