



Fred Wessels Homes &
Edgar C. Blackshear Homes

Relocation Plan

INTRODUCTION

This Housing Authority of Savannah (HAS) Relocation Plan (Plan) covers the relocation of resident households currently residing in Fred Wessels Homes (Wessels) and Edgar C. Blackshear Homes (Blackshear) that will be relocated as a result of the RAD conversion impacting the two neighborhoods (the Project). At financial closing, these properties will be transferred from HAS to Wessels/Blackshear Redevelopment, L.P. (the Owner). The plan covers the temporary relocation while minimizing inconvenience to the families and ensuring that any affected resident can be housed in a comparable unit.

The plan envisions relocation taking place in six phases at both Wessels and Blackshear with the estimated relocation process to occur over a twelve (12) month period; relocation is scheduled to begin in October 2015 and end in September 2016. The relocation will affect approximately sixty-seven (67) buildings totaling 280 units. Approximately forty (40) to fifty (50) households will be affected per phase in Wessels and nine (9) to fourteen (14) households in Blackshear. In accordance with the requirements of the Rental Assistance Demonstration (RAD) program, no current tenants will be permanently, involuntarily displaced. Furthermore, resident relocations for the project will not occur until after the financial closing of the RAD transaction.

PROJECT OVERVIEW

The proposed Project consists of 280 units including: forty-seven (47) one-bedroom, 119 two-bedroom, 105 three-bedroom, nine (9) four-bedroom units spread across sixty-one (61) buildings and two different communities which are Edgar C. Blackshear Homes and Fred Wessels Homes. The building types are duplexes and multifamily walk-ups. Currently there are two leasing offices and one community center that serve the two sites. The apartments are designated for families and are currently subsidized through an Annual Contributions Contract (ACC). However, the subsidies for both properties are being converted to Project-Based Rental Assistance (PBRA), through a Project Based Section 8 Housing Assistance Payment contract (“CHAP”) under the U.S. Department of Housing and Community Development’s (HUD) Rental Assistance Demonstration (RAD). Upon completion of the rehabilitation, all 280 units will serve qualified residents.

The Developer proposes a substantial rehabilitation of the existing residential structures. The approximate \$22 million construction budget will provide for unit interior and exterior upgrades at both properties. At the Blackshear site, these improvements include new cabinetry, kitchen appliances, light fixtures, along with upgrades to plumbing fixtures and architectural unit interior. Exterior improvements will include replacing shingled roofs with energy star rated architectural shingle roofs and installation of vinyl shutters on unit windows along with other improvements. Currently, one community building located on the Blackshear site serves both properties. Both interior and exterior repairs will include repairing the existing roof; replacing the suspended tiles and light fixtures; and construction of a 150-square foot computer lab.

Wessels interior improvements will include replacing kitchen cabinets, countertops, and sinks as well as the installation of new kitchen appliances. Bathroom, electrical, and plumbing fixtures will also be upgraded. Exterior upgrades to the property include the replacement of the current

roofs with energy star rated architectural shingle roofs with ridge vents. Additionally, all unit entry stairs will be replaced with new steel stringers and risers with pre-cast concrete treads.

Blackshear and Wessels, located at 939 Wheaton Street and 200 East Broad Street, respectively, have historically experienced a five percent (5%) vacancy rate. The area is generally comprised of both commercial and moderate density multifamily residential uses along with a substantial number of single family homes. The Project complies with all General Plan guidelines and zoning requirements of the City of Savannah and is compatible with adjacent land uses. There is no foreseen negative impact on the surrounding neighborhood. Prospective funding sources include a new Section 221(d) (4) HUD-insured first mortgage combined with 4% low income housing tax credits (“LIHTCs”), tax exempt bonds and HAS financing.

It is expected that the majority of residents will experience only a temporary, on-site relocation. Due to the nature of the improvements to be made, each building will be vacated in its entirety during the renovations. Some residents will be temporarily relocated to another vacant public housing unit in order to vacate the buildings as needed for the General Contractor during the renovation. Aside from these initial temporary relocations, all other residents will be moved permanently one time from their existing units to a rehabilitated unit, as more fully described in the Phasing Plan section below. This Relocation Plan outlines all of the measures that will be taken to manage the logistics and costs of the relocation process in such a way as to minimize the disruption to the residents.

Re-Occupancy Policies and Tenant Payments

This Plan sets forth policies and procedures, which will be necessary to conform to applicable statutes, regulations and guidance, including the RAD Notice (PIH Notice 2012-32), the RAD Relocation Notice (H 2014-09 PIH 2014-17), the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“URA”) (46 U.S.C. § 4601 et seq.), including its implementing regulations (49 C.F.R. Part 24) and guidance found in HUD Handbook 1378; and the applicable Georgia Department of Community Affairs (DCA) requirements governing relocation assistance for residential displacements.

Pursuant to Public Law 105-117, aliens, not lawfully present in the United States, are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States. No relocation activities will take place prior to the required review and approval of this Plan.

It is the goal of the Owner to minimize permanent displacement as it pursues this project in all occupied housing units. It is our intention to move the majority of resident families only once, into a newly completed unit. However, some residents may need to be temporarily housed on site in decent, safe and sanitary units with kitchen facilities. All moving and out-of-pocket costs of these tenants associated with the move will be the responsibility of the Owner. All residents

will have a right to return to an assisted unit at the development once rehabilitation or construction is completed; no current residents will be permanently, involuntarily displaced.

For current residents who choose to accept a unit at the revitalized Project site, this means:

1. Unless one of the exceptions below applies, all returning residents will receive a unit that meets the unit size and rent requirements of the RAD program. For most tenants, this means that they will return to a unit of a similar size and type as their prior unit.
2. Tenants who were over-housed or under-housed at the prior project will generally be required to accept a unit at the Project site that meets the size and occupancy standards of the RAD program. However, if there are not appropriately-sized units for the families to move to, such over-housed or under-housed tenants may remain in a unit that is similar in size to their pre-conversion unit since RAD does not permit permanent involuntary displacement of any existing tenant.
3. Tenants who request a reasonable accommodation will be accommodated in accordance with the Project's reasonable accommodation policy and all applicable state, federal and local requirements.

For current residents who choose not to accept a unit at the revitalized Project site, this means:

1. Current residents may voluntarily accept HAS or Owner's offer to permanently relocate to another assisted unit not at the Project site when such units are available, at HAS's sole discretion. Priority for such permanent relocation assistance will be given to current residents who are over-income for the project's Low Income Housing Tax Credit (LIHTC) financing and residents who will be over-housed or under-housed without appropriately-sized units as described above. It is estimated that two current tenants are over-income for the rehabilitated Project, and so HAS and the Owner do not expect that many offers of this nature will be made. Other current residents may receive such permanent relocation assistance at HAS discretion. No current residents will be permanently, involuntarily relocated; all tenant relocations described in this paragraph must be voluntary for tenants. Furthermore, tenants who accept HAS or Owner's offer described in this paragraph will be eligible for all permanent relocation assistance and payments under URA and will be informed that acceptance of URA relocation assistance to permanently, voluntarily relocate will terminate the resident's right to return to the completed RAD project. Such tenants will receive a permanent relocation notice, a form of which is attached at Appendix A.
2. If a current resident elects to receive temporary relocation assistance and the temporary relocation exceeds one year, the resident becomes eligible for all permanent relocation assistance and payments under URA. In such event, the resident shall have the opportunity to choose to remain temporarily relocated for an agreed-to period (based on new information about when they can return to the completed RAD unit), or choose to permanently relocate with URA assistance. HAS and the project owner may not propose or request that a displaced person waive

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- rights or entitlements to relocation assistance under the URA. If the resident elects to permanently relocate with URA assistance, the resident will be informed the person's acceptance of URA relocation assistance to permanently relocate will terminate the resident's right to return to the completed RAD project. Such tenants will receive a permanent relocation notice under the RAD program. Conversely, unless and until the resident elects to be permanently relocated, the resident may remain temporarily relocated with a right to return to the completed project.
3. After a temporary relocation, some residents may decline to move back to the revitalized site. Such residents will not be eligible for permanent relocation assistance if they are offered a revitalized unit at the Project but voluntarily decline to accept a revitalized unit. HAS and the project owner may not propose or request that any tenants waive rights or entitlements to relocation assistance under the URA.

After the project's financial closing, each tenant will receive a RAD Notice of Relocation for temporary relocations, a form of which is provided in Appendix G to this Relocation Plan, and they will be assisted in their move in accordance with Handbook 1378 and in accordance with URA requirements and RAD requirements and this Relocation Plan.

Notice Requirements and Advisory Services

As a project receiving LIHTCs from DCA in addition to RAD funding from HUD, the Project is subject to DCA's requirements regarding relocation in addition to HUD's RAD requirements for relocation. Both DCA and HUD require the use of specific forms to accomplish these tenant notifications. Accordingly, HAS and the Owner may send out separate notices to comply with each of these DCA and HUD requirements, even when there is some overlap between these notices, all as further described below.

All Households that will be affected as a result of the RAD Project will be eligible for relocation and each Head of Household as identified on the Lease will be informed in writing. HAS's Director of Public Housing along with HAS staff will work with the Owner to oversee all components of the relocation process and will ensure that advisory services intended to help residents prepare for their moves, along with regular communication, are provided to the residents. To ensure that the residents are well informed of the work that will be done at the property and their rights related to relocation assistance, a series of meetings will be held, notices sent to all impacted residents, and information will be displayed on the HAS website prior to the start of renovations and throughout the process.

The planning and conceptual development of the Project has involved numerous neighborhood residents along with other community stakeholders. To date, HAS has hosted several public meetings and developed an online Architectural Design Survey in efforts to gather input from neighborhood residents, stakeholders, and the community at large. General Information Notices (GINs) were mailed to all residents of the targeted communities on April 17, 2015. The GINs informed all residents of the upcoming RAD conversion and resulting rehabilitation, as well as their rights during the relocation process. The notices further advised households not to move

out at this time. A sample of the GIN letters distributed to the residents and the flyers informing residents of community meetings is presented in Appendix B.

Shortly after the GINs were distributed, a series of resident meetings were held to provide the residents an overview of the scope of work, as well as the procedures for relocating residents. Residents were allowed the opportunity to ask questions or to set up individual meetings with the Director of Public Housing to discuss any special needs or requirements. Multiple meetings will continue to be held to further inform residents of the status of the rehabilitation and to accommodate the schedules of the residents.

In accordance with the requirements of DCA for LIHTC projects, all residents will receive a Notice of Non-Displacement in the form required by DCA, which will serve as a ninety (90) day notice for households that will not be displaced. This notice will provide additional information regarding the next steps in the relocation process. A form of this notice is attached at Appendix C. In accordance with the requirements of HUD's RAD Relocation Notice, all residents will also receive a RAD Notice of Relocation for residents who are temporarily relocating no earlier than financial closing. A form of this notice is attached at Appendix D.

A thirty (30) day Notice will be utilized to inform households of the earliest date by which they must vacate the unit. This notice will identify the unit to which the resident will move and will establish a date and time that the moving contractor will visit their unit to conduct a pre-moving assessment. A Final Move Notice will be sent to residents approximately fifteen (15) days in advance of the move. This notice will outline the specific date, time and location that the move will take place.

It is not anticipated that any relocations will exceed one year. However, in the event that a temporary relocation does exceed one year, that household will qualify as "displaced" under the URA and so will be provided with a Notice of Eligibility for Relocation Assistance that will also serve as a ninety (90) Day Notice. This household will also receive a RAD Notice of Eligibility for URA Relocation Assistance. Three comparable replacement units will be identified in the notice and the displaced household will be given sufficient opportunity to select and lease a unit that meets the requirements of the URA. Displaced households will also receive a thirty (30) Day Notice confirming the date by which they must vacate the unit.

All Ninety (90) Day notices and RAD Relocation Notices and RAD Notices of Eligibility for URA Relocation Assistance will be hand delivered and signed for and/or sent by first class mail.

Notices shall indicate the telephone number, (including the TDD number, 1-800-545-1833 x-313), of HAS staff who may be contacted to answer questions or provide additional information. Residents who are unable to read and/or understand any notices will be provided with appropriate communication and counseling. A copy of all correspondence, along with the date and method it was delivered, will be included in a tenant relocation file, which will be created for each household living at the property at the time that GINs are distributed. **Detailed records will be kept for all activities.**

HAS will continue to enforce the terms of tenant leases during the RAD conversion process. Accordingly, tenants in violation of their leases may be subject to eviction in accordance with the terms of their leases. At HAS's discretion, a resident with housekeeping standards violations will not be transferred until the resident passes a follow-up housekeeping inspection. Residents against whom the Housing Authority of Savannah has initiated lease termination and/or dispossession action prior to the beginning of relocation shall not be entitled to receive relocation benefits. If such a household is residing in an apartment at start of rehabilitation, the household will be transferred to another HAS unit until the lease termination and/or dispossession action reaches final conclusion. Said transfer will not affect in any way the right of HAS to proceed with the pending lease termination or dispossession action.

Resident Assessments

The Housing Authority of Savannah (HAS) has completed for each existing household a Georgia DCA Tenant House Hold Data form and the Relocation/Displacement Project Spreadsheet. These forms provide the general household information along with data necessary to determine whether the household will qualify under the new income guidelines. This information will also be used to determine which households are eligible for relocation assistance under the URA. A sample of the Tenant Household Data Form is included in Appendix E. In accordance with the requirements of the RAD program, no current tenants will be permanently, involuntarily displaced.

The assessments revealed that two households will be over-income after the RAD conversion of the properties. These residents

Prior to each move, the HAS Public Housing Department staff will conduct individual interviews with each household to obtain information necessary for the implementation of the Plan. Additionally, HAS staff will facilitate completion of the paperwork necessary for qualifying the resident to move to a renovated unit, including all paperwork required as part of the normal leasing process.

Phasing

Generally

It is not anticipated that any relocations will exceed one year. Additionally, in accordance with the requirements of the RAD program, no current tenants will be permanently, involuntarily displaced. Furthermore, resident relocations for the project will not occur until after the financial closing of the RAD transaction. HAS will not initiate any administrative resident transfers for purposes of the project until after the date of closing of the RAD transaction. However, HAS may still process transfers that are unrelated to the RAD project, such as in response to emergencies or requests for reasonable accommodation, in accordance with HAS' Admissions and Continued Occupancy (ACOP) policy. HAS will also continue to enforce the requirements of its tenant leases.

Fred Wessels Homes

To reduce the need for temporary off-site relocation, the Relocation Plan, has been designed to allow for the majority of residents to move within the property as buildings are renovated. There are twenty-six (26) Multi-Family Walk-Up buildings on the Wessels site—totaling 206 units—slated for rehabilitation. Appendix F includes the Phasing Site-Plan and the Construction Schedule for the twenty-six (26) buildings to be renovated. The table below summarizes the relocation phasing strategy for Wessels.

Summary of Relocation Phasing Plan (Wessels)		
Phase	# of Buildings/Units and Timeframe	Relocation
Phase I (Red)	5 buildings; 40 units (11 weeks)	Vacate buildings by temporarily moving residents to off-site vacant public housing units. Rehabilitate units in Phase I. Residents will move back within twelve months to renovated units in subsequent Phases.
Phase II (Blue)	5 buildings; 40 units (11 weeks)	Vacate buildings by moving residents to rehabilitated units in Phase I or other vacant public housing units. Rehabilitate units in Phase II.
Phase III (Green)	5 buildings; 40 units (11 weeks)	Vacate buildings by moving residents to rehabilitated units in Phase II or other vacant public housing units. Rehabilitate units in Phase III.
Phase IV (Yellow)	6 buildings; 46 units (11 weeks)	Vacate buildings by moving residents to rehabilitated units in Phase III or other vacant public housing units. Rehabilitate units in Phase IV.
Phase V (Orange)	4 buildings; 32 units (11 weeks)	Vacate buildings by moving residents to rehabilitated units in Phase IV or other vacant public housing units. Rehabilitate units in Phase V.

Phase VI (Brown)	1 buildings; 8 units (7 weeks)	Vacate buildings by moving residents to rehabilitated units in Phases V and VI or other vacant public housing units. Rehabilitate units in Phase VI.
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It is anticipated that the entire rehabilitation of Wessels will last approximately twelve months. HAS does not anticipate that any resident will be relocated for more than a year. While it is not expected, if the temporary displacement of a resident exceeds one year, HAS will follow all applicable URA guidelines for permanent displacement if the resident elects not to return to the Project as described above. If a resident’s temporary relocation exceeds one year and does not wish to return to the rehabilitated Project, HAS will identify at least three available comparable, decent, safe and sanitary units, which are comparable in size, and contain the required number of bedrooms for the displaced households. HAS staff will maintain contact with the households during this time to help minimize disruption.

Edgar C. Blackshear Homes

There are forty-one (41) duplexes—totaling 74 units—on the Blackshear site targeted for rehabilitation. The relocation phasing plan for Blackshear is designed to limit the number of households who will be relocated off-site. This will be accomplished by limiting the number of residents to be moved off-site; thus the majority of residents will be relocated within the property.

The Phasing site-plan for Blackshear, included in Appendix G, outlines the order in which the forty-one (41) buildings will be renovated and residents relocated. Appendix D includes the Phasing Site-Plan and the Construction Schedule for the forty-one (41) buildings to be renovated. The table below summarizes the relocation phasing strategy for Blackshear.

Summary of Relocation Phasing Plan (Blackshear)		
Phase	# of buildings, units and construction timeframe	Relocation Strategy
Phase I (Brown)	7 buildings; 14 units; (9 weeks)	Vacate buildings by temporarily moving residents to off-site vacant public housing units. Rehabilitate units in Phase I. Residents will move back within twelve months to renovated units of Phase III.

Phase II (Blue)	7 buildings; 14 units (9 weeks)	Vacate buildings by moving residents into rehabilitated units of Phase I. Rehabilitate units in Phase II.
Phase III (Pink)	7 buildings; 13 units (9 weeks)	Vacate buildings by moving residents to rehabilitated units in Phase II. Rehabilitate units in Phase III. Move all residents relocated off-site in Phase I back to rehabilitated units of Phase III.
Phase IV (Purple)	7 buildings; 12 units (9 weeks)	Vacate buildings by moving residents to off-site vacant public housing units. Rehabilitate units in Phase IV. Residents will move back within twelve months to rehabilitated units of Phase VI.
Phase V (Red)	7 buildings; 12 units (9 weeks)	Vacate buildings by moving residents to rehabilitated units in Phase IV. Rehabilitate units in Phase V.
Phase VI (Green)	5 buildings; 9 units (7 weeks)	Vacate buildings by moving residents to rehabilitated units in Phases V. Rehabilitate units in Phase VI. Move all residents relocated off-site in Phase IV back into rehabilitated units of Phase VI.

It is anticipated that the entire rehabilitation of Blackshear will last approximately twelve months. HAS does not anticipate that any resident will be relocated for more than a year. While it is not expected, if the temporary displacement of a resident exceeds one year, HAS will follow all applicable URA guidelines for permanent displacement if the resident elects not to return to the Project as described above. If a resident’s temporary relocation exceeds one year and does not wish to return to the rehabilitated Project, HAS will identify at least three available comparable, decent, safe and sanitary units, which are comparable in size, and contain the required number of bedrooms for the displaced households. HAS staff will maintain contact with the households during this time to help minimize disruption.

Summary of Moving Costs

The Owner will secure the necessary financing to ensure the successful completion of the Project. Benefits will be provided in accordance with RAD Relocation guidelines, URA guidelines, and all other applicable regulations. Benefits (to the extent required) will be paid upon submission of required claim forms and documentation in accordance with approved procedures and provide suitable benefits for any eligible household as required by the above laws and requirements. Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displaced households, as applicable. In the course of personal interviews and follow-up visits, each displaced household will be counseled as to available options and the consequences of any choice with respect to financial assistance.

American Moving and Storage, a professional licensed and bonded moving contractor, will be hired to move all of the residents' belongings and furniture at no cost to the residents. The moving contractor will move all of the residents' furniture from their previous unit to their new unit. HAS or the Owner will arrange for individual unit assessments with the moving contractor prior to the moves for each phase to facilitate efficient moves on moving day. Residents are responsible for packing their own belongings. In certain circumstances, where assistance is needed, arrangements will be made for the moving contractor to assist with packing and unpacking. HAS will provide residents with proper packing material at no cost to the residents. A reasonable accommodation will be provided, upon request, to assist residents with disabilities in the preparation and packing process. The rates for the selected moving contractor are incorporated into the relocation cost estimate table referenced above.

Relocation Benefits

It is expected that the majority of residents will experience only a temporary, on-site relocation. However, as explained in greater detail above, a small number of households will be temporarily relocated off-site. The Owner and HAS will assist all residents who are required to move temporarily. Due to the small number of households to be relocated off-site, it is anticipated that all residents will relocate to vacant public housing units. However, if the number and type of units are inadequate to house the impacted residents, HAS is committed to assuring that all impacted residents will be moved to a decent, safe, sanitary and temporary unit including issuing Housing Choice Vouchers.

All residents temporarily relocated will have the right to return to their original community and will be reimbursed for all reasonable out of pocket expenses incurred in connection with a temporary move. Such costs include moving expenses and increased housing costs. Impacted residents will be provided payments for all transfer costs associated with water, sewer, gas, telephone LAN lines, internet, cable, electricity, postal keys, and any related costs.

If an individual or family is temporarily relocated from a public housing unit to a non-public housing unit and if there is an increased rental and/or utility cost for the unit, residents will be entitled to reimbursement for the additional out-of-pocket costs for the period of time they occupy the temporary unit. All reasonable increases in utility costs will be covered by HAS or the

Owner, even if the allowance is lower than the actual costs to the resident. The temporary unit will be decent, safe, and sanitary.

While no permanent relocation is anticipated as a result of the rehabilitation, in the event that residents are permanently, voluntarily relocated, HAS and the Owner will comply with all applicable requirements of the URA and RAD, including any applicable guidance issued by HUD or DCA.

Relocation Cost Estimates and Budget

The anticipated relocation cost estimates and relocation budget, including implementation services and oversight, is presented below in Tables 1 and 2. A detailed breakdown of the relocation cost estimates, including moving costs and cost of utility transfer fees can be found in Appendix H.

Table 1

Blackshear and Wessels Relocation Cost Estimates	
Fred Wessels	\$ 252,010
<i>One-way moves (152 units)</i>	\$ 166,175
<i>Two-way moves (54 units)</i>	\$ 85,835
Blackshear	\$ 109,500
<i>One-way moves (48 units)</i>	\$ 52,490
<i>Two-way moves Phase-I (14 units)</i>	\$ 30,940
<i>Two-way moves Phase-IV (12 units)</i>	\$ 26,070
Total Relocation Cost	\$ 361,510

Table 2

Blackshear and Wessels Relocation Budget	
Administrative Costs	\$ 18,076
Contingency	\$ 18,076
Total Relocation Cost	\$ 361,510
Relocation Allocation	\$397,662

Appeal Process and Grievance Procedure

The appeals policy will follow the standards described in 49 CFR 24.10 of the implementing regulations. Briefly stated, the displaced tenants will have the right to ask for review when there is a complaint regarding any of their rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable

replacement housing referral. At a minimum, the resident will have sixty (60) days to file an appeal with HAS after receiving written notification of a claim or ineligibility determination.

All residents who have received a notice of relocation policies, benefits and requirements and are required to temporarily or permanently relocate shall have the same grievance rights as all other residents regarding HAS action with respect to the relocation. The HAS Grievance Procedure shall govern all grievances filed.

Appendices

Appendix A: URA Notice of Eligibility for Permanent Voluntary Displacement Under RAD

Appendix B: Resident Meeting Flyers and Sample General Information Notices (GINs)

Appendix C: Sample Notice of Non-Displacement

Appendix D: Sample RAD Notice of Relocation

Appendix E: Sample Tenant Household Data Form

Appendix F: Fred Wessels Homes Relocation Phasing Site-Plan and Construction Schedule

Appendix G: Edgar C. Blackshear Homes Relocation Phasing Site-Plan and Construction Schedule

Appendix H: Estimates and Budget Tables

Appendix A:

URA Notice of Eligibility for Permanent Voluntary Displacement Under RAD

**For RAD Tenants Who May Voluntarily Waive Their Right to Return to Accommodate Project
Plans Under Section 5 of PIH Notice 2014-17**



Earline Wesley Davis
Executive Director

URA Notice of Eligibility for Permanent Voluntary Displacement Under RAD

For RAD Tenants Who May Voluntarily Waive Their Right to Return to Accommodate Project Plans Under Section 5 of PIH Notice 2014-17

Housing Authority of Savannah

[date]

Dear [Resident Name],

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On [date], the Housing Authority of Savannah (HAS) notified you of proposed plans to rehabilitate the property you currently occupy at [address]. On [date], HUD issued the RAD Conversion Commitment (RCC) and committed federal financial assistance to the project.

As you have been informed, under the RAD program, all residents that may need to be temporarily relocated to facilitate rehabilitation or construction have a right to return to an assisted unit at the project once rehabilitation or construction is completed. The HAS is not permitted to pressure you into waiving this right to return to the rehabilitated project.

In order for HAS to complete the project, you will need to be relocated for [anticipated duration of relocation—should be less than a year if you're using this form]. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions, and you will be eligible for temporary relocation assistance and payments. Alternatively, you may voluntarily choose to waive your RAD right to return to the rehabilitated property to accommodate the project as permitted under PIH Notice 2014-17, Section 5.

Accordingly, you have the choice to either:

- Receive temporary relocation assistance and return to a unit in the RAD project once it is complete; or
- Receive permanent relocation assistance and payments consistent with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) instead of returning to the completed RAD project. By accepting this permanent relocation assistance you are voluntarily waiving your RAD right to return to the rehabilitated property. [Tenant must be required to sign a separate waiver of right to return to the RAD project]

You must inform us of your choice within 30 days. However, you do not need to move now.

1. If you choose to receive **temporary relocation assistance**, this assistance will include:

Payment for Moving Expenses. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary move. [List here the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of the RAD Relocation Notice.]

The location of your temporary replacement unit is [address]. This temporary housing has been determined to be decent, safe and sanitary.

[List here the appropriate relocation advisory services and any other services and assistance provided.]

If you choose temporary relocation assistance, you will not be required to move sooner than **30 days** after you receive notice that a temporary unit is available for you.

1. If you elect to receive **permanent relocation assistance**, this assistance will include:

Relocation Advisory Services. You are entitled to receive current and continuing information on available comparable replacement units and other assistance to help you find another home and prepare to move.

Payment for Moving Expenses. *[List here the form of payment for moving expenses selected in accordance with Appendix 1, Section 5 of the RAD Relocation Notice.]*

Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement unit, (2) the monthly rent and cost of utility services for your present unit, and (3) 30% of your average monthly gross household income. This payment is calculated on the difference between the old and new housing costs for a one-month period and multiplied by 42.

[List here any permanent relocation assistance offered, such as a Housing Choice Voucher.]

Listed below are three comparable replacement units that you may wish to consider for your “permanent” replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement units.

Address Rent & Utility Costs Contact Info

1. _____
2. _____
3. _____

We believe that the unit located at [address] is most representative of your original unit in the converting RAD project. The monthly rent and the estimated average monthly cost of utilities for this unit is [*\$ amount*] and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this unit is not comparable to your original unit. We can explain our basis for selecting this unit as most representative of your original unit and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately [*\$(42 x monthly amount)*], if you rent the unit identified above as the most comparable to your current home or rent another unit of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable unit, your replacement housing payment will be based on the actual cost of that unit. All replacement housing payments must be paid in installments. Your payment will be paid in [#] installments.

You may choose to purchase (rather than rent) a decent, safe and sanitary replacement home. If you do, you would be eligible for a down-payment assistance payment which is equal to your maximum replacement housing payment. [*\$amount.*] Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

If you choose permanent relocation assistance, you will not be required to move sooner than **90 days** after you receive written notice that at least one comparable replacement unit is available to you in accordance with 49 CFR 24.204(a). If you choose this option, you will be treated as a “displaced person” under the URA, and you may become eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [*Name, Title, Address, Phone, Email Address*] before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Earline Wesley Davis
Executive Director

Enclosure/s



Appendix B:
Resident Meeting Flyers and Sample General Information Notice (GIN)



RESIDENT MEETING NOTICE

HUD Rental Assistance Demonstration

The Housing Authority of Savannah will soon be applying for HUD's Rental Assistance Demonstration (RAD). HAS will host three meetings to provide information about HUD's RAD Program and the HAS's planned application.

All residents are encouraged to attend to receive important information that may affect your neighborhood.

**Wednesday, October 10, 2012
10:00 AM**

**Department of Family & Children Services
761 Wheaton Street**

**11:30 AM
Horace Stillwell Towers
5100 Waters Avenue**

**3:00 PM
Department of Family & Children Services
761 Wheaton Street**

Please contact HAS at (912) 235-5800 ext. 116 for additional information.



FRED WESSELS HOMES RESIDENT MEETING

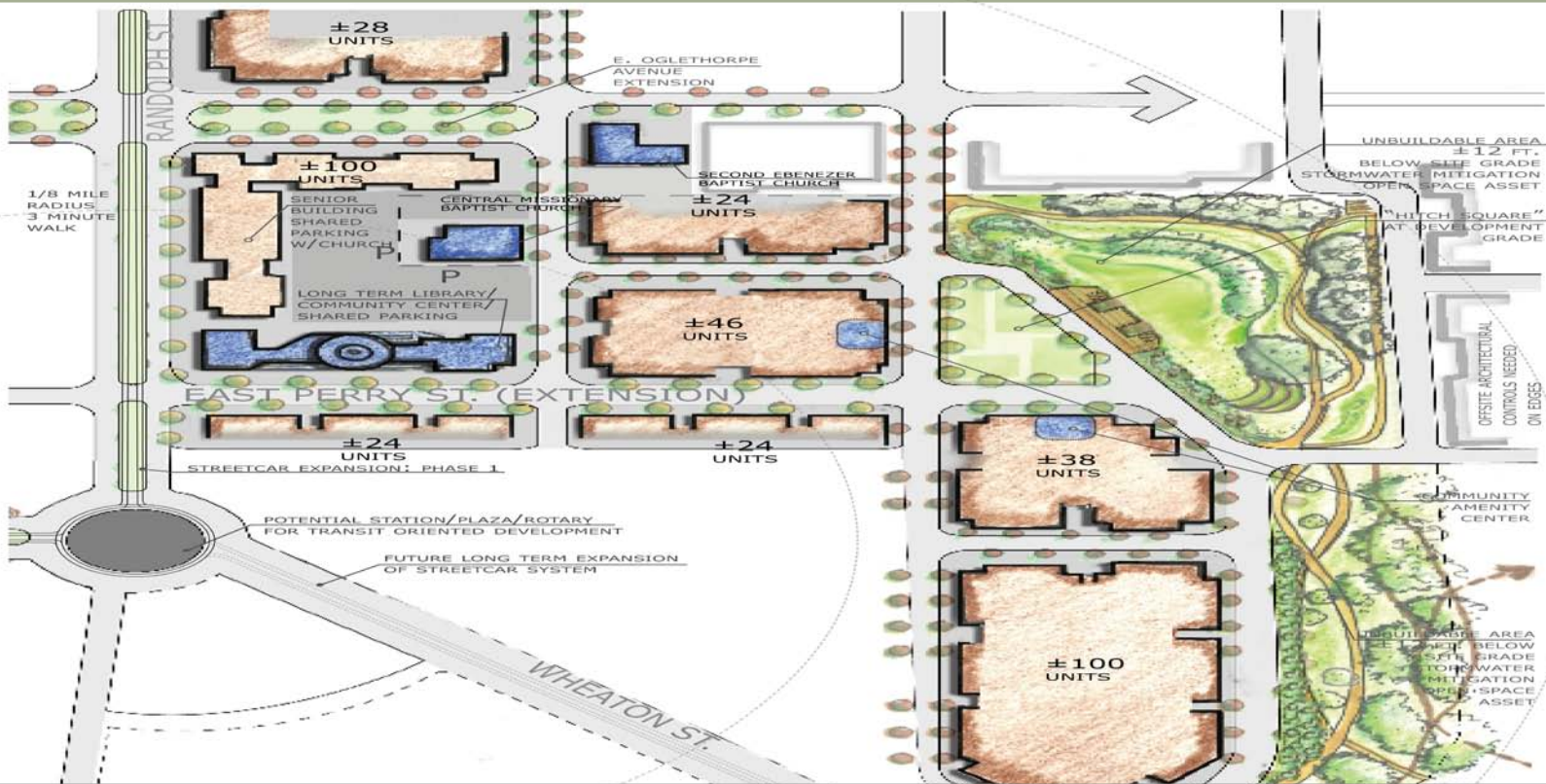
DATE: Monday, October 12, 2014
TIME: 2:00 – 4:00 p.m.
WHERE: Savannah Baptist Center
704 Wheaton St.

HUD RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

RAD is a central part of HUD's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities.

***FRED WESSELS HOMES IS PART OF HUD'S RENTAL ASSISTANCE
DEMONSTRATION PROGRAM.***

Join us to receive details regarding how RAD will affect you and your family. If you are unable to attend, please send a representative, Written material will be provided.



EAST SAVANNAH GATEWAY COMMUNITY DESIGN MEETING

RE: *Robert Hitch Village,
Fred Wessels Homes & Edgar Blackshear Homes*

DETAILS

The Housing Authority of Savannah and the Hitch Village development team are hosting a collaborative Design Meeting to hear from the community regarding the redevelopment of Robert Hitch Village and the rehabilitation of nearby neighborhoods, Fred Wessels Homes and Edgar Blackshear Homes.

Visit www.eastsavannahgateway.com for details about this event and the East Savannah Gateway Transformation Plan.

COMMUNITY DESIGN MEETING

When: Thursday February 12th from 5:30 p.m. to 7:30 p.m.

Where: Savannah Baptist Center, 704 Wheaton Street

Dear [Resident Name],

In 2012, the Housing Authority of Savannah applied for the HUD Rental Assistance Demonstration (RAD) Program, and in December 2012, the applications were accepted. At that time, the Housing Authority entered into Housing Assistance Payment Contracts for four of its properties. Prior to its application, staff held five meetings in October 2012 with all public housing residents prior to its application to receive input. Several meetings were also held in 2013 and 2014 to keep all residents informed of the progress as HAS moves forward with this new program.

Currently, rehabilitation work, as a result of RAD, will begin in 2015 for Fred Wessels Homes and Edgar Blackshear Homes. At this time, we expect that rehabilitation may require you to be relocated (temporarily or permanently) from your unit. We will provide further details to you as plans develop. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are permanently displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition 22

to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

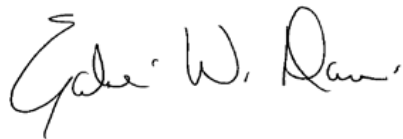
If you are required to relocate from the property in the future, you will be informed in writing. HAS will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, HAS may have cause for your eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans. You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact:

Janice R. Watkins, Director of Public Housing
1407 Wheaton Street
Savannah, GA 31404
(912) 235-5800 ext. 104
jwatkins@savannahpha.com

This letter is important to you and should be retained. In the meantime, a meeting has been scheduled with you, as the Head of Household, during the week of April 20, 2015 to discuss the contents of this notice further.

Sincerely,



Earline Wesley Davis
Executive Director

Appendix C:
DCA Form of Notice of Non-Displacement

[Housing Authority of Savannah]

[Date]

Dear [Name]:

On (date) , the Housing Authority of Savannah (HAS) notified you of proposed plans to rehabilitate the Fred Wessels Homes and Edgar Blackshear Homes property that you currently occupy for a project that could receive funding assistance from the Georgia Department of Community Affairs (DCA) under the Low Income Housing Tax Credit program. On (date) , the project was approved and will receive funding. Repairs will begin soon.

- **This is a notice of non-displacement.** You will not be required to move permanently as result of the rehabilitation.

This notice guarantees you the following:

1. Upon completion of the rehabilitation, you will be able to lease and occupy your present apartment or another suitable, decent, safe and sanitary apartment in the same building/complex under reasonable terms and conditions.
2. If you must move temporarily so that the rehabilitation can be completed, you will be reimbursed for all of your extra expenses, including the cost of moving to and from temporary housing and any increased interim housing costs. The temporary unit will be decent, safe and sanitary, and all other conditions of the temporary move will be reasonable.

Since you will have the opportunity to occupy a newly rehabilitated apartment, I urge you *not to move*. (If you do elect to move for your own reasons, you will not receive any relocation assistance.) We will make every effort to accommodate your needs. Because federal funding is involved in this project, you are protected by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Of course, you must continue to comply with the terms and conditions of your lease.

If you have any questions, please contact:
Janice R. Watkins, Director of Public Housing
1407 Wheaton Street
Savannah, GA 31404
(912) 235-5800 ext. 104
jwatkins@savannahpha.com

This letter is important to you and should be retained.

Sincerely,

Earline Wesley Davis
Executive Director

Appendix D:
Sample RAD Notice of Relocation

(date)

Dear [Resident Name],

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On [date], the Housing Authority of Savannah (HAS) notified you of proposed plans to rehabilitate the Fred Wessels Homes or Edgar Blackshear Homes property you currently occupy.

On [date], HUD issued the RAD Conversion Commitment (RCC) and committed federal financial assistance to the project. In order for the project to be completed, you will need to be relocated for [anticipated duration of relocation; should be less than one year]. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. You are eligible for relocation payments and assistance. However, you do not need to move now.

This notice informs you that a decent, safe, and sanitary dwelling unit, listed below, has been made available to you and you will be required to move by [insert date at least 30 days after the date of this notice].

If your temporary relocation exceeds one year and you qualify as a "displaced person" under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may be eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

The relocation assistance to which you are entitled includes:

- Payment for Moving Expenses. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary move.[PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of the RAD Notice.]
- The location of your temporary replacement unit is [address]. This temporary housing has been determined to be decent, safe and sanitary.
- [List appropriate relocation advisory services and any other services and assistance provided.]

If you disagree with this determination, you may file a written appeal to the PHA in accordance with 49 CFR 24.10.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact Janice Watkins, Director of Public Housing by phone (912)-235-5800 ext.104 or email jwatkins@savannahpha.com before you make any moving plans. She will assist you with your move to a temporary unit and help ensure that you preserve your eligibility for any relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance.

This letter is important to you and should be retained.

Sincerely,

Earline Wesley Davis
Executive Director

NOTE:

The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378)

Appendix E:
Sample Tenant Household Data Form

TENANT HOUSEHOLD DATA FORM

Current name of housing development: _____

Full name of head of household: _____

Street address: _____ Apt # _____

City: _____ Zip Code: _____ County: _____

Unit Type: SRO Eff 1BR 2BR 3BR 4BR

Initial lease start date (original move-in date) ____/____/____ Current Lease expiration date: ____/____/____

Total monthly rent charge: \$_____ Monthly subsidy amount: \$_____

Monthly utility allowance: \$_____ Rent paid by Tenant: \$_____

Subsidy Type: None Section 8 Home TBA Other

Race of the Head of Household: White, not Hispanic Black, not Hispanic Hispanic
 Native American Asian/Pacific Islander

Anticipated gross income of all household members over 18 years of age for the next **12 months**, as defined and verified as set forth in the DCA HOME Manual: **Total Income** \$_____

1. \$_____ 2. \$_____ 3. \$_____ 4. \$_____

Total number of persons in the household, including the head of household: _____

List all household members by their ages. (Relationship to head of household should be listed as spouse, son, daughter, mother, grandson, nephew, etc. If a person is unrelated to head, enter "unrelated").

Name and Relation to head of household	Age	Name and Relation to head of household	Age
1. _____	_____	5. _____	_____
2. _____	_____	6. _____	_____
3. _____	_____	7. _____	_____
4. _____	_____	8. _____	_____

Are all members of your household full-time students or has been a FT student **5** out of the last **12** months? Y / N

Certification of Legal Residency in the United States

1. Individual. (Check one) I certify that I am:
____ a citizen or national of the United States.
____ an alien lawfully present in the United States.

2. Family. (Check all that apply) I certify that there are:
____ persons in my household and that
____ are citizens or nationals of the United States and
____ are aliens lawfully present in the United States.

Will any household members need special accommodations due to a handicap or disability? Y / N

Are there any pets in the home? _____ Number of pets _____ Type/Breed _____ Weight _____

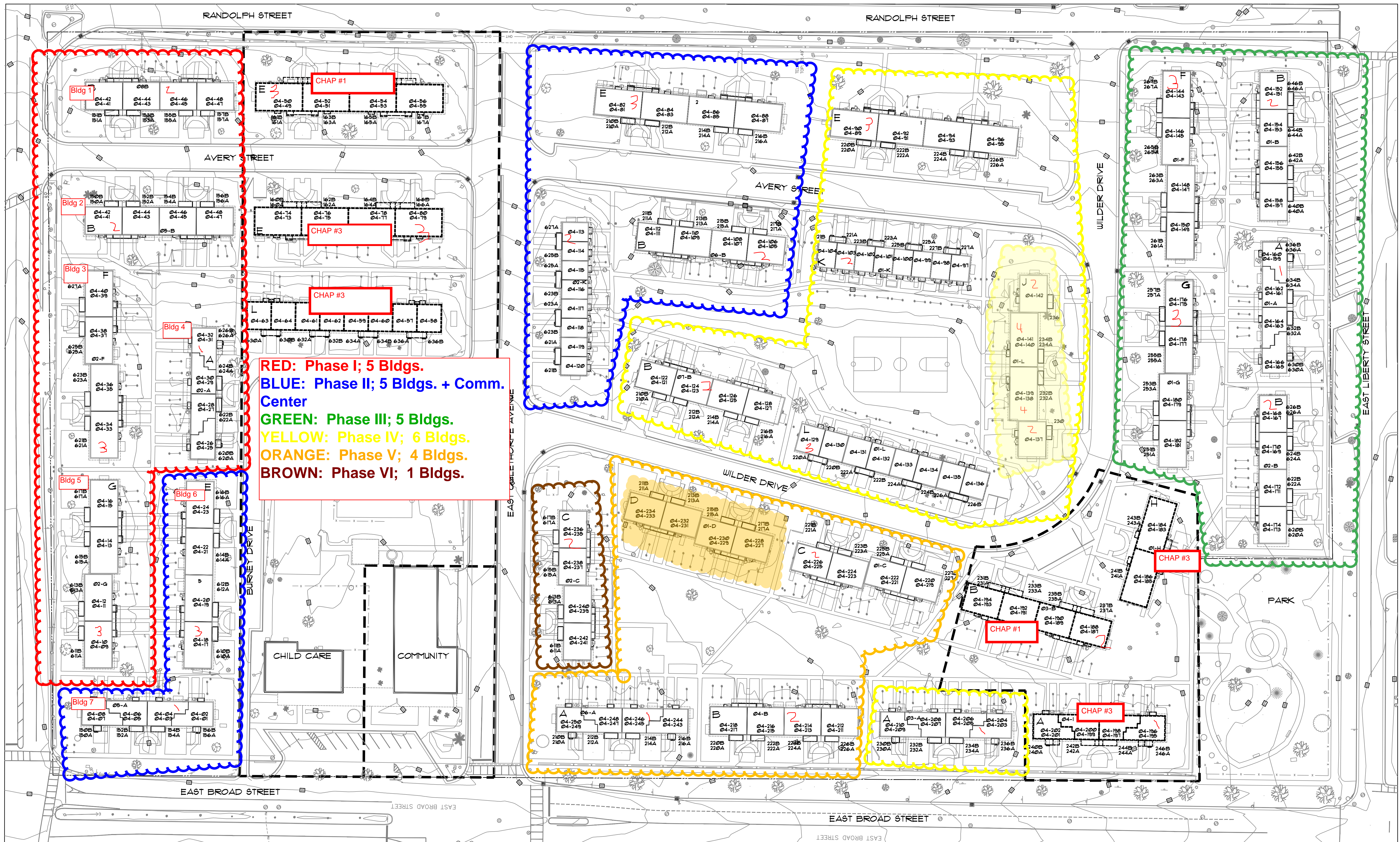
By signing this form, I certify that I understand all of the questions on this form and that all of my answers are true and correct to the best of my knowledge.

Signed: _____ Date: ____/____/____
Head of Tenant Household

WARNING: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to willfully falsify a material fact or make a false statement in any matter within the jurisdiction of the federal agency. Household anticipated income as stated above has been verified.

Appendix F:
Fred Wessels Homes Relocation Phasing Site-Plan and Construction Schedule

All units not identified as part of CHAP #1 or CHAP #3 will be a part of the CHAP #2 "Wessels/Blackshear 4% Phase"



RED: Phase I; 5 Bldgs.
BLUE: Phase II; 5 Bldgs. + Comm. Center
GREEN: Phase III; 5 Bldgs.
YELLOW: Phase IV; 6 Bldgs.
ORANGE: Phase V; 4 Bldgs.
BROWN: Phase VI; 1 Bldgs.



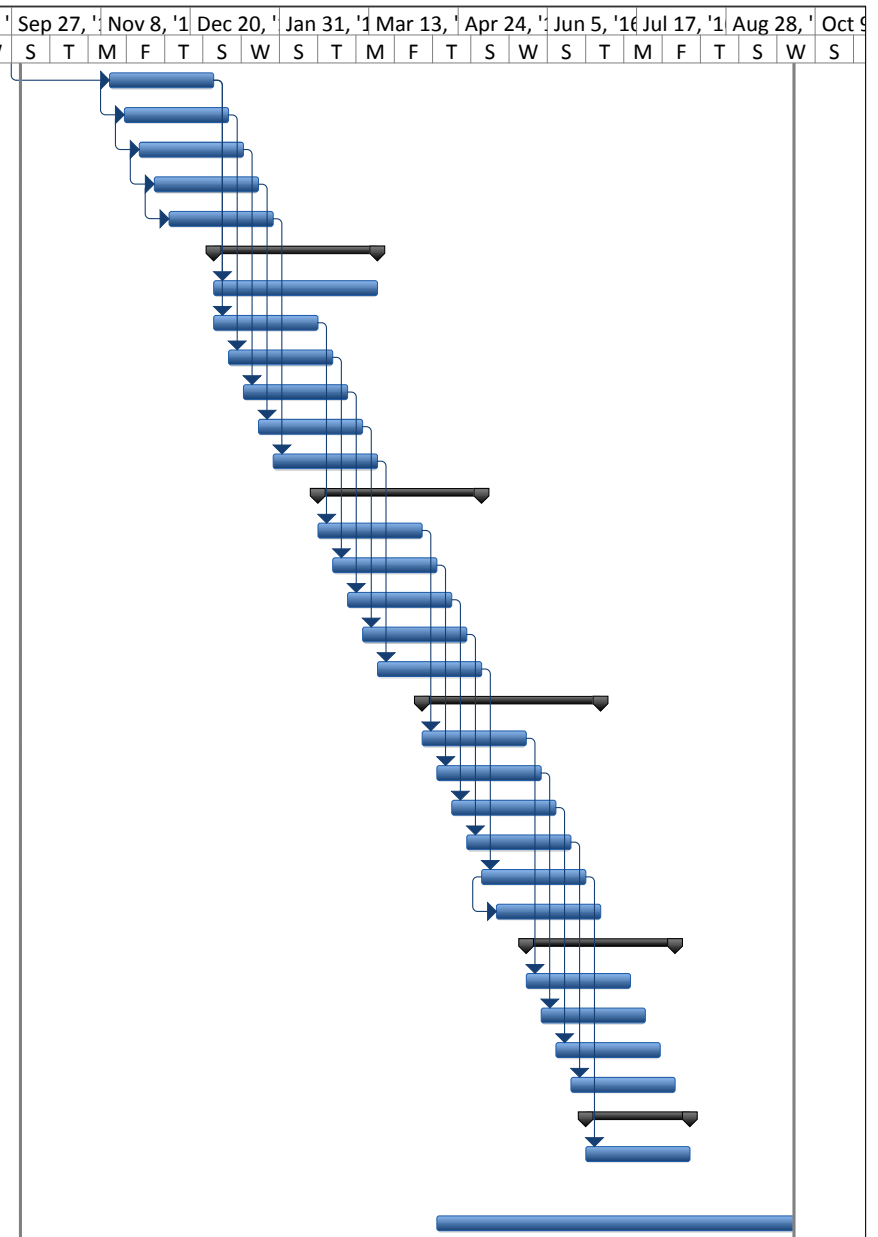
CSP1

ID	Task Name	Duration	Start	Finish	Predecessors	Aug 16, '15	Sep 27, '15	Nov 8, '15	Dec 20, '15	Jan 31, '16	Mar 13, '16	Apr 24, '16	Jun 5, '16	Jul 17, '16	Aug 28, '16	Oct 9, '16						
						S	W	S	T	M	F	T	S	W	S	T	M	F	T	S	W	S
1	Fred Wessels	52 wks	Thu 10/1/15	Wed 9/28/16																		
2																						
3	Notice to Proceed	1 day	Thu 10/1/15	Thu 10/1/15																		
4																						
5	Occupied Production	34 wks	Thu 10/29/15	Wed 6/22/16																		
6	8 / 02-G	4 wks	Thu 10/29/15	Ved 11/25/15	3SS+4 wks																	
7	7 / 02-F	4 wks	Thu 11/12/15	Wed 12/9/15	6SS+2 wks																	
8	6 / 02-A	4 wks	Thu 11/26/15	Ved 12/23/15	7SS+2 wks																	
9	3 / 05-B	4 wks	Thu 12/10/15	Wed 1/6/16	8SS+2 wks																	
10	2 / 08-B	4 wks	Thu 12/24/15	Wed 1/20/16	9SS+2 wks																	
11	COMMUNITY	4 wks	Thu 12/31/15	Wed 1/27/16	10SS+1 wk																	
12	10 / 05-A	4 wks	Thu 1/7/16	Wed 2/3/16	11SS+1 wk																	
13	9 / 5	4 wks	Thu 1/14/16	Wed 2/10/16	12SS+1 wk																	
14	21 / 02-K	4 wks	Thu 1/21/16	Wed 2/17/16	13SS+1 wk																	
15	22 / 06-B	4 wks	Thu 1/28/16	Wed 2/24/16	14SS+1 wk																	
16	23 / 2	4 wks	Thu 2/4/16	Wed 3/2/16	15SS+1 wk																	
17	28 / 01-G	4 wks	Thu 2/11/16	Wed 3/9/16	16SS+1 wk																	
18	27 / 01-F	4 wks	Thu 2/18/16	Wed 3/16/16	17SS+1 wk																	
19	32 / 01-B	4 wks	Thu 2/25/16	Wed 3/23/16	18SS+1 wk																	
20	31 / 01-A	4 wks	Thu 3/3/16	Wed 3/30/16	19SS+1 wk																	
21	30 / 02-B	4 wks	Thu 3/10/16	Wed 4/6/16	20SS+1 wk																	
22	24 / 1	4 wks	Thu 3/17/16	Wed 4/13/16	21SS+1 wk																	
23	25 / 01-K	4 wks	Thu 3/24/16	Wed 4/20/16	22SS+1 wk																	
24	26 / 01-L	4 wks	Thu 3/31/16	Wed 4/27/16	23SS+1 wk																	
25	19 / 01-L	4 wks	Thu 4/7/16	Wed 5/4/16	24SS+1 wk																	
26	20 / 07-B	4 wks	Thu 4/14/16	Wed 5/11/16	25SS+1 wk																	
27	14 / 03-A	4 wks	Thu 4/21/16	Wed 5/18/16	26SS+1 wk																	
28	13 / 04-B	4 wks	Thu 4/28/16	Wed 5/25/16	27SS+1 wk																	
29	12 / 06-A	4 wks	Thu 5/5/16	Wed 6/1/16	28SS+1 wk																	
30	17 / 01-C	4 wks	Thu 5/12/16	Wed 6/8/16	29SS+1 wk																	
31	18 / 01-D	4 wks	Thu 5/19/16	Wed 6/15/16	30SS+1 wk																	
32	11 / 02-C	4 wks	Thu 5/26/16	Wed 6/22/16	31SS+1 wk																	
33																						
34	Vacant Production	39 wks	Thu 11/12/15	Wed 8/10/16																		
35	Phase 1	11 wks	Thu 11/12/15	Wed 1/27/16																		

Fred Wessels Schedule 2015.05.13
Date: Wed 5/13/15

Task Summary Deadline
Milestone Project Summary Progress

ID	Task Name	Duration	Start	Finish	Predecessors	Aug 16, '15	Sep 27, '15	Nov 8, '15	Dec 20, '15	Jan 31, '16	Mar 13, '16	Apr 24, '16	Jun 5, '16	Jul 17, '16	Aug 28, '16	Oct 9, '16							
						S	W	S	T	M	F	T	S	W	S	T	M	F	T	S	W	S	
36	8 / 02-G	7 wks	Thu 11/12/15	Ved 12/30/15	3SS+6 wks																		
37	7 / 02-F	7 wks	Thu 11/19/15	Wed 1/6/16	3SS+1 wk																		
38	6 / 02-A	7 wks	Thu 11/26/15	Wed 1/13/16	37SS+1 wk																		
39	3 / 05-B	7 wks	Thu 12/3/15	Wed 1/20/16	38SS+1 wk																		
40	2 / 08-B	7 wks	Thu 12/10/15	Wed 1/27/16	39SS+1 wk																		
41	Phase 2	11 wks	Thu 12/31/15	Wed 3/16/16																			
42	COMMUNITY	11 wks	Thu 12/31/15	Wed 3/16/16	36																		
43	10 / 05-A	7 wks	Thu 12/31/15	Wed 2/17/16	36																		
44	9 / 5	7 wks	Thu 1/7/16	Wed 2/24/16	37																		
45	21 / 02-K	7 wks	Thu 1/14/16	Wed 3/2/16	38																		
46	22 / 06-B	7 wks	Thu 1/21/16	Wed 3/9/16	39																		
47	23 / 2	7 wks	Thu 1/28/16	Wed 3/16/16	40																		
48	Phase 3	11 wks	Thu 2/18/16	Wed 5/4/16																			
49	28 / 01-G	7 wks	Thu 2/18/16	Wed 4/6/16	43																		
50	27 / 01-F	7 wks	Thu 2/25/16	Wed 4/13/16	44																		
51	32 / 01-B	7 wks	Thu 3/3/16	Wed 4/20/16	45																		
52	31 / 01-A	7 wks	Thu 3/10/16	Wed 4/27/16	46																		
53	30 / 02-B	7 wks	Thu 3/17/16	Wed 5/4/16	47																		
54	Phase 4	12 wks	Thu 4/7/16	Wed 6/29/16																			
55	24 / 1	7 wks	Thu 4/7/16	Wed 5/25/16	49																		
56	25 / 01-K	7 wks	Thu 4/14/16	Wed 6/1/16	50																		
57	26 / 01-L	7 wks	Thu 4/21/16	Wed 6/8/16	51																		
58	19 / 01-L	7 wks	Thu 4/28/16	Wed 6/15/16	52																		
59	20 / 07-B	7 wks	Thu 5/5/16	Wed 6/22/16	53																		
60	14 / 03-A	7 wks	Thu 5/12/16	Wed 6/29/16	59SS+1 wk																		
61	Phase 5	10 wks	Thu 5/26/16	Wed 8/3/16																			
62	13 / 04-B	7 wks	Thu 5/26/16	Wed 7/13/16	55																		
63	12 / 06-A	7 wks	Thu 6/2/16	Wed 7/20/16	56																		
64	17 / 01-C	7 wks	Thu 6/9/16	Wed 7/27/16	57																		
65	18 / 01-D	7 wks	Thu 6/16/16	Wed 8/3/16	58																		
66	Phase 6	7 wks	Thu 6/23/16	Wed 8/10/16																			
67	11 / 02-C	7 wks	Thu 6/23/16	Wed 8/10/16	59																		
68																							
69	Site / Amenities	24 wks	Thu 4/14/16	Wed 9/28/16																			



Appendix G:
Edgar C. Blackshear Homes Relocation Phasing Site-Plan and Construction Schedule

RESIDENTIAL MIX										
Savannah, GA Edgar C. Blackshear Homes - Before										
Unit Name	One BR	One (a)	Two BR	Three BR	Three BR	Four BR				
Type	1Bd/1Bth	1Bd/1Bth	2Bd/1Bth	3Bd/1Bth	3Bd/1Bth	4Bd/1.5Bth				
Existing Gross SF	624	624	855	905	905	1104				
Existing Net SF	585	585	738	776	776	1050				
Bldg. #	Duplex		Single				Gross	Net	Total	
A	4	2					4,992	4,680	8	
Ah	3		2				3,744	3,510	6	
B	17			2			29,070	25,092	34	
C	22				2		39,820	34,144	44	
D	5					1	5,520	5,250	5	
E	1	1		1			1,479	1,323	2	
F	1					1	905	776	1	
G/Comm	1									
Total	9	6	35	44	1	5	85,530	74,775	100	

(a) Units: 1Bd/1Bth 6
Total 6

Savannah, GA Edgar C. Blackshear Homes - After										
Unit Name	One BR	One (a)	Two BR	Three BR	Three BR	Four BR				
Type	1Bd/1Bth	1Bd/1Bth	2Bd/1Bth	3Bd/1Bth	3Bd/1Bth	4Bd/1.5Bth				
Existing Gross SF	624	624	855	905	905	1104				
Existing Net SF	585	585	738	776	776	1050				
Bldg. #	Duplex		Single				Gross	Net	Total	
A	2	2					2,496	2,340	4	
Ah	1		2				1,248	1,170	2	
B	9			2			15,390	13,284	18	
Bh	1			2			1,476	1,476	2	
C	18				2		32,580	27,936	36	
Ch	2				2		3,104	3,104	4	
D	4					1	4,416	4,200	4	
Dh	1					1	1,050	1,050	1	
E	1	1		1			1,479	1,323	2	
F	1					1	905	776	1	
G/Comm	1									
Total	5	2	19	36	1	4	64,144	56,659	74	

(a) Units: 4
Total 4

PROPOSED PARKING ALLOCATION @ 2 SPACES MINIMUM PER UNIT = 160 PARKING SPACES INCLUDING 8 H.C. SPACES

Rehab Community Building w/ Phase VI

Demo accomplished with Phase V

PHASE I: 14 Units in 7 buildings - all 3BR
PHASE II: 14 Units in 7 buildings - all 3BR
PHASE III: 13 Units in 7 buildings - all 3BR
PHASE IV: 12 Units in 7 buildings - 2-1BR, 8-2BR, 2-4BR
PHASE V: 12 Units in 7 buildings - 2-1BR, 8-2BR, 2-4BR + Demo duplex
PHASE VI: 9 Units in 5 buildings - 3-1BR, 5-2BR, 1-4BR + Rehab Community Building

AR HOMES

CONCEPTUAL SITE PLAN
SCALE: 1" = 60'-0"

LEGEND:
 944 STREET ADDRESS
 13-66 H.A.S. UNIT NUMBER
 12-B H.A.S. BUILDING NUMBER
 Δ UNIT TYPE

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
 EDGAR C. BLACKSHEAR HOMES
 SAVANNAH, GEORGIA

MARTIN RILEY ASSOCIATES
 SA1

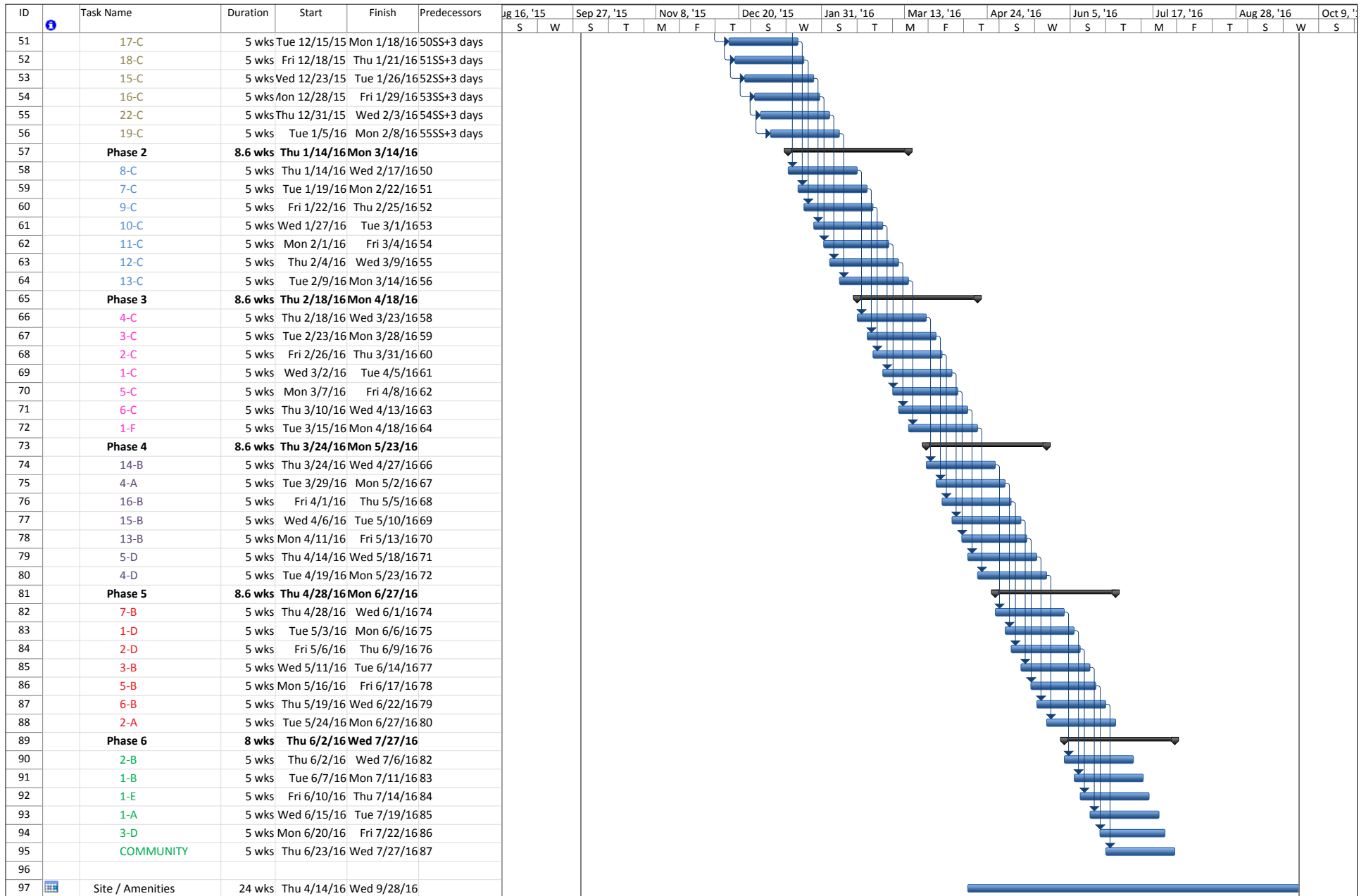
NOT RELEASED FOR CONSTRUCTION - UNIT PRICING SET

OVERALL SITE PLAN

PROJECT: 2013-063
 DATE: 12/19/14
 DRAWN BY / CHECKED BY: JRC

PLOTTED: Jan 30, 2015 - 10:30am LOCATION: P:\Hunt-HAS\2013-064 Savannah RAD Blackshear\Sheets\ 2013-064 SA1.dwg Plotted By: Jocannell - Copyright 2015

ID	Task Name	Duration	Start	Finish	Predecessors	Aug 16, '15	Sep 27, '15	Nov 8, '15	Dec 20, '15	Jan 31, '16	Mar 13, '16	Apr 24, '16	Jun 5, '16	Jul 17, '16	Aug 28, '16	Oct 9, '16
						S	W	S	T	M	F	T	S	W	S	T
1	Edward C. Blackshear	52 wks	Thu 10/1/15	Wed 9/28/16		[Gantt bar from Thu 10/1/15 to Wed 9/28/16]										
2																
3	Notice to Proceed	1 day	Thu 10/1/15	Thu 10/1/15		[Gantt bar from Thu 10/1/15 to Thu 10/1/15]										
4																
5	Occupied Production	29.8 wks	Thu 10/29/15	Tue 5/24/16		[Gantt bar from Thu 10/29/15 to Tue 5/24/16]										
6	14-C	3 wks	Thu 10/29/15	Ved 11/18/15	3SS+4 wks	[Gantt bar from Thu 10/29/15 to Wed 11/18/15]										
7	17-C	2 wks	Thu 11/12/15	Ved 11/25/15	6SS+2 wks	[Gantt bar from Thu 11/12/15 to Wed 11/25/15]										
8	18-C	2 wks	Thu 11/19/15	Wed 12/2/15	7SS+1 wk	[Gantt bar from Thu 11/19/15 to Wed 12/2/15]										
9	15-C	2 wks	Tue 11/24/15	Mon 12/7/15	8SS+3 days	[Gantt bar from Tue 11/24/15 to Mon 12/7/15]										
10	16-C	2 wks	Fri 11/27/15	Thu 12/10/15	9SS+3 days	[Gantt bar from Fri 11/27/15 to Thu 12/10/15]										
11	22-C	2 wks	Wed 12/2/15	Tue 12/15/15	10SS+3 days	[Gantt bar from Wed 12/2/15 to Tue 12/15/15]										
12	19-C	2 wks	Mon 12/7/15	Fri 12/18/15	11SS+3 days	[Gantt bar from Mon 12/7/15 to Fri 12/18/15]										
13	8-C	2 wks	Thu 12/10/15	Ved 12/23/15	12SS+3 days	[Gantt bar from Thu 12/10/15 to Wed 12/23/15]										
14	7-C	2 wks	Tue 12/15/15	Mon 12/28/15	13SS+3 days	[Gantt bar from Tue 12/15/15 to Mon 12/28/15]										
15	9-C	2 wks	Fri 12/18/15	Thu 12/31/15	14SS+3 days	[Gantt bar from Fri 12/18/15 to Thu 12/31/15]										
16	10-C	2 wks	Ved 12/23/15	Tue 1/5/16	15SS+3 days	[Gantt bar from Wed 12/23/15 to Tue 1/5/16]										
17	11-C	2 wks	Mon 12/28/15	Fri 1/8/16	16SS+3 days	[Gantt bar from Mon 12/28/15 to Fri 1/8/16]										
18	12-C	2 wks	Thu 12/31/15	Wed 1/13/16	17SS+3 days	[Gantt bar from Thu 12/31/15 to Wed 1/13/16]										
19	13-C	2 wks	Tue 1/5/16	Mon 1/18/16	18SS+3 days	[Gantt bar from Tue 1/5/16 to Mon 1/18/16]										
20	4-C	2 wks	Fri 1/8/16	Thu 1/21/16	19SS+3 days	[Gantt bar from Fri 1/8/16 to Thu 1/21/16]										
21	3-C	2 wks	Wed 1/13/16	Tue 1/26/16	20SS+3 days	[Gantt bar from Wed 1/13/16 to Tue 1/26/16]										
22	2-C	2 wks	Mon 1/18/16	Fri 1/29/16	21SS+3 days	[Gantt bar from Mon 1/18/16 to Fri 1/29/16]										
23	1-C	2 wks	Thu 1/21/16	Wed 2/3/16	22SS+3 days	[Gantt bar from Thu 1/21/16 to Wed 2/3/16]										
24	5-C	2 wks	Tue 1/26/16	Mon 2/8/16	23SS+3 days	[Gantt bar from Tue 1/26/16 to Mon 2/8/16]										
25	6-C	2 wks	Fri 1/29/16	Thu 2/11/16	24SS+3 days	[Gantt bar from Fri 1/29/16 to Thu 2/11/16]										
26	1-F	2 wks	Wed 2/3/16	Tue 2/16/16	25SS+3 days	[Gantt bar from Wed 2/3/16 to Tue 2/16/16]										
27	14-B	2 wks	Mon 2/8/16	Fri 2/19/16	26SS+3 days	[Gantt bar from Mon 2/8/16 to Fri 2/19/16]										
28	4-A	2 wks	Thu 2/11/16	Wed 2/24/16	27SS+3 days	[Gantt bar from Thu 2/11/16 to Wed 2/24/16]										
29	16-B	2 wks	Tue 2/16/16	Mon 2/29/16	28SS+3 days	[Gantt bar from Tue 2/16/16 to Mon 2/29/16]										
30	15-B	2 wks	Fri 2/19/16	Thu 3/3/16	29SS+3 days	[Gantt bar from Fri 2/19/16 to Thu 3/3/16]										
31	13-B	2 wks	Wed 2/24/16	Tue 3/8/16	30SS+3 days	[Gantt bar from Wed 2/24/16 to Tue 3/8/16]										
32	5-D	2 wks	Mon 2/29/16	Fri 3/11/16	31SS+3 days	[Gantt bar from Mon 2/29/16 to Fri 3/11/16]										
33	4-D	2 wks	Thu 3/3/16	Wed 3/16/16	32SS+3 days	[Gantt bar from Thu 3/3/16 to Wed 3/16/16]										
34	7-B	2 wks	Tue 3/8/16	Mon 3/21/16	33SS+3 days	[Gantt bar from Tue 3/8/16 to Mon 3/21/16]										
35	1-D	2 wks	Fri 3/11/16	Thu 3/24/16	34SS+3 days	[Gantt bar from Fri 3/11/16 to Thu 3/24/16]										
36	2-D	2 wks	Wed 3/16/16	Tue 3/29/16	35SS+3 days	[Gantt bar from Wed 3/16/16 to Tue 3/29/16]										
37	3-B	2 wks	Mon 3/21/16	Fri 4/1/16	36SS+3 days	[Gantt bar from Mon 3/21/16 to Fri 4/1/16]										
38	5-B	2 wks	Thu 3/24/16	Wed 4/6/16	37SS+3 days	[Gantt bar from Thu 3/24/16 to Wed 4/6/16]										
39	6-B	2 wks	Tue 3/29/16	Mon 4/11/16	38SS+3 days	[Gantt bar from Tue 3/29/16 to Mon 4/11/16]										
40	2-A	2 wks	Fri 4/1/16	Thu 4/14/16	39SS+3 days	[Gantt bar from Fri 4/1/16 to Thu 4/14/16]										
41	2-B	2 wks	Wed 4/6/16	Tue 4/19/16	40SS+3 days	[Gantt bar from Wed 4/6/16 to Tue 4/19/16]										
42	1-B	2 wks	Mon 4/11/16	Fri 4/22/16	41SS+3 days	[Gantt bar from Mon 4/11/16 to Fri 4/22/16]										
43	1-E	2 wks	Thu 4/14/16	Wed 4/27/16	42SS+3 days	[Gantt bar from Thu 4/14/16 to Wed 4/27/16]										
44	1-A	2 wks	Tue 4/19/16	Mon 5/2/16	43SS+3 days	[Gantt bar from Tue 4/19/16 to Mon 5/2/16]										
45	3-D	2 wks	Fri 4/22/16	Thu 5/5/16	44SS+3 days	[Gantt bar from Fri 4/22/16 to Thu 5/5/16]										
46	COMMUNITY	4 wks	Wed 4/27/16	Tue 5/24/16	45SS+3 days	[Gantt bar from Wed 4/27/16 to Tue 5/24/16]										
47																
48	Vacant Production	33 wks	Thu 12/10/15	Wed 7/27/16		[Gantt bar from Thu 12/10/15 to Wed 7/27/16]										
49	Phase 1	8.6 wks	Thu 12/10/15	Mon 2/8/16		[Gantt bar from Thu 12/10/15 to Mon 2/8/16]										
50	14-C	5 wks	Thu 12/10/15	Wed 1/13/16	3SS+10 wks	[Gantt bar from Thu 12/10/15 to Wed 1/13/16]										



Appendix H:
Estimates and Budget Tables

Blackshear/Wessels Relocation Cost Estimate Tables

Units	
Units #	280
<i>Fred Wessels</i>	206
<i>Blackshear</i>	74

Total Cost	
Relocation Costs	
Relocation Cost (Wessels)	\$ 252,010
<i>One-Way Movers (152 units)</i>	\$ 166,175
<i>Two-Way Movers (54 units)</i>	\$ 85,835
Relocation Cost (Blackshear)	\$ 109,500
<i>One-Way Movers (48 units)</i>	\$ 52,490
<i>Two-Way Movers Phase-I (14 units)</i>	\$ 30,940
<i>Two-Way Movers Phase-IV (12 units)</i>	\$ 26,070
Total Relocation Cost	\$ 361,510

Moving Cost	
Total Moving Cost (Fred Wessels)	\$ 179,775
<i>One-Way Movers (152 units)</i>	\$ 119,975
<i>Two-Way Movers (54 units)</i>	\$ 59,800
Total Moving Cost (Blackshear)	\$ 74,000
<i>One-Way Movers (48 units)</i>	\$ 35,450
<i>Two-Way Movers Phase-I (14 units)</i>	\$ 21,000
<i>Two-Way Movers Phase-IV (12 units)</i>	\$ 17,550
Total Moving Cost	\$ 253,775

Per Unit Moving Cost Breakdown	
One-BR	\$ 700
Two-BR	\$ 725
Three-BR	\$ 750
Four-BR	\$ 775

Utility Transfer Fees	
Utility Transfer Cost (Fred Wessels)	\$ 72,235
<i>One-Way Movers (152 units)</i>	\$ 46,200
<i>Two-Way Movers (54 units)</i>	\$ 26,035
Utility Transfer Cost (Blackshear)	\$ 35,500
<i>One-Way Movers (48 units)</i>	\$ 17,040
<i>Two-Way Movers Phase-I (14 units)</i>	\$ 9,940.00
<i>Two-Way Movers Phase-IV (12 units)</i>	\$ 8,520.00
Total Utility Transfer Cost	\$ 107,735

Utility Transfer Fee Breakdown	
Water	\$ 75
<i>Blackshear</i>	\$ 75
<i>Fred Wessels</i>	\$ -
Mailbox Key	\$ 15
Lights	\$ 30
Cable	\$ 65
Gas	\$ 75
Internet	\$ 45
Phone (LAN line)	\$ 50
Totals	
<i>Wessels</i>	\$ 280
<i>Blackshear</i>	\$ 355