



## Resident Questions & Answers For Existing Linden Street Residents

Questions submitted to the  
***Linden Terrace Resident Liaison Committee***

Posted May 2026

### **Relocation / Right to Return / Lottery Process Lease Up Phase One A**

- Who Pays for Relocation?;will I have to pay out-of-pocket and then get reimbursed?
  - *The resident does not pay for relocation expenses.*
  - *The Resident will continue to pay their existing monthly rent.*
  - *The Project Developer will fund relocation costs.*
- Explain the right to return for Phase One A?
  - *The residents that are relocated for the Phase One A construction, will be given the First Priority/Preference to lease an apartment and return to the Phase One A community when it is complete.*
- What about Phase One B Linden Residents? Will they have an opportunity to transfer to Phase One A?
  - *Phase One B residents cannot transfer to Phase One A. They can apply through the lottery as a Needham Resident for a subsidized unit under the Needham Local Resident Second Priority /Preference*
- How will the Lottery and waitlist work?
  - *A lottery will be held prior to the completion of construction.*
  - *The lottery will be open for at least 30 days and, during this time applicants can submit an application for the new rental units.*
  - *The Relocation Specialist or other Marketing Specialist will help each Phase One A Relocated Resident submit their application for the lottery.*
  - *The lottery will close and applications will be drawn.*
  - *The existing Phase One A residents who are returning to the new Phase One A community will be given the top priority/preference for the 40 project based subsidized units to accommodate the returning Phase One A residents.*



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- *The remaining 36 units, most of which will not have project based rental assistance, will be available next to residents from Phase One A subsequently.*
- *Local Preference gives up to 70% of the units to Needham residents first (EOHLC must approve this maximum) The remaining units will be offered to the general public at rents restricted to 60% of AMI.*
- *The lottery will establish a waitlist for future vacancies.*
- *The property manager will continue to add applicants to the waitlist as needed.*
  
- **Do we have to stay in Needham when relocating?**
  - *No, the resident is not required to stay in Needham, the Relocation Specialist, HousingToHome, will assist you in identifying housing that best meets your needs.*
  
- **What is The Uniform Relocation Act (URA)?**
  - *The (URA) makes sure everyone is treated fairly and the same when they have to move because of a government project. It's a federal law that helps people who must leave their homes, farms, or businesses due to buying, fixing up, or tearing down property for projects funded by the federal government.*
  
- **Will Mail be held?**
  - *Mail will be forwarded to each resident's relocation address.*
  
- **Will there be assistance filling out paperwork?**

**Yes, HousingToHome will assist all affected residents at Linden Terrace with their specific needs relative to relocation.**