

Westview/Brookhaven Rehabilitation Project

Existing Condition:

Brookhaven Apartments: Existing units consist of 1 - 4 bedrooms, all of which have 1 bathroom. No units have washers, dryers or dishwashers.

Westview Homes: Existing units consist of 1 – 5 bedrooms, with 1 and 2 bathrooms. No units have washers, dryers, or dishwashers.

Westview Homes	Brookhaven Apartments
▪ 81 S. Textile Avenue	▪ 430 Perry Avenue
▪ 17 residential buildings	▪ 14 apartment buildings
▪ 79 dwelling units	▪ 55 dwelling units
▪ Constructed in 1976	▪ Constructed in 1943
	▪ Rehabilitated in 1995
	▪ 24 units demolished in 1995

Rehabilitation Plans:

Through public and private dollars, the Greenville Housing Authority has garnered over \$22 million for the comprehensive renovation of all public housing units in the Brookhaven and Westview communities, which will include 12 artist studios and 111 newly-renovated multi-family units, as well as a new club house at Westview (Gallery) and newly-renovated Resident Supportive Services and Property Management office at Brookhaven (Harbor). The rehabilitation will include the following:

Westview Homes	Brookhaven Apartments
▪ New kitchens and baths; addition of bathroom in all but 1 BR units	▪ Replace all underground utilities; all new electrical; new HVAC
▪ Washer, dryer and dishwasher provided in all units	▪ New kitchens and baths; addition of bathroom in all but 1 BR units
▪ New laminate floors; new windows and doors	▪ Washer, dryer and dishwasher provided in all units
▪ Asphalt seal coated with new markings and new concrete walkways to grade including ADA compliant	▪ Floors (remove carpet and refinish hardwood)
▪ New roofs; replace vinyl siding with hardy-board siding	▪ New windows and doors
	▪ Asphalt seal coated with new markings, concrete and connectivity to community center

Project Timeline

November 1, 2013 - *Brookhaven & Westview Resident Meeting*

Agenda: TGHA presented rehabilitation plans for the Brookhaven and Westview communities via power point presentation.

April 8, 2014 - *West Greenville Neighborhood Association Meeting*

Agenda: TGHA and its development partner presented rehabilitation plans for the Brookhaven and Westview communities.

May 13, 2014 - *West Greenville Neighborhood Association Meeting*

Agenda: TGHA and its development partner presented rehabilitation plans for the Brookhaven and Westview communities, including rehabilitation renderings. Rehabilitation renderings were placed on easels with post-it notes and pencils provided to allow meeting attendees to post suggestions, questions, etc. for consideration.

August 31 – October 16, 2014 - *Public Notice and Comment Period (Annual Plan)*

A copy of the plan outlining the comprehensive rehabilitation plans for the Brookhaven and Westview communities was posted on TGHA website and a hard copy was made available to the public at the following locations:

- Brookhaven Public Housing Community Resident Services Office
- Garden Apartments Public Housing Community Office
- Evergreen Apartments Management Office
- Heritage Community Management Office
- Ridgeway Apartments Community Room
- The Greenville Housing Authority Central Office

September 11, 2014 - *Brookhaven & Westview Resident Community Meeting (Annual Plan)*

Agenda: TGHA presented rehabilitation plans for the Brookhaven and Westview communities via power point presentation. The meeting notification provided to all residents stated: **“The meeting will provide residents with the most recent plans for redevelopment including disposition; selective demolition; rehabilitation and new construction. TGHA will also discuss the projected timeline and information about relocation and first right of return after redevelopment. TGHA’s 5-Year Agency Annual Plan will be presented for resident feedback and comments.”**

120 residents attended (documented by sign-in sheets).

October 14, 2014 - *West Greenville Neighborhood Association Meeting*

Agenda: TGHA and its development partner presented an update on the rehabilitation plans for the Brookhaven and Westview communities and also received neighborhood approval of new community names.

October 15, 2014 - *Public Hearing (Annual Plan)*

Agenda: TGHA presented a comprehensive update on its FY 2015 Annual Plan to include the rehabilitation plans for the Brookhaven and Westview communities.

January 13, 2015 - West Greenville Neighborhood Association Meeting

Agenda: TGHA presented an update on the rehabilitation plans for the Brookhaven and Westview communities.

August 16 – September 30, 2015 - Public Notice and Comment Period (Annual Plan)

A copy of the plan outlining the comprehensive rehabilitation plans for the Brookhaven and Westview communities was posted on TGHA website and a hard copy was made available to the public at the following locations:

- Brookhaven Public Housing Community Resident Services Office
- Garden Apartments Public Housing Community Office
- Evergreen Apartments Management Office
- Heritage Community Management Office
- Ridgeway Apartments Community Room
- The Greenville Housing Authority Central Office

September 14, 2015 - Brookhaven & Westview Resident Community Meeting (Annual Plan)

Agenda: TGHA presented rehabilitation plans for the Brookhaven and Westview communities via power point presentation. The meeting notification provided to all residents stated: **“The meeting will provide residents with the most recent plans for redevelopment including disposition; selective demolition; rehabilitation and new construction. TGHA will also discuss the projected timeline and information about relocation and first right of return after redevelopment. TGHA’s 5-Year Agency Annual Plan will be presented for resident feedback and comments.”**

65 residents attended (documented by sign-in sheets).

September 30, 2015 - Public Hearing (Annual Plan)

Agenda: TGHA presented a comprehensive update on its FY 2016 Annual Plan to include the rehabilitation plans for the Brookhaven and Westview communities.

October 13, 2015 - West Greenville Neighborhood Association Meeting

Agenda: TGHA presented an update on the rehabilitation plans for the Brookhaven and Westview communities.

December 16, 2015 - General Information Notice (GIN) of Resident Tenant Non-Displacement

TGHA issued General Information Notices (GIN) of Resident Tenant Non-Displacement to 106 families residing in the Westview and Brookhaven communities. At the time of the notice, 28 units had been taken off line by TGHA as a result of failed underground plumbing. The 28 families residing in those units either received a Housing Choice Voucher or were relocated to other units within TGHA’s portfolio.

The GIN Notice further stated that when the project receives final approval from HUD and the tenant is required to temporarily relocate, the tenant will be eligible for relocation assistance and payments under the URA, including:

- ***Affordable Housing Unit*** – Housing Choice Vouchers, another public housing unit or other subsidized housing will be made available during the temporary relocation period.
- ***Counseling, Advisory Services and Housing Search Assistance*** – TGHA Residents Services staff will work with residents to discuss their housing options and to locate appropriate housing if they choose to use a Housing Choice Voucher.
- ***Moving Assistance*** – Packing materials will be made available and assistance with packing will be provided for elderly and disabled residents upon request. A private moving company will provide moving services within a 50 mile radius.

Upon completion of the rehabilitation, residents will have the option to return to the project or voluntarily elect to remain permanently relocated.

63 residents attended (documented by sign-in sheets).

April 18, 2016 - HUD Approval to Close

TGHA received approval from HUD for the disposition of the Brookhaven and Westview Public Housing Communities. The purpose of this action is to enable financing that will allow TGHA to substantially rehabilitate the properties.

April 20, 2016 – Closing

\$22 million

HUD Mixed Finance

- 134 total units (? 123 upon completion)
- 12 ACC Public Housing Units
- 12 tax credit only units
- 99 Project Based Vouchers
- 4% Low Income Housing Tax Credits
- Short term tax exempt bonds
- FHA 221(d)4 mortgage
- Prudential Financial – FHA loan processor
- Boston Financial LIHTC Investor

Week of April 25, 2016 - Notice of Non-Displacement and Temporary Move; 90 Day Notice to Vacate

April 29, 2016 - Tenant Meeting Notification

Brookhaven and Westview residents were notified that a meeting was scheduled for May 3, 2016 to discuss the rehabilitation and temporary relocation process in detail.

Beginning of the Week of May 2, 2016 - Individual Meetings and Resident Acknowledgement

TGHA began scheduling individual meetings with resident families of the Brookhaven and Westview communities to discuss the following:

- General Information Notice (GIN Notice)
- Notice of Non-Displacement and Temporary Relocation (assigning the tenant a unit)
- 90 Day Notice to Vacate
- Notice of Non-Displacement and Temporary Relocation (no unit assignment)
- Notice of Ineligibility for Relocation Assistance Due to Eviction for Cause

In the one-on-one meetings, the tenant families were also required to sign a *Resident Acknowledgement Form*, which shows that the tenant received all of the relocation assistance forms they are entitled to as a result of the disposition and rehabilitation of the Brookhaven and Westview communities. The form further acknowledges that TGHA has provided the following relocation assistance:

1. Payment of application fees for the temporary relocation unit.
2. Payment of a \$100 dislocation allowance.
3. Packing materials and moving assistance to the temporary relocation unit.
4. Security deposit payment in the amount of \$_____.
5. Utility deposits in the amount of \$_____ for water; \$_____ for gas.

May 2, 2016 – Responded to the following concerns raised by community activists at their May 1 press conference at Antioch Baptist Church:

- 1. TGHA never notified the tenants of its redevelopment plans for the Brookhaven and Westview communities.**

TGHA has been meeting with residents to discuss redevelopment plans since November of 2013.

- 2. Families with small children are being forced to move outside of their children's current school zone, thus causing undue hardship.**

Relocation is being staggered. There are no plans to assign families with children to units outside of their current school zone before the school year ends. Once the school year ends families may be temporarily assigned to units outside of their children's school zone.

- 3. Families are provided 10 days to relocate with no assistance.**

Families were provided a notice of Non-Displacement and Temporary Relocation. Construction will be completed in phases. Tenants will be notified when construction will start on the phase where they are currently located. When a temporary unit is available, the tenant will be required to move within 10 days. TGHA is covering the cost of the move, has hired private moving companies and will provide tenants with packing materials. Assistance with packing will also be provided if requested.

- 4. TGHA sold both developments to investors who are going to rehab the units and increase the rents to at least \$1,500 a month (making them unaffordable for tenants to return).**

The units will remain affordable. TGHA has a 40-year compliance agreement that requires it to keep the units affordable. Families will only be required to pay 30% of their income towards rent.

5. Families will not be allowed to move back to the Brookhaven and Westview communities.

When the construction is complete, families will have the option of moving back to a newly-renovated apartment if they meet the eligibility criteria; remain in the temporary unit if it is off-site; voluntarily accept permanent relocation or receive a voucher if one becomes available in the future.

May 3, 2016 - Brookhaven & Westview Resident Meeting

Agenda: TGHA presented an update on the construction start and temporary relocation plans and provided copies of the following:

- Relocation Timeline
- General Information Notice of Residential Tenant Not Displaced
- 90 Day Notice to Vacate
- Notice of Non-Displacement and Temporary Relocation

TGHA reviewed each letter in detail with the residents and attendees and answered questions for residents needing additional clarification.

150 residents attended (documented attendance sheets).

May 10, 2016 - West Greenville Neighborhood Association Meeting

Agenda: TGHA presented an update on the construction start and temporary relocation plans. TGHA also shared all of the written correspondence that was provided to the families being temporarily relocated and gave an explanation of each.

Additionally, the anticipated temporary relocation timeline below was also shared with attendees:

Brookhaven & Westview Relocation Timeline	
General Information Notices Issued to All Tenants	December 16, 2015
Closing	April 20, 2016
Notice of Non-Displacement and Temporary Move	Week of April 25, 2016
90 Day Notice to Vacate (Issued because of URA requirements)	Week of April 25, 2016
30 Day Notice to Vacate	Will be issued in phases within 30 days of phase start
Brookhaven & Westview Resident Meeting (Update on construction start and temporary relocation)	May 3, 2016

WESTVIEW RELOCATION	
Start of Relocation at Westview	Week of May 2, 2016
First Moves to Other Public Housing/PBV	Week of May 9, 2016
<i>Garden; Evergreen; Heritage; Arcadia Hill; Ridgeway</i>	
Moves will continue as "hard units" are available	May 15 - July 31, 2016
<i>The Manor (July 1st); Scattered Site houses as ready; Master Lease units</i>	
Estimated Completion of Relocation at Westview	July 31, 2016
Start of Return Moves after Rehab	November 15, 2016
Completion of all Return Moves after Rehab	June 30, 2017

BROOKHAVEN RELOCATION

Start of Relocation at Brookhaven	Week of May 23, 2016
First Moves to Other Public Housing/PBV	Week of May 30, 2016
<i>Garden; Evergreen; Heritage; Arcadia Hill; Ridgeway</i>	
Moves will continue only as "hard units" units are available	June 1 - August 31, 2016
<i>The Manor (July 1st); Scattered Site houses as ready; Master Lease units</i>	
Estimated Completion of Relocation at Brookhaven	August 31, 2016
Start of Return Moves after Rehab	January 1, 2017
Completion of all Return Moves after Rehab	September 30, 2017