

Wetland Explanation

While 8.5 acres, or 28.50%, of our development site includes wetlands, the property was originally built in 1977 and has been in continuous operation since then. Importantly, the wetlands are located at the back of the project in a non-residential area, with no buildings or structures situated on them. These wetlands have remained undisturbed throughout the life of the development, and we do not plan to disturb them during our rehabilitation.

The presence of the wetlands will not interfere with the scope of our planned rehabilitation. Our work will focus on both exterior and interior updates to the existing buildings, as well as capital improvements to enhance the property, all without affecting the wetlands. Given the location of the wetlands and the fact that they are not integral to any residential or operational aspects of the property, we are confident that they will have no impact on the rehabilitation process, nor will they affect the tenants residing on the property. Furthermore, the property is separated from the wetland by a large gate which blocks off entrance into the wetland area which prevents residents from interfering with the wetland area. Since this will be a RAD conversion through HUD we will have to perform a wetland delineation in the future.

In conclusion, the wetlands will remain undisturbed and will not hinder our ability to successfully execute the rehabilitation and capital improvements planned for the property.

Wetlands are located within the blue dotted area in the figure below.

