

# Autumn Ridge Preservation

## Tenant Relocation Meeting

October 4<sup>th</sup> 10am-12pm & October 5<sup>th</sup> 4-6pm



**FULLCIRCLE**  
communities

# Agenda

**10:00** – Welcome & Introductions

**10:05** – Rehab Presentation

**10:25** – Construction Timeline

**10:30** – Relocation Overview

**11:00** – General follow up Q&A and conclude session

Our reputation is our most valuable asset, and is defined by our residents, our peers, our partners and the communities we serve



# FULL CIRCLE communities

Chicago based non-profit affordable and supportive housing development organization

75% of developer fee and ongoing cash flow into resident programs, creating a stable, long term source of program funding

Housing can be affordable, safe, decent and available to all in need



**OVER  
1000  
UNITS  
PRESERVED**

Our work should be reflective of and responsive to each community



**350  
UNITS BUILT**

Housing is the foundation; to health, financial stability, educational achievement, and overall quality of life



**214  
UNITS UNDER  
CONSTRUCTION**

# Development Team



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Owner/ Developer/ Manager



General Contractor

Architect

Additional Team  
Members

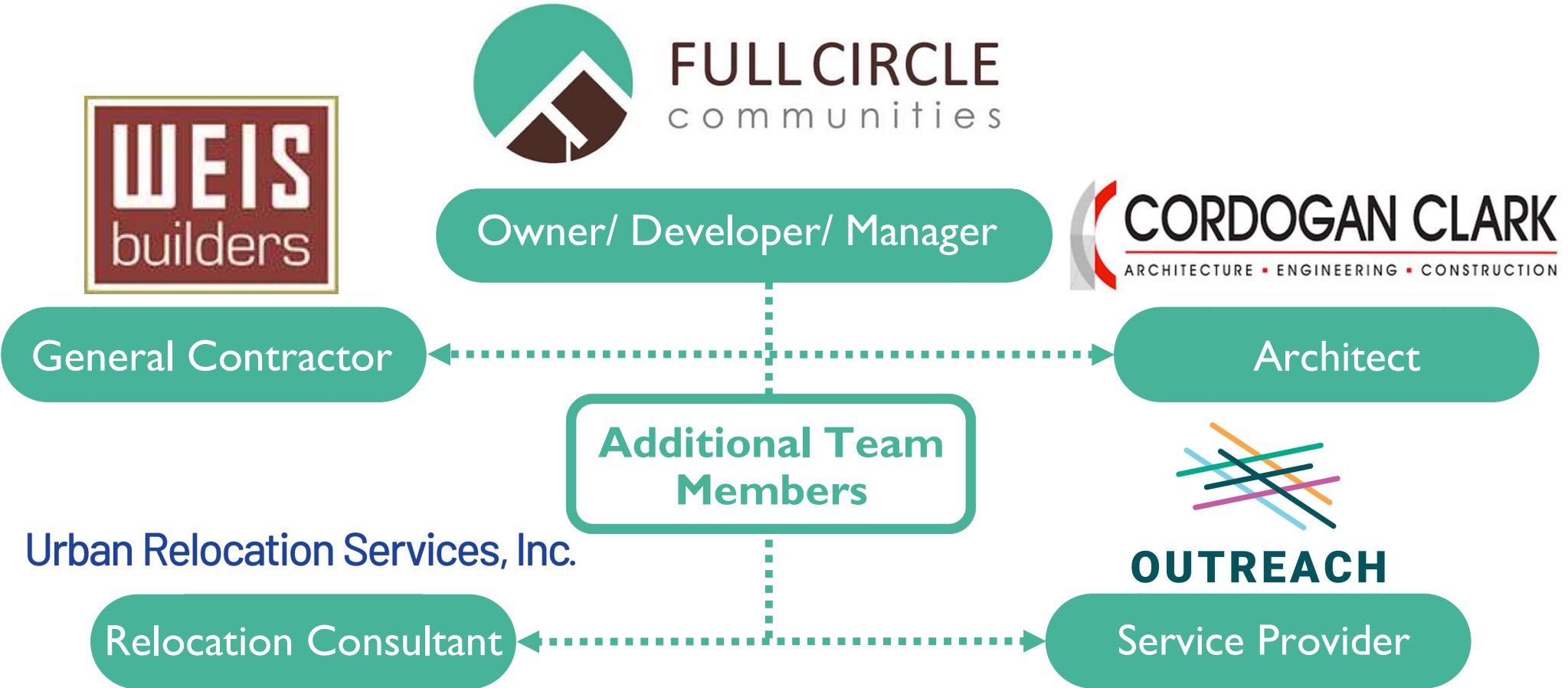
Urban Relocation Services, Inc.



OUTREACH

Relocation Consultant

Service Provider



## Outreach Community Center (OCC)

- Case Management Services and Community Development Opportunities for those living in the Autumn Ridge Apartments in Carol Stream.
- Neighborhood resource center for education, employment, case management & more
- Outreach Community Center is located at 345 S. President St., Carol Stream,
- Call OCC at **630.260.7600** to make an appointment today!



# Autumn Ridge Preservation

- We will maintain the building as 100% affordable
- Rehab the building inside and outside to ensure its success for another 20+ years
- Ensure that all existing tenants can remain in the building post construction

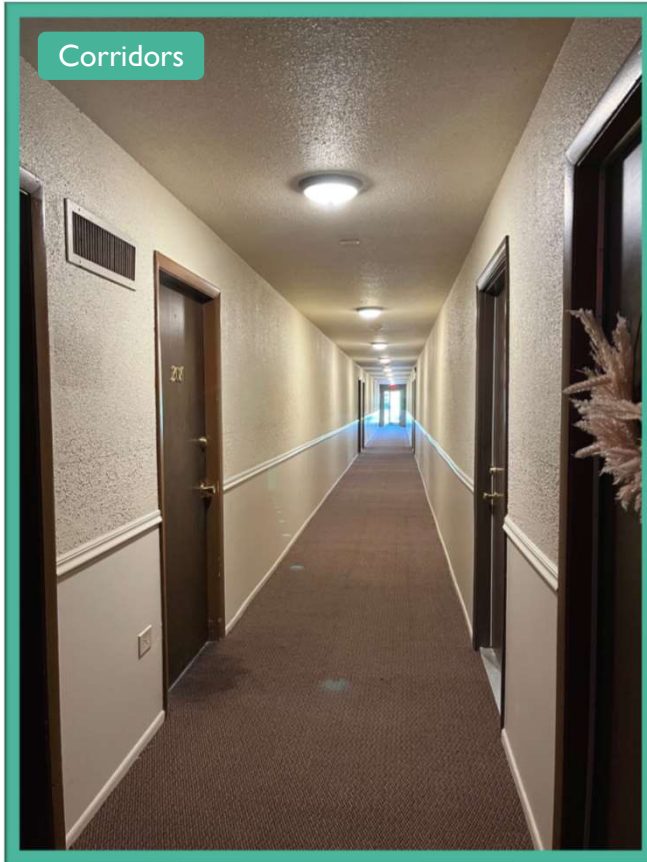


Rehab all 210 residential units to 'like new' standards and rehab common area spaces

New flooring, painting, accessible features, kitchen cabinets, appliances, plumbing fixtures, lighting, doors and AC's.

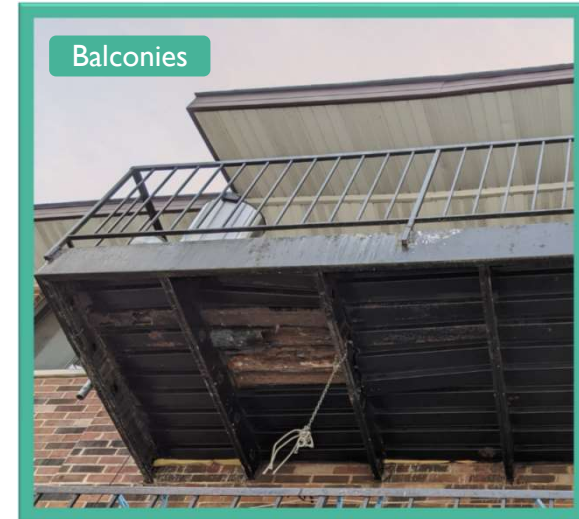
Exterior improvements include new roof, downspouts & gutters, repaving asphalt parking area and mailboxes

# Existing Building



## Scope of Work:

- Repave & restripe parking lot and add curb stops.
- Replace existing roof shingles with new & add new downspouts and gutters.
- Create a ground floor accessible entry at each building.
- Upgrade existing balcony railings.
- Replace existing corridor/stair carpet & lighting with new and paint walls.



# Existing Units



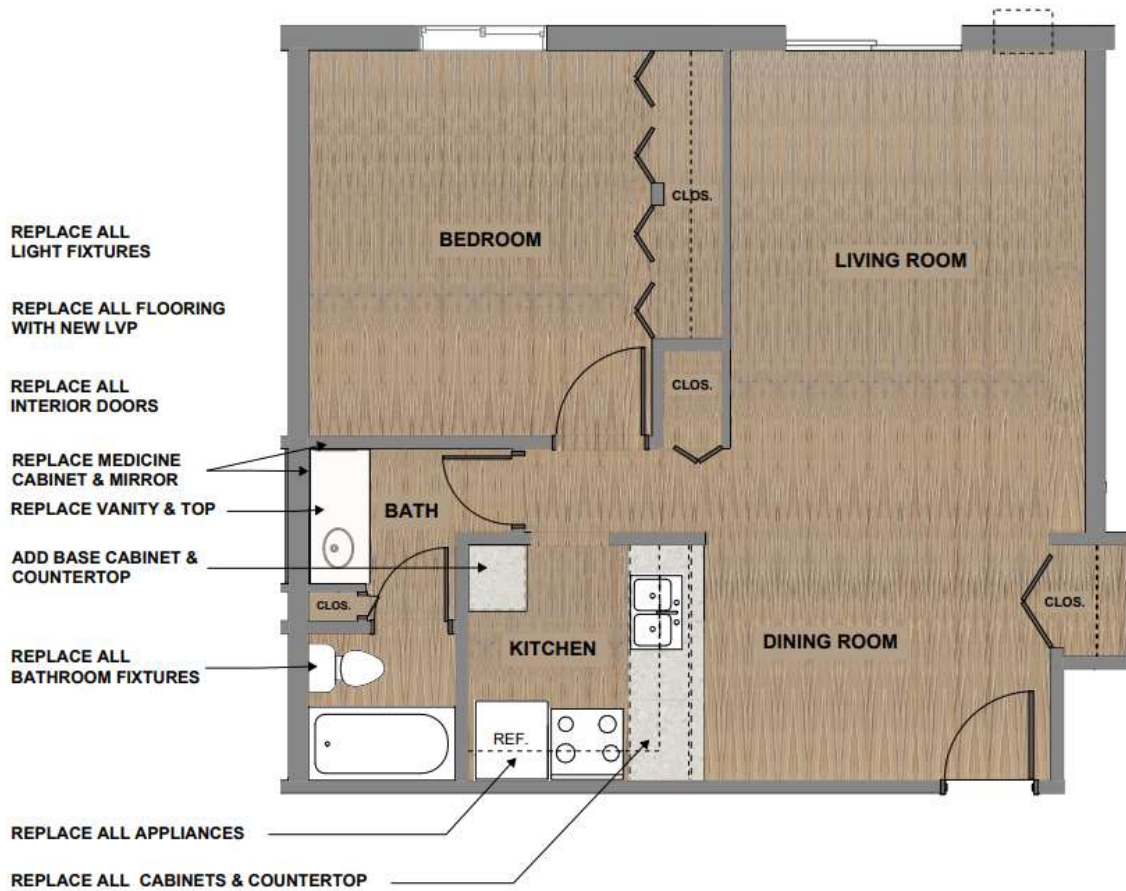
## Scope of Work:

- Replace all existing light fixtures and fans with new.
- Replace existing cabinets and appliances with new.
- Replace existing carpet and vinyl tile with new luxury vinyl plank.
- Replace existing blinds with new.
- Replace all existing doors with new.
- Replace all existing AC units & sleeves with new.





# Floor Plans | Typical I BR Units



# Residential Renovations | Unit Finishes



# Previous Experience



*Maple Grove Village, Kalamazoo - 33 Units*



## Before...

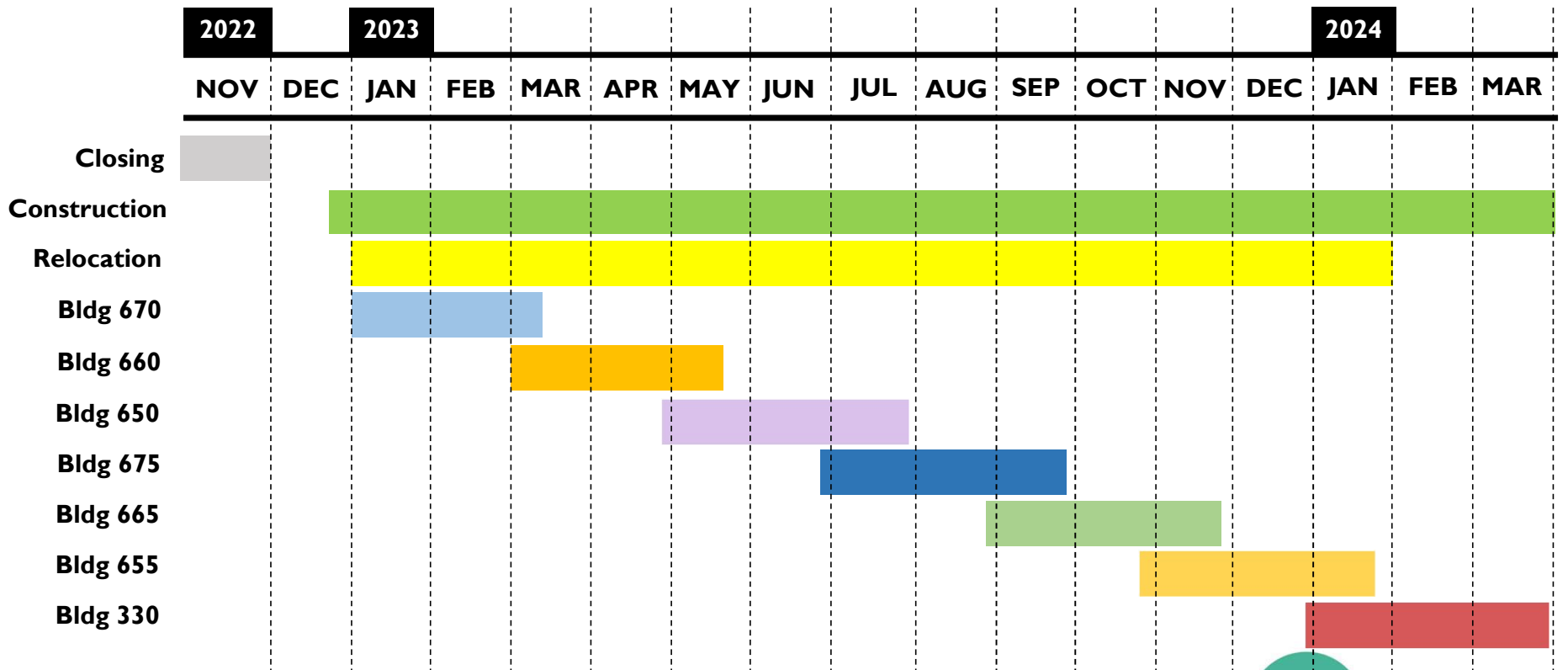
*Pinehurst Townhomes - 97 units*



## After



# Proposed Schedule



*\*Please note - this schedule is tentative and subject to change!*



# Relocation

- Prior to Relocation:
  - Residents receive their General Information Notice
  - Residents meet with Relocation Staff to complete a one-on-one tenant telephone interview
    - The interview process allows for staff to assess needs and concerns and to explain the relocation and move process to the household.



# Relocation

- Relocation Starts
  - Residents receive a Notice of Non-Displacement and 30 Day Notice to Vacate
  - Individual meetings with resident households to:
    - Disburse moving and packing supplies
    - Assess move readiness and move complexity
    - Assist households in transferring utility services
    - Monitor move to assure compliance with construction schedule



# Summary of Relocation Process

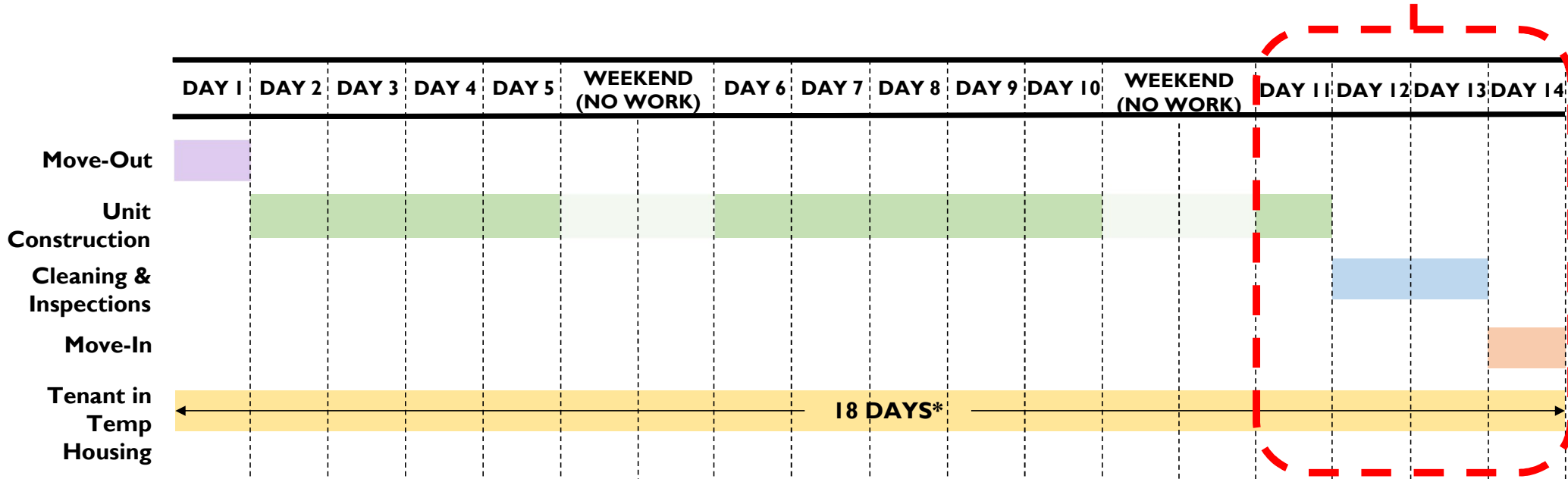
- General Meeting
- Notices
  - General Information Notice
  - Notice of Non-Displacement
  - 30-Day Notice to Vacate
- Personal Interviews
- Relocation Strategy
- Assistance with transferring utility services and transferring mail, if necessary



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# Sample Standard Unit Relocation Schedule

VARIES FOR ADA UNITS  
(SEE NEXT SLIDE)



*Please note - this schedule is tentative and subject to change!*

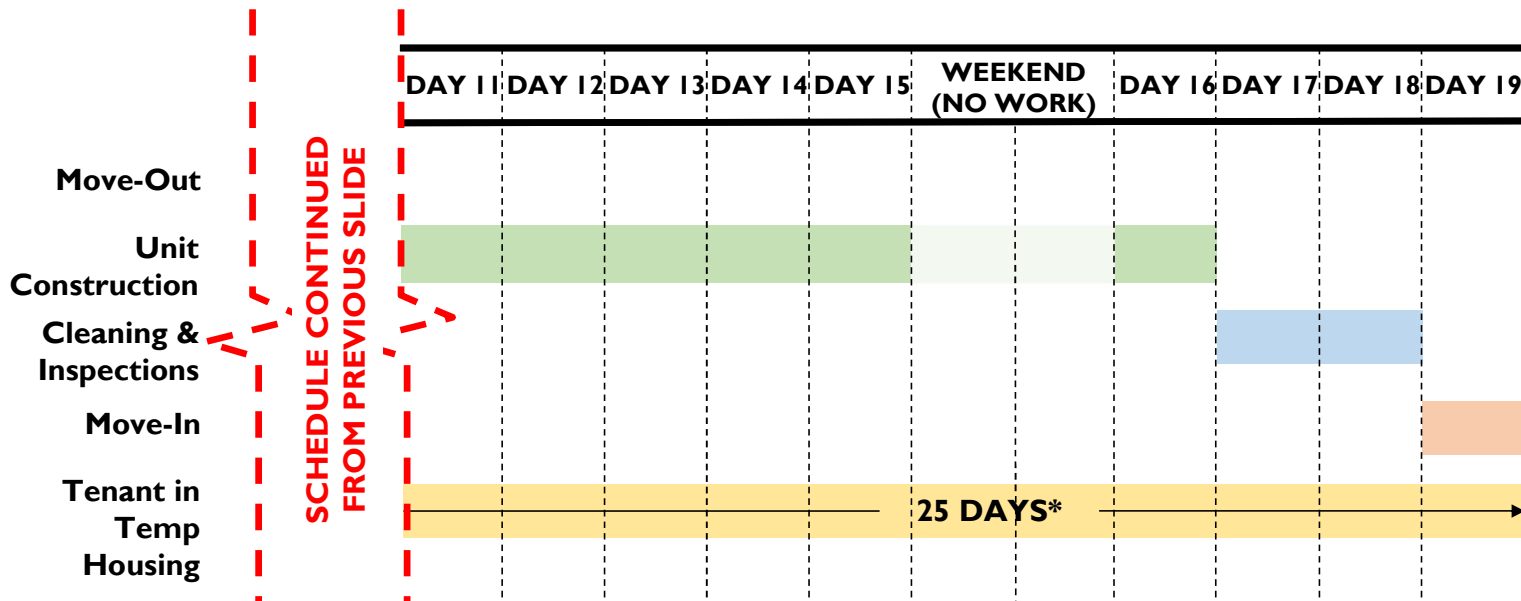
*\*Depending on your unit, construction may take anywhere from 18-27 days.*



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# Sample ADA Unit **Extended** Relocation Schedule



*Please note - this schedule is tentative and subject to change!*

*\*Depending on your unit, construction may take anywhere from 18-27 days.*



## Q&A

Thank you for listening!

Any general questions?

