

# **Elliott Chase Apartments**

Chapel Hill, NC

Bond Inducement Application

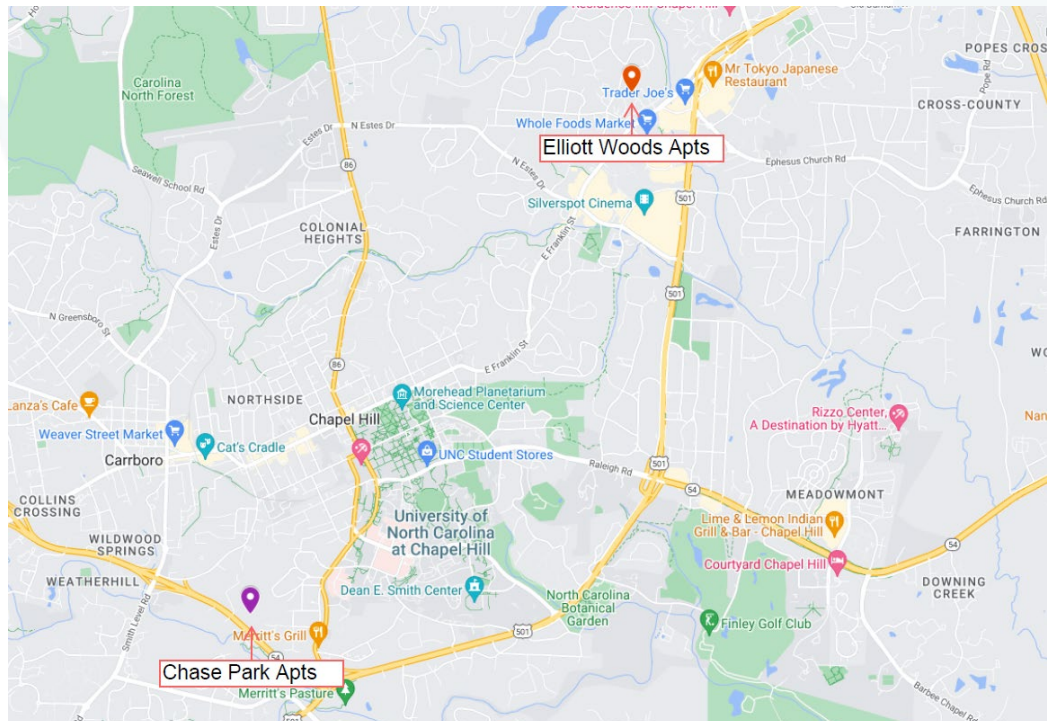
## Elliott Chase Apartments Executive Summary

**Elliott Chase Apartments**  
**106 N Elliott Road & 1060 W. NC Highway 54 Bypass**  
**Chapel Hill, NC 27516**

### The Project

Elliott Chase Apartments is a multifamily apartment community located in Chapel Hill, NC (marked on the map below) which Vitus intends to acquire and rehabilitate.

It is important to preserve Elliott Chase Apartments as quality, affordable housing. The redevelopment and large-scale improvements will not only benefit the current residents, but the surrounding neighborhood as well. The impact on the neighborhood will be minimal as there is no new construction involved.



*Location Map, Elliott Chase Apartments*

### The Property

Elliott Chase Apartments consists of a scattered site of two apartment communities. Elliott Woods is a 39-unit apartment complex comprised of 4 three-story apartment buildings located on a 4.98-acre lot. The buildings were originally constructed in 1974 and are made up of 5 one-bedroom units, 16 two-bedroom units, 10 three-bedroom units, and 8 four-bedroom units. Chase Park is a 39-unit apartment complex comprised

of 2 three-story apartment buildings located on a 5.41-acre lot. The buildings were originally constructed in 1974 and are made up of 5 one-bedroom units, 20 two-bedroom units, and 15 three-bedroom units. Property amenities include 59 parking spaces at Elliott Woods and 57 at Chase Park, a maintenance shed, and playground at each property. Elliott Woods also has a basketball court.

Of the 79 units, 39 are covered by a HAP contract, including 20 at Elliott Woods and 19 at Chase Park. At closing, the HAP contract will be renewed for a 20-year term, subject to federal appropriations.

The property consists of two non-contiguous parcels of land. The Chase Park site is served by nearby amenities such as Frank Porter Graham Elementary School, Culbreth Middle School, and Carrboro High School, the Morgan Creek Trailhead, and Food Lion. The Elliott Woods site is served by Estes Hills Elementary School, Guy B. Phillips Middle School, East Chapel Hill High School, The Village Plaza Shopping Center, and Trader Joe's. Both sites are near UNC Ambulatory Care Center and The University of North Carolina at Chapel Hill.



*Property Photo, Chase Park Apartments (Left) and Elliott Woods Apartments (Right)*

## Chapel Hill Area

Chapel Hill is located in Orange County, NC. Its population was 61,960 as of the 2020 census. The University of North Carolina and UNC Health Care facilities are an influential part of the town's economy, and it is known as one of the best college towns and places to live in the United States according to a wide range of sources.

## Rehabilitation Plan and Green Design

The rehabilitation budget is approximately \$63,000 per unit. The rehabilitation will include improvements to the general site such as asphalt and concrete paving, landscaping, leasing office upgrades, new playgrounds at each site, and updated security features. Building exterior upgrades will include new roofing, siding and trim, unit entry doors, exterior painting, and lighting. The interior renovation will include installation of



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Seattle, Washington 98121-1289  
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new LVP flooring, kitchen and bathroom countertops, appliances, replacement of water heaters, lighting, and new HVAC systems. With these upgrades, the project will provide housing comparable to (or better than) the quality of other housing in the market area. The rehabilitation will require tenants to temporarily relocate on a rotating basis to a nearby extended-stay hotel for up to 18 days until the renovation work in their unit is completed, with most tenants being relocated for up to 7 days. No tenants will be permanently relocated as a result of this project. The relocation will be paid for entirely through the development budget at no cost to residents.

Vitus maintains a commitment to environmentally friendly construction and energy efficient housing. To honor this commitment, upgrades will include high efficiency lighting packages, low-E coated windows, ENERGY STAR qualified appliances, and high efficiency plumbing fixtures.

#### Sponsor

Vitus' mission is to create positive social impact – one community, one family and one life at a time. As an innovative leader in affordable housing across the nation, Vitus specializes in the preservation of affordable properties in market areas where the need is greatest. With an emphasis on the well-being of its residents, Vitus provides access to healthy choices by offering spaces for physical activity, community gardening, enhanced walkways and stairwells, bicycle storage and a variety of health and wellness programs. These active design elements establish wellness-centered communities that encourage healthy lifestyles. Since 1996, Vitus has developed and/or acquired more than 10,000 units of affordable housing in more than 100 properties, located across 22 NCs. A combined total of almost 25,000 residents now live in Vitus affordable housing communities across the country. [www.vitus.com](http://www.vitus.com)

The company is based in Seattle, Washington with a regional office located in New York.

#### Project Timing

The property renovation will commence immediately upon the bond closing. See included estimated timeline.

#### For Additional Information

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### Elliott Chase Timeline

6/18/2025	Inducement Resolution
10/1/2025	NCHFA Tax Credit Award
10/9/2025	Public Hearing and Approval Resolution
11/3/2025	Estimated Closing
12/1/2025	Construction Start
3/1/2025	50% Completion
6/1/2026	Construction Completion

Construction is expected to occur on a rotating basis to ensure residents are out of their units for as little time as possible. Most residents will only be temporarily relocated for 7 days or less at an extended stay hotel nearby.

# SCOPE OF WORK WRITE-UP

01/12/2025

## **RENOVATIONS FOR CHASE PARK & ELLIOT WOODS APARTMENTS (4% NCHFA LIHTC APPLICATION)**

Chapel Hill, North Carolina

**Vitus Development Group**

### GENERAL DESCRIPTION:

Chase Park and Elliot Woods consists of a scattered site development located in Chapel Hill, NC. Originally built in the early 1970's, the developments consist of 1, 2, 3 and 4-bedroom garden-style apartments spread across 2 nearby lots totaling 10 acres. There are a total of 6 buildings including 79 units with a mix of 10 one-bedroom, 36 two-bedroom, 25 three-bedroom, and 8 four-bedroom units. The buildings are two and 3 story, slab on grade with conventional wood framing. The façade consists of fiber cement siding with painted shake siding and trim accents. There is a maintenance shed at each site.

#### Chase Park:

1060 W NC Highway 54 Bypass

Chapel Hill, NC 27516

PIN# 9788016994

#### Elliot Woods:

106 N Elliott Road

Chapel Hill, NC 27514

PIN# 9799162023

The scope of work will include interior and exterior renovations and replacing components that are in disrepair, including kitchen and bath remodels, LED light fixtures, as well as energy efficient HVAC systems. Exterior renovations will include minor repair and painting of existing siding, replacing windows, roofing, and metal landing deck repairs. The scope of work includes upgrading four (4) existing units, 2 at each site (5%) to be fully accessible for the mobility impaired and upgrading two (2) existing units, 1 at each site (4%) for the auditory/visual impaired. The renovations will also provide new accessible routes, upgrades existing site amenities, and will comply with the design standards and Appendix B of 2025 NCHFA QAP requirements for rehabilitation.

### **CONTENTS:**

- I. General Exterior Site Work
- II. All Buildings – General Exterior Scope of Work
- III. Dwelling Units – General Interior Scope of Work
- IV. Accessible & AV Unit Interior Upgrades / Conversions
- V. Leasing Office & Community Laundry Upgrades

## I. General Exterior Site Scope of Work

1. Asphalt Paving at Parking and Drives:
  - a) Dig out and repair damaged and failing areas of asphalt parking lot.
  - b) Mill entire parking lot for new asphalt overlay at all existing drives and parking spots.
  - c) Install 2" compacted to 1.5" asphalt at all driveways and parking lots.
  - d) Designated ADA Parking Spaces and Aisles will be concrete.
  - e) Prep, and restripe parking lots complete including ADA parking spaces, aisles, and crosswalks and along newly designated accessible route.
2. Concrete Paving / Sidewalks:
  - a) Provide new concrete parking spaces at accessible and van accessible parking spots with precast concrete wheel stops. See locations noted on plans.
  - b) Repair existing damaged concrete sidewalks and concrete steps throughout. Replace damaged curbing and replace with like profile or provide new sidewalks as shown on plans
  - c) Provide new 4 ft wide accessible routes as shown on plans to conform to current standards. Provide curb cuts and replace curbs as needed.
  - d) Repair or replace all non-compliant sidewalks along newly designated accessible route that connects existing buildings, parking spaces, site amenities, access to public road etc. including all ramps and railings, curb cuts, and curb ramps. Re: Site Plan
  - e) Provide a non-skid finish to all new walkways.
3. Refuse Collection Pads, Dumpsters, and Enclosures:
  - a) Install (1) ± 20 x 12 foot concrete dumpster pad with ± 20 x 18-foot conc. approach apron to comply with NCHFA requirements for new trash and recycling collection area. Existing pad to remain at Elliot Woods.
  - b) Provide new 3-sided enclosure located along an accessible path from designated units. Path of travel must marked/identified (painted in yellow or white) on dumpster pad surfaces. Provide ± 4 conc. filled painted metal bollards.
  - c) The enclosure fencing must be made of PVC or treated lumber and constructed for permanent use.
4. Landscaping and Erosion Control:
  - a) Remove all dead bushes, trees, tree-stumps, and their above-ground roots. Remove all portions of tree branches that overhang roofs and all branches that come within 6 feet of roofs.
  - b) Grade to avoid standing water. Provide a smoothly graded transition from disturbed to undisturbed areas.

- c) All areas which have dead grass are to be tilled. Seed and straw, and/or landscape all bare and disturbed areas. Finish grade with clean topsoil.
- d) Regrade around buildings to provide a minimum of positive slope away from all foundation walls, for a minimum distance of 10 feet.
- 5. Retaining walls: Remove and replace all existing wood retaining walls. Install new prefab stacked stone retaining walls throughout at existing locations.
- 6. Exterior Handrails: remove and replace all handrails at existing or new exterior concrete steps and ramps with new code compliant painted metal handrails with top and bottom extensions.
- 7. Signage:
  - a) Remove existing and install one (1) new monument property signs at property entrance. New monument signs to be lighted with brick columns.
  - b) Install new building and unit signage throughout property to comply with NCHFA requirements.
  - c) Install new ADA signage w/ braille at leasing office and public amenities.
- 8. Sanitary Sewer: jet all existing sewer lines to remove debris, provide video scope of sewer lines and report identifying all damaged areas requiring repairs.
- 9. Storm Water: Provide positive draining in lawn or landscaped areas away from all buildings, at all driveways, parking areas, ramps, walkways, and dumpster pads to prevent standing water.
- 10. Postal Facilities: Remove and replace existing pedestal mailboxes.
  - a) Mailboxes may not be installed higher than 48 inches above finished floor and must be centered on 30 inches x 52 inches clear floor space for a parallel approach.
  - b) All mail collection areas must have a minimum 67-inch clear floor space for wheelchair turning radius.
- 11. Community Resources.
  - a) Upgrade the existing leasing office at Elliot Woods. RE: Drawings.
- 12. Security/Safety:
  - a) Site Lighting: Replace all pole light heads with new Cobra LED heads. Replace all existing wall packs with new LED wall packs.
  - b) Security Cameras (CCTV): Upgrade existing CCTV cameras throughout and provide new 24/7 DVR or NVR recording system.
- 13. Site Amenities (New Equipped Playgrounds 1 at each site 2 total):
  - a) Remove existing playground equipment, borders and mulch.
  - b) Install one (1) new playground system with mulch, borders, and accessible ramps at locations shown on plans. Playground systems must include (4) play stations/activities including (1) accessible piece of equipment and comply with the guidelines set forth in Publication Number 325, the U.S. Consumer Product Safety Commission's (CPSC)

- c) Provide four or more separate pieces of equipment and include equipment for younger children (ages 2 -5). Younger children's equipment (ages 2-5) must be separated by a buffer zone. Refer to DCA requirements.
- d) A minimum of two benches for adult supervision is required. An accessible route is required within the playground area from the accessible entrance to the bench. An accessible space next to the bench is also required.
- e) Provide signage with rules and safety guidelines that include guidance as to the age appropriateness of the equipment.
- f) Provide an accessible route to the new accessible play equipment and bench from the newly designated accessible route. RE: Proposed Site Plan.
- g) Replace existing sidewalk or provide new with connection to newly designated accessible routes and parking spaces that connects all designated accessible units, common building entrances, existing and new site amenities and community spaces.

## **II. All Buildings – General Exterior Scope of Work**

### **1. Roofing (At All Buildings):**

- a) Remove and replace all shingles, waterproofing, flashing and areas of damaged roof sheathing. Replace all existing boots and vents. Paint all existing stacks to match color of new roof shingles.
- b) Remove and replace damaged sheathing in disrepair to match existing.
- c) Install new water proofing membrane, flashing, ice and water shields, drip edges, and blind metal flashing at valleys.
- d) Repair / Replace existing damaged fascias and vented soffits.
- e) Install new anti-fungal, architectural composition shingles with a minimum 30-year warranty.

### **2. Attic Draft Stops:** At locations where draft stops are present, seal all existing and new penetrations through existing attic draft stops with fire caulk. Contractor to verify on site. Attic access panels must be lockable with keys available.

### **3. Gutters/Downspouts:**

- a) Existing gutters remain. Provide new drip edges on all fascia boards including gable rakes. Drip edge must extend min. of 2" under the shingles.
- b) Remove and replace downspouts in disrepair. Provide new splash blocks and or gutter extensions to drain water away from buildings.

### **4. Siding and Trim:**

- a) Provide for minor repairs to existing fiber cement siding to remain.
- b) Pressure wash, clean, prime and paint all existing siding and vents.
- c) Provide new trim and flashing at windows to be replaced.



- d) Seal around new siding with silicone caulk/sealant.
- 5. CMU / Masonry:
  - a) Repoint existing CMU walls at locations where mortar is deteriorated. New mortar to match existing. finish to be seamless
- 6. Sealants and Caulking: Seal at all exterior doors, windows, plumbing, and electrical penetrations to prevent moisture and air leakage.
- 7. Painting: Clean, prep and paint all previously painted exterior surfaces, doors window shutters, disconnect boxes, metal stairs and railings, etc.
- 8. Unit Entry Doors (Front & Rear Entry Doors): Existing doors and frames to remain. Remove and replace all exterior entry door hardware (lever, eye viewers, deadbolt – Grade 3 with spring hinges), thresholds and weather-stripping.
- 9. Windows: Existing Vinyl Windows to remain.
- 10. Exterior Balconies @ Elliot Woods: Provide minor repairs at existing wood decking and balcony framing. Clean, prep, and paint or stain existing wood decks.
- 11. Exterior Metal Stairs and Landings:
  - a) Existing recently replaced metal stairs and railings to remain.
  - b) Existing recently replaced metal deck with lightweight concrete to remain.
  - c) At existing metal decks not recently replaced: Remove existing metal / concrete decking to existing steel structure and install new structural metal deck with lightweight concrete. Clean, scrape, apply rust inhibitor, prime and paint existing steel structure prior to installation.
  - d) Clean, scrape, apply rust inhibitor, prime and paint all existing steel / metal components to remain including stairs and railings.
- 12. Lighting: Replace all existing exterior wall packs and tenant-controlled entry door lights with new LED light fixtures. Mount new wall sconces above required head height or provide low profile sconce.
- 13. Structured Cabling: Existing to remain.

### **III. Dwelling Units – General Interior Scope of Work**

- 1. Finishes:
  - a) Walls & Ceilings (Typical all Rooms): Repair and prep all existing gyp bd walls and wood base board. Replace gyp bd areas in disrepair with like kind. Moisture Resistant Drywall to be provided in all bathrooms and kitchens (only where replaced). All mechanical and storage closets must have painted moisture resistant drywall and finished flooring. Tape and float as needed and paint all gyp walls and base boards (match existing color).
  - b) Flooring (Typical all rooms): Remove existing flooring down to original layer of flooring. Repair all damaged areas of subfloor. Prep existing floor and install new click lock floating LVP flooring with minimum 12 mil wear

layer. Use adhesive for flooring installed in newly designated accessible units. provide new painted shoe mould at existing wood base boards to remain. Flooring must extend under all appliances.

- c) Paint Finish (Typical): Paint dwelling units complete. Kitchens, Bathrooms, New Doors, New Base Boards, Frames, and Trim to receive semi-gloss paint finish. Use flat finish for all other rooms.

2. Interior Doors:

- a) Remove and replace all interior doors in disrepair. Account for 2 doors per unit.
- b) New doors to be flush, hollow core wood doors. Paint all sides and undercut 3/4".
- c) All mechanical closet doors to be louvered.
- d) Provide all new brushed nickel interior door hardware including hinges at all new and existing doors. Provide all new level 3, passage levers. Provide deadbolts at mech closets and privacy levers at all bathrooms.

3. Window treatments: Replace apartment unit window blinds with new horizontal 1" PVC mini blinds. Provide new vertical blinds for all sliding glass patio doors.

4. Electrical:

- a) Devices: Switches, Receptacles and GFCI's:

- (1) Replace existing GCFI outlets and cover plates in kitchens and in bathrooms
- (2) Provide new switches and cover plates at new ceiling fan locations.
- (3) Existing emergency pull cord devices are to remain at accessible units and AV units. Verify.

- b) Smoke Detectors:

- (1) Replace existing hardwired CO/smoke detectors in all dwelling units.
- (2) Provide one hardwired CO/smoke per unit located near sleeping rooms.
- (3) Provide one hardwired smoke detector per bedroom.
- (4) All to be looped or wirelessly interconnected.

- c) Interior Lighting:

- (1) Remove existing light fixtures and provide new LED light fixtures in all rooms at existing locations.
- (2) Provide new Energy Star Rated ceiling fan with LED light kit in all living rooms and bedrooms Fan and light must be wired to a separate switch.
- (3) In bathrooms, overhead ceiling light must be switched with the exhaust fan and the vanity light wired to a separate switch. If the

vanity light is the only light source, it then must be switched to the exhaust fan.

d) Seal around existing accessible and all new electrical penetrations.

5. Mechanical:

a) HVAC:

- (1) Remove existing condensing units and air handlers.
- (2) Provide new Energy Star-energy efficient split systems with heat pumps with a 14 SEER minimum with 410 A Refrigerant.
- (3) Vacuum and clean existing line sets and reuse (Provide manufacturer warranty letter stating reuse of existing lines sets is acceptable).
- (4) Provide new condensing units and pads, and new air handlers. air handler to have a ducted return air with return air grilles to be a min. of 12 inches above finished floor). No duct board. Top distribution collars must be new.
- (5) Remove and replace all supply and return air grilles. Seal all interior mechanical closets and plenums. All mechanical closets to be painted and provided with new LVP finished flooring.
- (6) Condensate Drains: Existing HVAC air handlers must have a secondary condensate overflow line or cutoff switch.

b) Ductwork (all units):

- (1) Clean all existing HVAC ducts and plenums.
- (2) If range hoods were previously vented to the outside, the replacement hoods must be similar.
- (3) Hard duct all new and existing bathroom exhaust fans where possible (in attics).
- (4) Seal around all existing accessible ductwork.

c) Range hoods: replace existing ventless range hoods (recirculating) with new E-Star range hoods. Install new range queens, back and side splashes, and anti-tip devices.

d) Bath exhaust fan: remove and infill existing bathroom window. Install new energy star rated 70 cfm exhaust fan ducted to exterior. Wire new fan to existing primary light switch overhead light.

6. Plumbing:

a) Water Heaters:

- (1) Remove existing water heaters and provide new energy efficient electric water heaters with minimum of .92 Universal Energy Factor. 40 gallons at 1- and 2-bedroom units. 50 gallons at 3- and 4-bedroom units to match existing.

- (2) Provide new overflow pans at all water heaters. All water heaters must be in an overflow pan and piped to the outside (where possible).
  - b) Washer Boxes: Replace all existing washer boxes with new boxes centered behind the appliance.
  - c) Shut-Off Valves: Where feasible, provide new shut-off valves located in each unit. New valves to be in a reachable location to the resident and be clearly marked with signage. Contractor to propose alternate solution for approval at locations where existing plumbing lines are run in a manner that would make installing shut valves in units infeasible.
  - d) Replace all plumbing fixtures in all units with new WaterSense certified fixtures;
    - (1) Shower heads < 2.0 GPM
    - (2) Bathroom faucets < 1.5 GPM
    - (3) Kitchen faucets < 1.5 GPM
    - (4) Toilets ≤ 1.28 GPF
  - e) Replace tub valve, trim and shower head. New shower heads to be WaterSense and anti-scald.
  - f) Angle Stops: Remove and replace all existing angle stops and supply lines from angle stop to fixture.
  - g) Seal around existing accessible and all new plumbing penetrations in floors, walls and ceilings.
7. Living / Dining Rooms:
- a) Lighting: Replace existing lights with new energy star ceiling fans with LED light kits. Fan and light to be wired to separate switches.
  - b) Flooring: RE: 1. Finishes.
  - c) Paint Finish: Repair as required, prep, and paint RE: 1. Finishes
8. Kitchens:
- a) Refrigerators: New Energy Star frost free refrigerators with separate freezer compartment. 0-3 Bedroom - 14 cubic feet min. 4 Bedroom - 18 cubic feet min.
  - b) Ranges and Hoods:
    - (1) Replace existing 30" wide electric ranges.
    - (2) Replace existing Hoods with new E-star recirculating range hoods.
    - (3) Provide new range queens.
    - (4) Provide new splash panels behind all ranges.
    - (5) Provide new anti-tip devices secured to the floor.
  - c) Note: all appliances to be energy star rated where applicable.
  - d) Millwork: Remove and replace all kitchen and bathroom cabinets including laminated counter tops. New cabinets to be KCMA certified

and must include dual sidetracks on drawers. Door fronts, styles, and drawer fronts must be made with solid wood or wood/plastic veneer products. Particle board or hardboard doors, stiles, and drawer fronts are prohibited.

- e) Plumbing: Replace double bowl stainless steel kitchen sink with strainer, faucet, new p trap, angle stops, supply lines and WaterSense lever faucets.
- f) Flooring: RE: 1. Finishes.
- g) Paint Finish: Repair as required, prep, and paint RE: 1. Finishes.
- h) Lighting: Replace light fixtures with new LED Energy Star fixtures. 4 ft linear light at kitchens.

9. Bedrooms:

- a) Lighting: Replace existing lights with new energy star ceiling fans with LED light kits. Fan and light to be wired to separate switches.
- b) Flooring: New LVP RE: 1. Finishes.
- c) Paint Finish: Repair as required, prep, and paint RE: 1. Finishes.

10. Bathrooms:

- a) Sinks: Remove and replace all existing vanities, sinks, faucets, and angle stops.
- b) Tubs / Showers:
  - (1) Provide for minor chip repair at existing tub / showers and surrounds. Clean, prep, and refinish.
  - (2) Replace tub valve, trim and shower head. New shower heads to be WaterSense and anti-scald.
- c) Toilet: Replace all commodes with WaterSense labeled toilets with seats.
- d) Accessories: Remove and replace all accessories with new bath accessories.
- e) Flooring: RE: 1. Finishes.
- f) Paint Finish: repair as required, prep, and paint RE: 1. Finishes.
- g) Exhaust Fan: Replace existing with new energy star rated 70 cfm exhaust fan ducted to exterior. Overhead ceiling light must be switched with the exhaust fan and the vanity light wired to a separate switch. If the vanity light is the only light source, it then must be switched to the exhaust fan.
- h) Lighting: Replace existing vanity light fixtures with new energy efficient LED vanity light.

#### **IV. AV & Accessible Unit Interior Upgrades / Conversions**

- 1. Two (2) existing units to receive hearing and sight impaired upgrades.
  - a) Horns and Strobes for smoke and smoke/co detectors.
  - b) New lighted AV doorbell with interior strobes in bedrooms and living rooms.



2. Four (4) existing units are to be converted / upgraded into fully accessible units to achieve the required 5% accessible units to comply with UFAS Standards.
3. In addition to the applicable scope found in section C, below are additional specific requirements for the accessible unit upgrades / conversions at existing units. RE: site plans for locations.
  - a) All converted units must contain an ADA compliant Tub with seat in tub. A compliant roll-in shower may be used upon request.
    - (1) Be ADA/ANSI complaint from manufacturer.
    - (2) Have factory installed grab bars. Or concealed blocking for new grab bars in walls at new tub surrounds.
    - (3) Have a 36" x 60" minimum useable floor space.
    - (4) Have an adjustable shower rod and weighted curtain installed before occupancy.
    - (5) Offset tub / shower controls.
    - (6) The shower head with wand must be installed on a sliding bar and within code required reach ranges by the seat. The hose must be at least 60 in long that can be used both as a fixed shower head and as a hand-held shower shall be provided.
    - (7) An additional diverter must be installed to provide water to a shower head on the short shower wall in front of the seat, mounted 80" above finished floor.
  - b) Water closets must be centered 18 inches from sidewalls.
  - c) Accessible cabinets with no base at vanity or wall hung sink.
  - d) Vanity tops or top of sink rim can be no higher than 34" above floor.
  - e) Provide ADA compliant cabinet handles/pulls on cabinet doors and drawers. Knobs are prohibited.
  - f) All tub/showers in designated handicap accessible units must come complete with "factory- installed grab bars".
  - g) Provide solid blocking at all toilets and tub/shower units for grab bar installation.
  - h) If providing a wall hung sink in an accessible unit it must have solid blocking behind the fixture and a recessed medicine cabinet, or a storage cabinet must be provided.
  - i) Unit entry door to have UFAS (ADA) compliant hardware and threshold.
  - j) Passage doors to be 32" clear minimum with accessible hardware. (nominal 36" wide door kit)
  - k) Walls: Reconfigure walls as needed to provide accessibility throughout units to bring up to current standards. Need to verify - RE: Drawings.
  - l) Appliances: Provide new ADA compliant appliances. Including under counter microwave.

- m) Millwork: Remove and Replace all cabinetry with new accessible UFAS compliant cabinetry in kitchens and bathrooms. RE: Plans
- n) Accessories: New ADA compliant bath accessories.
- o) Plumbing: Replace all fixtures and faucets with new be ADA Compliant fixtures.
- p) Provide accessible route as shown on Architectural Drawings.

# A good life begins with a good home.

We are dedicated to revitalizing and preserving affordable housing communities, giving families and seniors the foundation they need to thrive.



Savannah Neighborhood Action Project (SNAP) | Savannah, GA | 233 Units

## People come first.

We are committed to improving lives through safe, healthy homes. Since our founding in 1993, we have been working to solve our nation's housing crisis. Today, Vitus provides homes to 30,000 residents in 30 states. We are making a difference.

## Doing right is a commitment.

Our business is built on the complementary power of social impact, environmental consciousness, and community renewal. Every member of Vitus is a part of making this vision a reality. Our culture of innovation, creativity, and curiosity empowers our team to create vibrant communities and reshape affordable housing nationwide.

### Mailing Address

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By the  
numbers

**30+**  
YEARS IN BUSINESS

**200+**  
PROPERTIES DEVELOPED

**30,000+**  
RESIDENTS SERVED

**\$2.2B+**  
TOTAL FIXED ASSETS

**\$200M**  
ANNUAL REVENUE

# Our Properties

**Alaska RD Portfolio I**  
Kodiak Island, AK

**Alaska RD Portfolio II**  
Homer, AK

**Jewel Lake**  
Anchorage, AK

**Protho Manor**  
North Little Rock, AR

**Palmer Park**  
Glendale, CA

**Alexandra Apartments**  
Inglewood, CA

**Market Park**  
Inglewood, CA

**615 Manhattan**  
Los Angeles, CA

**Adams Boulev**  
Los Angeles, CA

**Harvard Gardens**  
Los Angeles, CA

**Rancheria Del So**  
Palm Springs, CA

**St. John's**  
Richmond, CA

**New Era**  
Sacramento, CA

**Sacramento Portfolio**  
Sacramento, CA

**Meadowbrook**  
San Diego, CA

**Crescent Manor**  
San Francisco, CA

**Madonna Road**  
San Luis Obispo, CA

**Flower Terrace**  
Santa Ana, CA

**Sullivan Manor**  
Santa Ana, CA

**Villa Verde**  
Santa Fe Springs, CA

**School**  
New Britain, CT

**Summerfield**  
East Hartford, CT

**Hadley Gardens**  
Miami, FL

**Oceanside Estates**  
Pinellas Park, FL

**Abernathy Towers**  
Atlanta, GA

**Bridge Creek**  
Fitzgerald, GA

**Burkestone Place**  
Waynesboro, GA

**Glynn Isle**  
Brunswick, GA

**Glynn Pines I & II**  
Brunswick, GA

**Green Meadows**  
Macon, GA

**Hollywood Shawnee**  
Atlanta, GA

**Jefferson**  
Macon, GA

**Linwood**  
Gainesville, GA

**Merrimac Village**  
Fitzgerald, GA

**Oceanside Estates**  
Garden City, GA

**Paradise East**  
Atlanta, GA

**Summit Hill**  
Atlanta, GA

**The Pines**  
Garden City, GA

**Riverwood**  
Jonesboro, GA

**Riverside Gardens**  
Macon, GA

**Sandy Springs**  
Macon, GA

**Savannah  
Neighborhood Action  
Project (SNAP)**  
Savannah, GA

**Statesboro Summit**  
Statesboro, GA

**Westlake**  
Savannah, GA

**Banyan Street Manor**  
Honolulu, HI

**Hibiscus Hills**  
Waipahu (Oahu), HI

**Kahuku**  
Kahuku (Oahu), HI

**Kekaha Plantation**  
Kekaha (Kauai), HI

**Kekuilani Gardens**  
Kapolei, HI

**Kolopua**  
Princeville (Kauai), HI

**Lokahi**  
Kailua-Kona, HI

**Rice Camp**  
Lihue (Kauai), HI

**Evergreen Terrace**  
Chicago, IL

**Martin Luther  
King Jr. Plaza**  
Chicago, IL

**Ogden Manor**  
Naperville, IL

**Vermillion Garden**  
Danville, IL

**Guardian Court**  
Louisville, KY

**La Playa**  
Baton Rouge, LA

**Bowie Commons**  
Bowie, MD

**Charles Landing**  
Indian Head, MD

**Lorelly Court**  
Baltimore, MD

**Sinclair Gate**  
Baltimore, MD

**Fort Hill Gardens  
and Esperanza Trust**  
Roxbury, MA

**Edgewood Village**  
East Lansing, MI

**Glastonbury Manor**  
Davison, MI

**Century North**  
Oakdale, MN

**Eastridge Estates**  
Rochester, MN

**Ewing Square**  
Brooklyn Center, MN

**Holmes Greenway**  
Minneapolis, MN

**Labor Retreat**  
Minneapolis, MN

**Oak Park Village**  
St. Louis Park, MN

**Shakopee Village**  
Shakopee, MN

**Sherman Forbes**  
St. Paul, MN

**Hidden Valley  
Estates**  
Wentzille, MO

**Bayou Bay**  
Biloxi, MS

**Washoe Mill**  
Reno, NV

**Allen Young**  
Plainfield, NJ

**Asbury Park  
Gardens**  
Asbury Park, NJ

**Atlantic City  
Townhouses**  
Atlantic City, NJ

**Greater Englewood**  
Englewood, NJ

**Pacific Court**  
Jersey City, NJ

**Pavilion**  
East Orange, NJ

**Penny Point**  
Egg Harbor, NJ

**Fairway Richmond**  
Staten Island, NY

**Beaumont Avenue**  
Burlington, NC

**Coleridge Road**  
Asheboro, NC

**Crown Pointe**  
Rockingham, NC

**Franklin Court**  
Louisburg, NC

**Glendale Court**  
Greenville, NC

**The Grand  
at Day Point**  
Goldsboro, NC

**Heritage Park**  
Charlotte, NC

**Jefferson Court**  
Goldsboro, NC

**Johnson Court**  
Smithfield, NC

**Market North**  
Wilmington, NC

**Oakley Square**  
Durham, NC

**Tucker Street**  
Burlington, NC

**Pendleton**  
Cincinnati, OH

**Cathedral Gardens**  
Portland, OR

**Oak Crest**  
Corvallis, OR

**Four Freedoms  
Philadelphia**  
Philadelphia, PA

**John Fox Towers**  
Philadelphia, PA

**Maple Ridge**  
Pittsburgh, PA

**Phillip Murray House**  
Philadelphia, PA

**EPN Portfolio**  
Providence, RI

**Arrington Place**  
Columbia, SC

**Connecticut Village**  
Gaffney, SC

**Hilton Head Gardens**  
Hilton Head Island, SC

**Market Place**  
Rock Hill, SC

**Park North**  
Lexington, SC

**Pinehaven Villas**  
Columbia, SC

**Spanish Trace**  
Beaufort, SC

**Meadowood**  
Alcoa, TN

**Ridgeway**  
Chattanooga, TN

**Whispering Meadows**  
Erwin, TN

**Hidden Oaks**  
Greenville, TN

**Northgate Crossing**  
Hixson, TN

**Town Creek**  
Lenoir City, TN

**Providence Place**  
Kingsport, TN

**Oak Crest**  
Knoxville, TN

**East River Place**  
Nashville, TN

**Richland Hills**  
Nashville, TN

**Deer Run**  
Rockwood, TN

**Columbia**  
El Paso, TX

**El Rosario**  
Mission, TX

**Gulfway Manor**  
Corpus Christi, TX

**La Merced**  
Mercedes, TX

**Las Palmas**  
Eagle Pass, TX

**Oso Bay**  
Corpus Christi, TX

**Petersburg East I  
and II**  
Petersburg, VA

**Stuart Gardens I**  
Newport News, VA

**Stuart Gardens II**  
Newport News, VA

**Desert Villa**  
Kennewick, WA

**Sanford Hildebrandt  
Towers I + II**  
Seattle, WA



**vitus.com**



# Gulfway Apartments - Corpus Christi, TX

Before



After









# COLUMBIA APARTMENTS - El Paso, TX

After



Before

