

Townhomes at Carver Park

Relocation Summary

At the onset of the RAD Conversion project, there were 108 residents living at Carver Park who would be required to temporarily relocate in order to renovate the units. The components involved in coordinating the relocation were three types of units, (Public Housing, Tax Credit, and Market Rate), bedroom sizes (2-5) and Accessibility.

Thirteen (13) units¹ were identified as Temporary Units for the relocation. These units were “turned”, or prepared for tenancy, without any significant repairs or renovations.

Midway through the project, it became apparent that additional Temporary Units were required to continue on schedule, so four (4) renovated units were identified and used as temporary units

The relocation took just over a year to complete. The first temporary move-out was 8/15/22 and the final temporary return move was 9/11/23.

The resident moves were divided into the following:

- One-time Move – Residents who were either “right-sized” into a renovated unit that had the correct number of bedrooms required for their household, or were moved into a renovated Market Rate unit because they were over-income for a Project Based Voucher or a Tax Credit unit.
- Two-time Moves – These were the majority of residents who were relocated into a temporary unit and relocated back to their original units or, voluntarily, to a different renovated unit.
- Three-time Moves – There was one resident who was identified as over-income after the temporary move. Because her temporary unit was a Market Rate, she was allowed to remain there, but she still had to temporarily relocate once the renovation schedule reached that building.
- Over-income Residents – Public Housing residents who moved to other HACM properties, or residents in Tax Credit units that were unable to be accommodated in the development and who had their tenancies terminated in order for the project to remain in compliance.
- Eviction/Non-renewals – Residents who were non-lease compliant, either by not paying rent (or other violation) or by not complying with recertification requirements.
- Move Unrelated – Residents who moved for reasons unrelated to the conversion project.

1 x Move	2 x Move	3 x Move	Over-Income	Eviction	Unrelated	Total
20	61	1	11	6	9	108

In total, 82 of the original 108 residents (76%) returned to the project. Those unable to return because of income ineligibility was 10% (11).

¹ The 14th vacant unit was used for an emergency relocation due to criminal vandalism.

The breakdown by unit types is below:

RAD	1 Move	2 Moves	3 Move	Other HACM Housing	Eviction	Unrelated	Total
	14	29	1	3	1	1	49

TC	1 Move	2 Moves	3 Move	Over-Income	Eviction	Unrelated	Total
	6	19	0	8	5	6	44

MKT	1 Move	2 Moves	3 Move	Over-Income	Eviction	Unrelated	Total
	0	13	0	N/A	0	2	15