

## Proposed Relocation Plan For Allied City-Owned Properties

Currently, there are a total of 32 households living in the City-owned property (13 in the two Alpine Lodge buildings, 14 in the two Birch Hill Square buildings and five in the eight-unit Westbrook building). The CDA is proposing to retain the two Birch Hill Square Buildings during construction for the sole purpose of temporarily housing the existing residents during construction (the third Birch Hill Square building has been shut down and mothballed). The two Alpine Lodge buildings along with the two eight-unit buildings on Jenewein will be removed and the site will be assembled for the construction of phase one. The two Birch Hill Square buildings currently have 30 vacant units with the appropriate bedroom and unit mix to accommodate the 18 families we are proposing to relocate from Alpine Lodge and Westbrook. Once the remaining five families have been relocated from Westbrook to Birch Hill Square, the CDA intends to remove the four eight -unit Westbrook buildings in preparation for the development of phase two.

The CDA is projecting the total relocation cost to be around \$162,000. This includes (1) the front-end moving and hook-up cost and a free month’s rent for 18 households and (2), the cost to refurbish 18 units for occupancy and (3) the back end cost to move “good standing” residents either into the new units or housing elsewhere. The front-end moving and hook-up cost is estimated at \$2,000 per household, plus a free month’s rent of \$500 for a total cost of \$2,500 per household. We estimate that it will cost an average of \$3,000 per unit for refurbishing the 18 units for a total of \$54,000. The back-end moving cost is estimated at \$2,500 per household for 25 households for a total of \$62,500. The cost breakdown is as follows:

1. Front-end moving and hook-up cost plus a free month’s rent	\$45,500
2. Renovation costs	\$54,000
3. Back-end moving and hook-up cost	\$62,500
<b>TOTAL</b>	<b>\$162,000</b>

During the past year, CDA staff has been working with the residents on ways to prepare themselves for either an improved rental situation or home ownership opportunity in the redeveloped housing. We are now taking that to another level by partnering with other agencies and thus bringing in more resources to help these residents clean up their credit and rental history problems in the months to come with the hope that by time the new units come on board, they will be in a much improved position to rent or own.