



Rae Ventures Development

1. What type business or development is it going to be?
 - a. This will be a 64-unit multi-family apartment complex.
2. How can people living in similar units pay different rent prices?
 - a. Someone can live in the same apartment and pay \$540 versus their neighbor paying \$816. This is because the rental rates are income based. The leasing agent will require employment information in order to determine the rental rate for each unit.
3. Will these units be Section 8 housing?
 - a. This program is different than Section 8 Housing.
4. Is entrance to the units from the outside or inside?
 - a. The units are accessible from an interior hallway.
5. The site plans and drawings of project seem to reflect little clearance between project border possible fencing and existing mall buildings for emergency vehicle access to rear of mall buildings and delivery vehicle access. Will such access be considered?
 - a. The site plan was created in conjunction with the Houston County Galleria owners and will have to adhere to all parts of Centerville Building Code.
6. Will these be loft apartments with businesses on first level?
 - a. No.
7. Please describe how the intersection of Church St./ Gunn Rd. And Houston Lake will be redesigned to support this development.
 - a. This development was designed with Centerville's Town Center Master Plan in mind. This development will not be rerouting roads but rather the Centerville Town Center Master Plan adopted by Mayor and Council in 2016 will possibly reroute roads. Rae Ventures has offered to create a northeast entrance into the Houston County Galleria ring road if this project is to be awarded the LIHTC funding through the Department of Community Affairs.
8. How many children are expected to live at this property?
 - a. As an affordable housing development that is not age restricted, Abbington at Galleria Mall could house both seniors, singles, and families with children. However, most of the children who may live at the new development already live in the area and within the attendance zones for the Houston County School District. I have attached the market analyst's preliminary draw area (where residents may be drawn from) for Abbington at Galleria Mall along with the existing elementary school attendance zones for Houston County. These drawings illustrate that approximately 75% of the development's draw area is already contained within the Houston County school district. We found a 2013 article summarizing an American Planning Association study (<https://walkableprinceton.com/2013/04/26/apartments-schools/>) which found a 1-bedroom apartment adds 0.012 students per unit, a 2-bedroom apartment adds 0.263 students per unit, and a 3-bedroom apartment adds 0.891 students per bedroom versus a single family home which adds 1.0 students per unit. With the planned unit mix at Abbington at Galleria Mall of 16 one-bedroom, 24 two-bedroom, and 24 three-bedroom units this data would estimate a total of 28

students at the community with the majority of those already in the school system.

9. Has Centerville considered the impact of new students the school system?
 - a. The City of Centerville works closely with the Houston County Board of Education on the continued development of new neighborhoods and apartment complexes within the City.
10. How will this affect crime in the Mall parking lot?
 - a. Based on prior data from our other developments, Abbington at Galleria Mall should have no effect to a reducing effect on crime in the area. Our development would have on-site management and maintenance staff as well as security cameras (a standard feature at all our developments) to deter crime. Residents would have a full criminal and background screening and problem residents would be evicted. Increased pedestrian and resident activity at a largely vacant northeast end of the mall should have a deterring effect on crime. 2016 crime data is attached analyzing the crime rates in neighborhoods where other affordable housing development that Rea Ventures owns are located versus the crime rates in the larger community. While these properties had no crime reports on record, the surrounding neighborhoods also showed lower crime rates than the larger communities. National studies support the trend we have also observed of a lowering effect on crime from affordable housing developments.