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Seabeds Way Preservation Project
Frequently Asked Questions
(as of 10/2/2026)

A. Summary of Overall Timeline *(all dates are the current estimates and subject to change.)*

- Wed. Oct. 7, 2026 – 3rd Seabeds Way Resident Meeting #3
- Oct. 2026 – Building 22 one-on-one meetings with relocation coordinators
- Oct. 30, 2026 – 120 day notices are delivered to residents
- Dec. 2026/Jan. 2027 -- Financial Closing
- Jan. - Mar. 2027 – Construction Mobilization Phase *(to upgrade the electric service)*
- Apr. 2027 – Renovation starts for 22 Seabeds Way *(Note: starting with the 22 Seabeds Way building is a change from what was presented at the 6/23/26 Residents Meeting #2. We are now back to the original plan.)*
- Current Projected Schedule:

Building	Begin Work with Relocation Coordinators	Move to Relocation Unit	Return to Seabeds Way
22 Seabeds	October 2026	March 2027	July/August 2027
26 Seabeds	March 2027	July/August 2027	December 2027
46 Seabeds	July 2027	December 2027	April 2028
34/40 Seabeds	December 2027	April 2028	Aug/Sept 2028

B. Relocation FAQs

1. How long will I have to be in my temporary unit?
Approximately 4–5 months.
2. Can a resident return to the same unit following temporary relocation?
All Seabeds Way residents who temporarily relocate away from Seabeds Way are guaranteed the right to return to Seabeds Way but are not guaranteed to return to the same unit. Residents who wish to return to their current unit should inform their Relocation Coordinator during their individualized relocation planning process. It will be considered a resident preference, which is prioritized after (1) construction scheduling and cost considerations and (2) reasonable accommodations. NHA cannot

guarantee a return to the same unit but will do its best to grant it alongside other resident preferences.

3. After my temporary relocation period, can I pick which newly renovated unit I move back into? What happens if two residents pick the same new unit to return to.

If you wish to do this, please make your preference known to your Relocation Coordinator, and we will see what's possible. It is rare that two residents have competing resident preferences, but it sometimes happens. For this reason, we will schedule an in-person meeting in November 2026 to hold a lottery. A random sequence generator determines each household's priority in the event of a competing preference for temporary relocation units and for return units.

4. What if I'm willing and interested in an early move?

Please, and fill out an early move interest form and make sure you tell your Relocation Coordinator at your first meeting. This does not lock you into doing an early move, nor guaranty that you will be able to move early. But hearing about your interest is very helpful with our overall planning.

5. When will the first moves occur?

Households seeking to relocate early are likely to begin relocation in December 2026. Residents of the first building to be renovated, 22 Seabeds Way, are likely to begin relocation in March 2027.

6. Will there be any moving dates during the holidays?

No, the NHA will ensure that relocation dates will be scheduled so that they do not occur during the week of Thanksgiving, Christmas, and New Year's Day. Residents seeking to avoid moves on other holidays should notify their Relocation Coordinator once assigned. Moves are generally on weekdays, not on weekends.

7. How many of NHA's temporary relocation units have recently been renovated?

None of NHA's available units for temporary relocation have been recently renovated. NHA has diligently maintained temporary relocation units and performed repairs. All units offered for temporary relocation will be comparable to Seabeds Way apartments and will meet legal requirements for being suitable, decent, safe, and sanitary.

8. If residents move themselves, can they be reimbursed for gas/miles?

NHA strongly encourages residents to utilize the moving and packing services coordinated and paid directly by NHA/CHA. These professional moving companies are skilled in quickly, safely, and carefully moving possessions. However, self-moves and reimbursement for commercial moving services paid by the tenant are allowed. Residents considering one of these options must review this in advance with their Relocation Coordinator (RC) to confirm what costs are eligible for reimbursement, and how to file claims for reimbursement.

The timeline and scheduling of self-moves must be coordinated with your RC to meet required vacancy dates. Residents performing a self-move from one NHA site to another are still expected to move in one day. Failure to perform a self-move within the specified time will result in NHA scheduling the move for you, including charging residents for the move.

Below are the payment/reimbursement standards for the three types of self-moves:

- *Self-Move Fixed-Rate Payment Option: Residents may elect to receive a fixed-rate payment from the current Fixed Residential Moving Cost Schedule (available upon request) when they move their own possessions.*
- *Self-Move Actual Cost Move: When residents move themselves, they may elect to submit actual bills for labor and equipment. Labor rates and equipment costs must not exceed costs paid by a commercial mover (commercial move rates available upon request).*
- *Commercial Move: Residents may also arrange for their own commercial mover. Reimbursement will be based on the lower of two bids for commercial movers. This must be documented in advance of the move.*

Note: All commercial movers must carry personal general liability insurance to operate on NHA property. Insurance documentation must be provided in advance of the move.

9. How will residents get mail?

Residents can sign up for mail forwarding on the USPS website within minutes; the assigned Relocation Coordinator can assist. Residents who instead prefer to sign up with physical paperwork will need to bring their application to the post office. The Relocation Coordinator can help prepare the paperwork but cannot deliver it.

10. How will residents move their Wi-Fi over?

The exact process will vary depending on internet provider, but the Relocation Coordinators can provide support. Relocation Coordinators can assist with scheduling a removal and reinstallation. NHA will reimburse the fees for transferring your existing service once you provide an itemized bill from your provider. NHA will not cover past-due balances or monthly service charges.

11. What happens if I have not heard from the relocation coordinators?

Relocation Coordinators will begin individually working with the residents of 22 Seabeds Way in October 2026. Following the relocation of the 22 Seabeds Way residents and early move households, the Relocation Coordinators will then shift focus to residents of later buildings to be relocated.

12. Are there enough units to accommodate temporary relocation?

Yes. NHA guarantees that each resident will have a suitable, decent, safe, and sanitary comparable unit both for temporary relocation and upon return to Seabeds Way.

13. How can I receive assistance to move fragile, valuable, or special possessions?

During your meeting with the Relocation Coordinator, please discuss in detail the assistance that you need for your move to occur smoothly. The relocation coordinator will then work to define a solution.

14. If some of the items in my apartment are moved into storage during the temporary relocation period, will I be able to access them if necessary?

Sorry, no. If there are possessions you need to access during the your temporary relocation period, please bring them with you.

15. What steps will happen before I relocate?

Your Relocation Coordinator will visit your apartment to assess your packing needs, the furniture and possessions to be moved, and any items that will go into storage. They will also check whether there are any pest problems that need to be treated before your move, since moving companies will not enter apartments with pest problems, for everyone's safety.

16. If my temporary relocation unit is in a Capt. Robert Cook or High Rock Estates unit, how will I do my laundry?

NHA is looking at options such as a rented washer and dryer in your temporary unit or a laundry pickup and delivery service. What is available may depend on the unit.

17. How will I recharge my laundry card when 34/40 Seabeds Way is being renovated?

The recharge machine will be moved to another nearby location.

18. The new updated Relocation Plan I just received, what if I've thought of an additional change or improvement?

The Relocation Plan has been approved by the NHA Board of Commissioners and is now being put into practice. We still welcome your ideas for your individual relocation experience. Please share them with your Relocation Coordinator, and we will see what we can do.

19. If I'm trying to apply to another public housing development or for a Section 8 mobile voucher, can you help me with this?

Sorry, we do not have the resources to help with this.

20. I have a friend who is a landlord renting Section 8 eligible apartments. She has an extra apartment available. Would I have the option of staying with her for the relocation period and she could receive the rent I normally pay for my Seabeds apartment?

Sorry, that is not an option under the Relocation Plan.

21. What if I have a disability?

If you need a change to a policy or housing arrangement because of a disability (a "reasonable accommodation"), please fill out the reasonable accommodation form included in this package. Please also tell your Relocation Coordinator at your first meeting. NHA will provide reasonable accommodations as required by law during your temporary relocation and your return to Seabeds Way.

22. Can I have others with me in my meetings/calls with the relocation coordinators?

Yes. The Relocation Coordinators are there to assist you throughout your relocation and return to Seabeds Way. If you would like a trusted family member, friend, or other representative to join these conversations, please bring them and let your Relocation Coordinator know they will be joining. If you need translation assistance for these conversations, please contact your assigned Relocation Coordinator. You may also contact Cheryl Gosmon, Executive Director of the NHA, at cgosmon@needhamhousing.org or 781-444-3011 Ext. 212 to let her know your language translation needs.

C. Design FAQs

1. Will the project improve soundproofing for vertical noise penetration between first and second floor units?

Yes. NHA is aware of residents' experiences hearing their upstairs neighbors. In response to these concerns, the project involves removal of the existing drywall installing acoustical insulation and reinstallation of drywall with resilient channel furring. This is a far more effective method of vertical soundproofing, especially impact noise from steps.

2. Is insulation being added to walls?

No. No insulation will be added to walls. The project will improve soundproofing between units by adding an additional layer of drywall for acoustic purposes in the walls between units.

3. Will doors be replaced?

Individual apartment entry doors will be replaced with correctly fitted doors. Building entrances are not being replaced.

4. Will the renovated bedrooms feature ceiling lights?

First floor unit bedrooms will have ceiling lights, but second floor units will not. This is because first floor unit ceilings will be replaced during the installation of sound insulation to block vertical noise penetration, whereas the second-floor ceilings will remain unaffected.

5. Are stove exhausts being replaced?

Yes. New range hoods will be installed. Ducting will remain.

6. Will the faucets and toilets be low-flow?

Yes. Low-flow faucets and toilets will be installed to preserve water.

7. How will the project ensure that bathrooms are adequately heated?

The renovation includes replacement of the electric heater units in all bathrooms.

8. Will the common hallway closets and planters remain?

Yes. If you have plants in the common area planters, please consider taking them during relocation. Staff will do their best to maintain them, but they may suffer during building construction.

9. Have there been any significant change in the renovations that will be done?

Yes. Because of funding limits, some work has been deferred: the outdoor patios and pergolas, replacement of closet doors, and rebuilding of the balcony railings. NHA will look for opportunities to add this work back later in the project if funding allows.

10. Will the bathrooms be renovated with vanities?

Yes. All renovated bathrooms will have vanities, except in the three wheelchair-accessible units. In those units, the bathroom sinks must be mounted to the wall so a wheelchair can roll under them, as accessibility standards require.

11. Will there be solar photovoltaic panels added at the end of the Project?

Yes.

12. Is there going to be problems with parking during the construction period, or driving into and out from Seabeds Way onto Capt. Robert Cook Drive and Evergreen Street?

Our Construction Manager has prepared a plan to keep parking available for residents during construction. There may be brief delays from time to time, but residents should be able to drive into and out of Seabeds Way as usual.