



Swallow Road Renovations



Monthly Update: DECEMBER 2020



Happy Holidays!

We hope you found the first newsletter full of useful information. We were excited to share with you the floorplans and updates that each unit will be receiving. This last month has been busy for us as we have continued our ongoing meetings to establish a construction schedule and plan. As we finalize dates, we will begin reaching out to residents individually about the timeline for their buildings.

As 2020 comes to a close, we are looking forward to 2021 to be a big year for all of us. We wish you health and happiness this holiday season and throughout the coming year.

-Swallow Road Operation Renovate Project team

Tentative Construction Schedule

1. Start in March 2021
2. Start on the East end of the CARE property and move west
3. Complete about 2 buildings per month
4. Do "outside work" (roofing, siding, windows, parking lots and landscaping) during the summer



Quick Tip: Save your larger Holiday boxes. They are sturdy and can be used as moving boxes as well!



Count down to estimated project start:

3.5 months

Project Updates

"Our current construction plan is to renovate two buildings each month. We plan to start on the east side of the CARE property in March of 2021. At this pace, renovations of the east side of the property will be complete by Fall 2021 and the west side by Spring 2022. We will provide updates of our progress in these monthly newsletters so that all of you have plenty of time to prepare."

Next Steps:

1. Finishing title work on each property for closing.
2. Submitting plans/documents required for building permits
3. Lining up the scope of work with the project budget
4. Choosing subcontractors who will do the renovation





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We are choosing paint colors for the building exteriors and would like your input!
Here are a few that we are thinking about.



CARE
HOUSING
1303 W
Swallow Rd
Exteriors



Housing
Catalyst
1403 W
Swallow Rd
Exteriors

Please note that open communication is extremely important to us during this exciting project, we do understand that due to outside circumstances things may change, so we appreciate your understanding and flexibility.

Have questions?

CARE Housing Property Manager:

Tatiana Zentner 970-829-1609 tzentner@carehousing.org

Village on Swallow: Property Manager:

Jean Freismuth 970-416-2468 jfreismuth@housingcatalyst.com

Frequently Asked Questions:

- When will we receive boxes?

We are working with several moving companies to finalize details, we are planning on having boxes available early 2021(around January).

- Will my rent change?

Any rent changes will be at time of annual recertification after receiving proper notification. Rent will not change for residents at time of ownership change unless recertification date is during the same month.

- Will I have the opportunity to move back to the same unit?

Yes, most residents will have the opportunity to move back to the same unit they are currently in, however there are circumstances that may prevent this possibility. Since all apartments will be renovated, CARE Housing would like to give all residents the opportunity to only have to move once into a newly renovated apartment and not have to move twice.

- Will I have to change mailboxes?

If you are moving permanently to a new unit, you will change mailboxes, if you are moving to a temporary unit, we will have you keep the same mailbox during the transition period.

- Will my unit be cleaned before I move back?

Yes, all units (temporary and permanent) will be professionally cleaned between transition periods.

