



■ NEEDHAM HOUSING AUTHORITY

Preservation of Seabeds Way

Resident Relocation Meeting #3

Wednesday, October 7, 2026 · 5:00–6:00 pm · Captain Robert Cook Drive Community Room



Welcome, and thank you for coming



Please sign in

In the room: sign the sign-in sheet.

On Zoom: type your name, address and email in the chat.



Interpretation

Spanish and Russian interpretation is available in the room.

*Hay interpretación al español.
Доступен перевод на
русский язык.*



Not a notice to move

Tonight is an update. No one has to move without written notice.

What we will cover

01

Design update, then your questions

Ben Wilson, AIA, Principal, BH+A (project architect)

02

Project and financing update

Franny Xi Wu, Project Manager, Cambridge Housing Authority

03

Relocation: next steps, then your questions

Alexandra Zuluaga, Relocation Coordinator, Cambridge Housing Authority

The team working with you

NEEDHAM HOUSING AUTHORITY



**Cheryl
Gosmon**

Executive Director



Reg Foster

Chair, Board of
Commissioners

CHA · PLANNING



**Matthew
Martin**

Deputy Director
for Planning



Franny Xi Wu

Project Manager

CHA · RELOCATION



**Alexandra
Zuluaga**

Relocation
Coordinator



**Tishauna
Greenwood**

Relocation
Coordinator



**Jennifer
Resto**

Relocation
Coordinator

ARCHITECT



Ben Wilson

Principal, BH+A

Interpreters for Spanish and Russian are also with us tonight.

01

Design update



Ben Wilson, AIA

Principal, Bargmann Hendrie + Archetype (BH+A), project architect

What is new in every apartment and building



Kitchens

New kitchens, with new range hoods



Bathrooms

New vanities, heaters and low-flow fixtures



Heating

New energy-efficient heating and cooling



Electrical

Upgraded electrical and safety systems



Quieter homes

Sound insulation between floors and units



Flooring

New floors



Entry doors

New, properly fitted apartment doors



Exterior

Improvements to the outside of the buildings



Solar panels

Added to the roofs



Accessibility

Sidewalks, community room and three accessible units

Your new kitchen could look like this



Photos from other renovated apartments. Seabeds Way will get something similar, not exactly this.

Your new bathroom could look like this



A new vanity

Every bathroom gets a vanity, except the three wheelchair-accessible units, which have a wall-mounted sink like the one shown.



Low-flow faucet and toilet

New fixtures that save water.



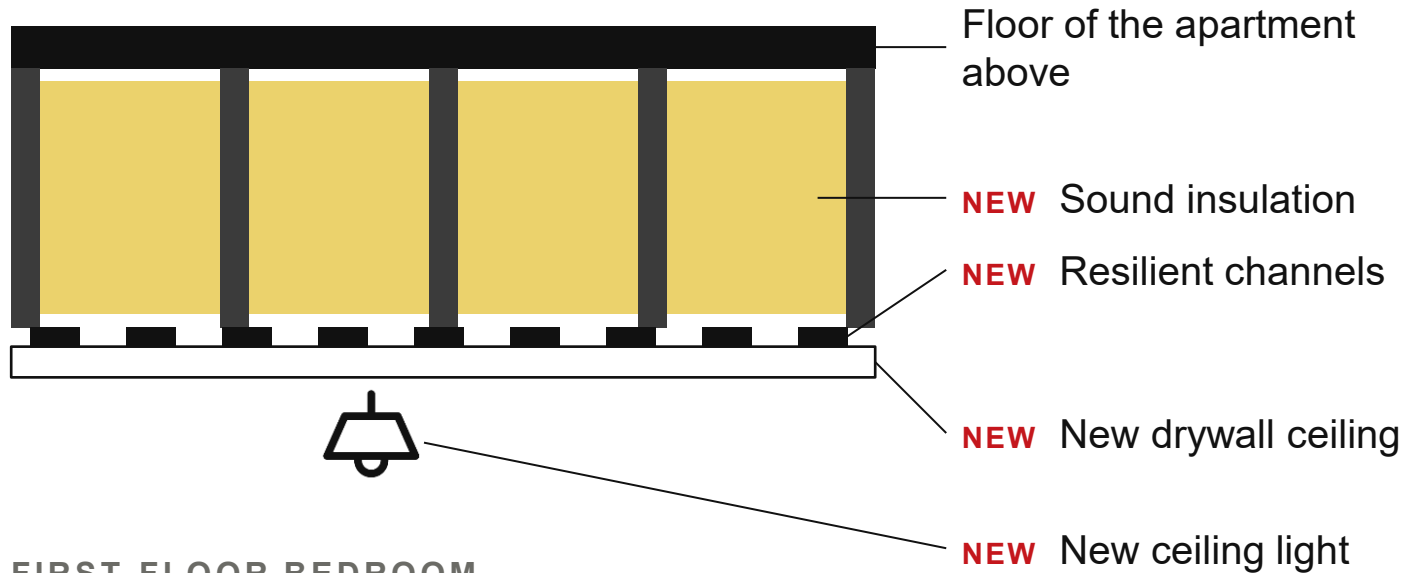
A new heater

New electric heaters keep bathrooms warm.

This photo is from another renovated apartment. Seabeds Way will get something similar, but not exactly this.

Less noise from upstairs

APARTMENT ABOVE



FIRST-FLOOR BEDROOM

Between floors

Ceilings come down, sound insulation goes in, and new ceilings hang on resilient channels. This cuts footstep noise.

Between apartments

An extra layer of drywall on shared walls. No insulation is added to outside walls.

Bedroom ceiling lights

First-floor bedrooms get ceiling lights, because those ceilings are replaced. Second-floor bedrooms do not.

Answers to your design questions

Do hallway closets and planters stay?

Yes. Please take your plants with you; they may not survive construction.

Does every bathroom get a vanity?

Yes, except the three wheelchair-accessible units, which need wall-mounted sinks.

Will I be able to park?

A construction plan keeps resident parking open. Expect brief delays at times.

Are building entrance doors replaced?

No. Apartment entry doors are replaced.

ON HOLD FOR NOW

Because of funding limits, outdoor patios and pergolas, closet doors and balcony railings are deferred. NHA will look to add this work back if funding allows.

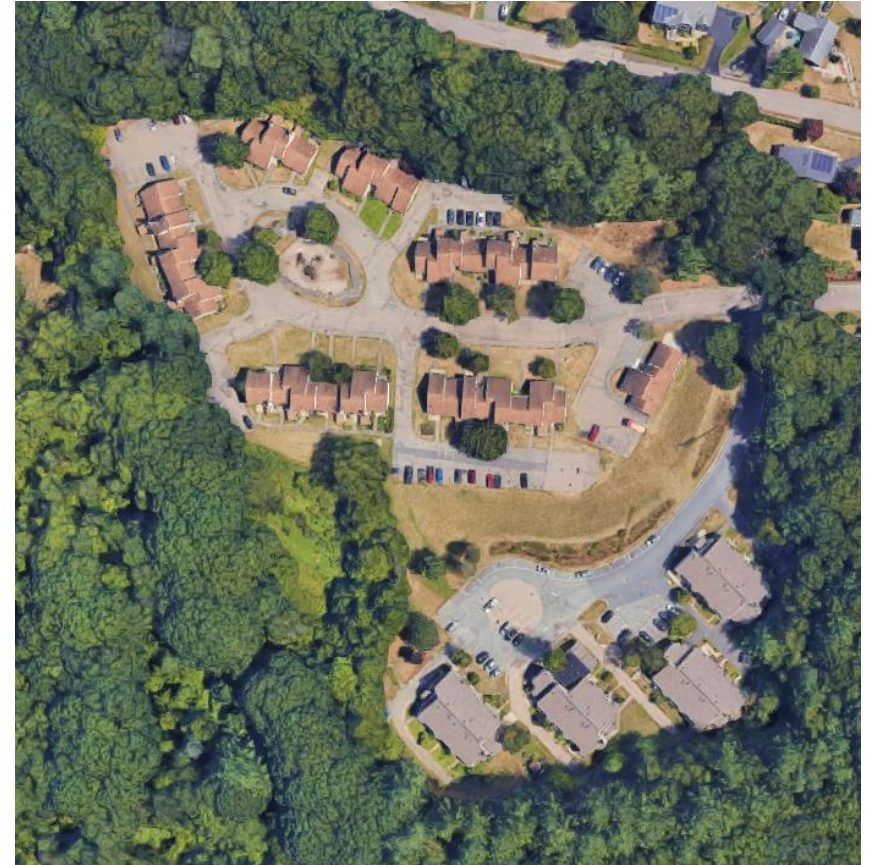
Questions about the design?



Ben Wilson, AIA

Principal, BH+A
Bargmann Hendrie + Archetype
Project architect

Ask about kitchens, bathrooms, noise, accessibility, parking, or anything else about the renovation.



02

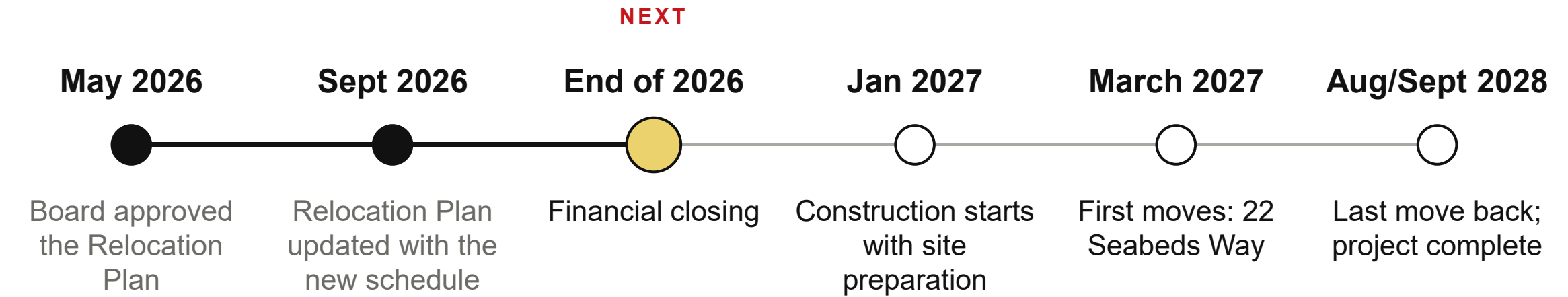
Project and financing update



Franny Xi Wu

Project Manager, Cambridge Housing Authority

Where the project stands



What is financial closing?

The day the lenders sign the agreements that pay for the renovation. Construction can start only after closing. It begins with about 10 weeks of site preparation, including an upgrade to the electric service.

The updated schedule

	JUNE MEETING	NOW
Building order	~~34/40 → 46 → 26 → 22~~	22 → 26 → 46 → 34/40
Financial closing	~~September 2026~~	End of 2026
First moves	~~February 2027~~	March 2027 (22 Seabeds Way)
Last move back	~~April 2028~~	August/September 2028

Starting with 22 Seabeds Way returns to the original plan.
All dates are estimates. If they change, NHA will tell you in writing.

03

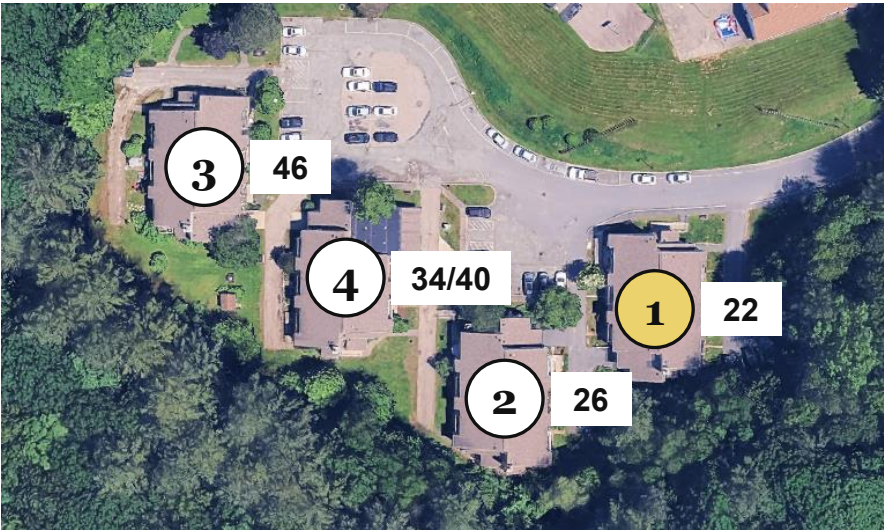
Relocation: what happens next



Alexandra Zuluaga

Relocation Coordinator, Cambridge Housing Authority

When each building moves



Numbers show the order of renovation.

	BUILDING	FIRST CONTACT	MOVE OUT	MOVE BACK
1	22 Seabeds	Oct 2026	Mar 2027	Jul/Aug 2027
2	26 Seabeds	Mar 2027	Jul/Aug 2027	Dec 2027
3	46 Seabeds	Jul 2027	Dec 2027	Apr 2028
4	34/40 Seabeds	Dec 2027	Apr 2028	Aug/Sep 2028

Each household is away about 4 to 5 months.
Dates are estimates. NHA will tell you in writing if they change.

You will always get written notice before you move

120

DAYS BEFORE

120-day notice

The earliest date you may have to move, and the apartments offered to you. You do not need to move yet.



30

DAYS BEFORE

30-day notice

The temporary apartment assigned to you. Your coordinator then confirms your moving date.



1

DAY TO MOVE

Moving day

NHA's professional movers move your belongings in a single day.

Notices come by certified mail or are delivered by hand.

Your relocation coordinator will reach out to you

1



You get a coordinator

Each household gets its own relocation coordinator, assigned to you privately.

2



They reach out to you

After this meeting, coordinators will contact each 22 Seabeds Way household.

3



Your planning begins

You and your coordinator start your one-on-one relocation planning.

26, 46 and 34/40 Seabeds Way: your coordinator will contact you about 4 months before your building moves.

What happens next for 22 Seabeds Way

- October 2026
- Your coordinator calls to set up a one-on-one meeting
- By Oct 30
- 120-day notice delivered
- November
- Lottery meeting (all households)
- By Nov 30
- **Deadline: accommodation requests and preferences**
- Nov – Feb
- Apartment inspection, and pest treatment if needed
- By end of Jan
- 30-day notice: your temporary apartment
- February 2027
- Confirm your moving date and packing help
- Early March
- Moving day
- July/Aug 2027
- Move back to a renovated apartment

Other buildings

Your coordinator contacts you about 4 months before your move:

26 — March 2027

46 — July 2027

34/40 — Dec 2027

Moving early?

Early moves may begin in December 2026. Fill out the Early Move Interest Form.

What you will plan with your coordinator

Where you'll stay

Captain Robert Cook Drive, High Rock Estates, Seabeds Way, or family or friends.

Disability needs

Fill out the reasonable accommodation form and tell your coordinator.

Your preferences

Where you would like to stay, and the apartment you would like to return to.

Packing and storage

What to pack, what to store, and care for fragile or valuable items.

Mail, phone, internet

Mail forwarding, and moving your phone, internet and cable.

Pets and transport

Plans for your pets and for getting around while you are away.

 Bring a family member, friend or advocate. Meet by phone, video or in person. Interpreters available.

The lottery is only used to break a tie

NHA DECIDES IN THIS ORDER

1 Construction schedule and cost

2 Reasonable accommodations

3 Your preferences



If two households want the same apartment, the lottery decides.

WHEN

November 2026, at an in-person meeting. You will be told the date ahead of time.

HOW

Every household gets a number. A computer puts the numbers in random order.

RESULTS

Posted in the Seabeds Way Community Room and mailed to you.

GOOD TO KNOW

It is rarely needed. Most households' preferences do not conflict.

Your move is paid for

Professional movers

NHA arranges and pays for your move out and your move back.

Packing help

Boxes, tape and bubble wrap provided. Ask for packing help at least one week ahead.

\$100 for each move

Paid to you before each move that NHA coordinates for you.

Phone and internet

Phone, internet and cable transfer fees are reimbursed with an itemized bill.

Rent stays affordable

If your rent or utilities go up because of the move, NHA pays the difference.

Storage, if approved

NHA arranges and pays. You cannot reach items in NHA storage until you return.



Moves are on weekdays, and never during the weeks of Thanksgiving, Christmas or New Year's Day.

Practical answers

How will I get my mail?

Sign up for USPS mail forwarding. Your coordinator can help.

Laundry while I am away?

At Captain Robert Cook or High Rock, NHA is looking at a rented washer and dryer or a pickup service.

What happens before I move?

Your coordinator visits to plan packing and check for pests. Movers cannot enter with pests.

What about Wi-Fi?

Your coordinator helps schedule the transfer. NHA reimburses the transfer fee.

Where do I recharge my laundry card?

When 34/40 is renovated, the machine moves to a nearby location.

Can I move myself?

Yes, with reimbursement. Review it with your coordinator first; you must move in one day.

Questions about relocation?

YOUR RELOCATION COORDINATORS



Alexandra Zuluaga



Tishauna Greenwood



Jennifer Resto



One of them will be privately assigned to you and will reach out to you directly.

QUESTIONS IN THE MEANTIME

Alexandra Zuluaga

Main relocation contact

(617) 405-5553

azuluaga@cambridge-housing.org

ACCOMMODATION REQUESTS

Cheryl Gosmon

NHA Executive Director

(781) 444-3011 ext. 212

cgosmon@needhamhousing.org

Documents you have received

JUNE 2026



General Information Notice

Explains the project, your rights, and the relocation help available to you.

OCTOBER 2026 · TONIGHT



Relocation Plan

The full rules for your move: your rights, the help NHA provides, and the schedule.



Relocation FAQs

Plain answers to the questions residents ask most often.



Early Move Interest Form

Fill out if you would like to move before your building's scheduled date.



Reasonable Accommodation Application

For disability-related needs during your move and your return.

Need another copy, or a copy in another language? Ask your coordinator or call NHA at (781) 444-3011.

We are here to help

MAIN RELOCATION CONTACT



Alexandra Zuluaga

Relocation Coordinator, CHA

(617) 405-5553

azuluaga@cambridge-housing.org



Your own coordinator will reach out to you

Please work with the coordinator assigned to you.

OTHER CONTACTS

Cheryl Gosmon

NHA Executive Director

(781) 444-3011 ext. 212

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Reg Foster

Chair, NHA Board of Commissioners

(339) 222-6187

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Project Manager, CHA

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Need another language? Call the NHA office at (781) 444-3011.

