

RESOLUTION 16-443

**TO APPROVE RELOCATION EXPENSES FOR TRACT 30
OF THE DUPLEX ROAD WIDENING PROJECT**

WHEREAS, the City of Spring Hill is in the process of widening Duplex Road;
and

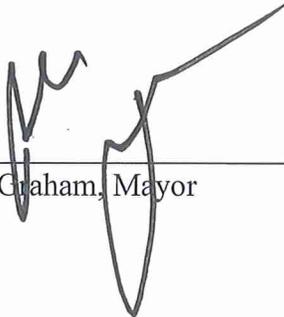
WHEREAS, the City is working with Tennessee Department of Transportation
on this project, known as State Project Number 60LPLM-F2-019 and Federal Project
Number STP-M-247(9); and

WHEREAS, in order to complete the project, the City must acquire land and
structure located at 2529 Duplex Road (housing structure currently occupied by a renter)
in the form of right-of-ways and easements from the property owner; and

WHEREAS, in accordance with the Uniform Act, the City is required to pay the
tenant's moving expenses and rent supplement above current rent for a period of forty-
two (42) months for comparable housing, payable in six (6) payments three (3) months
apart.

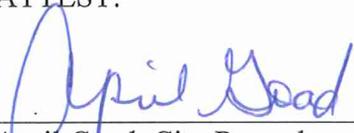
NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board
of Mayor and Aldermen authorizes relocation expenses not to exceed the amount of
\$44,630.00 to Jimmie Sterling (renter) for Tract number 30 of the Duplex Road widening
project.

Passed and adopted this 16th day of May, 2016.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



DATE: May 16, 2016

TO: BOMA

FROM: Dan Allen, Infrastructure Director

**RE: Approve relocation expenses for Tract 30
(Duplex Rd) - Resolution 16-443**

OVERVIEW: Structure and land located at 2529 Duplex Rd must be purchased for right-of-way for the widening of Duplex Rd project.

HIGHLIGHTS:

- Structure is currently occupied by a renter. In accordance with the Uniform Act, the City must pay to relocate the tenant (moving expense) and to pay for rent supplement and utilities above current rent for a period of 42 months.

PROJECT/CONTRACT UPDATES:

- Moving expense for personal property = **\$2,000** paid to tenant
- Negotiator provided 3 comparable housing options, with monthly rent and utilities ranging \$1,015-\$1,300 that are currently available for rent; monthly rent supplement would range from \$730-\$1,015.
- As it is unforeseeable which house will still be available after BOMA approval, the resolution was written as a "not to exceed" the highest potential rent supplement and utilities.
- The renter has requested to be moved to a first-floor apartment due to her age and desire to not have a lawn to maintain.
- Monthly rent supplement and utilities for highest potential housing (\$1,015 as current rent being paid is \$375) for 42 months = **\$42,630**

ACTION ITEMS:

- Request that this approval of relocation expenses be approved.

CONCERNS/ISSUES/PROBLEMS:

- None

* Justification Worksheet *

CITY OF SPRING HILL Tennessee Replacement Housing Computation

STATE PROJECT: 94092-1224-12 COUNTY Maury
 FEDERAL PROJECT: STP/HPP (10) PIN: 103169.00 TRACT #: 30T
 NAME: Jimmie Sterling 180 DAY OWNER 90 DAY OCCUPANT

RHP TYPE: Rent Supplement PAYMENT TYPE: Price Differential

APPRAISAL ADJUSTMENTS

Value of Residential Portion of Property (From Appraisal):..... \$ _____

Excess Lot: \$ _____

Damage to Excess: \$ _____

Atypical Improvements:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____

Atypical Improvements Total: \$ NA

TOTAL ADJUSTMENTS: \$ NA

Explanation for Adjustments: _____

Base for Replacement Housing Computation: \$ _____

HOUSING COMPARISON

Comp#	Improve Type	Age	Sq. Ft.	# Rms *	# BR	# Baths	Garage	Bsmt	Cond	Ask Price	Rent Price
1	Multi-F Dwelling	10	1,128	5	2	2	<input type="checkbox"/>	<input type="checkbox"/>	Good		1,015
2	Multi-F Dwelling	10	1,128	5	2	2	<input type="checkbox"/>	<input type="checkbox"/>	Good		1,055
3	Single Family	48	1,400	7	3	2	<input type="checkbox"/>	<input type="checkbox"/>	Good		1,300.

*(FOR SUBJECT, THE GREATER OF DSS REQUIREMENTS OR ACTUAL COUNT)

Comp. No.: 1 located at: 1000 Worthington Lane Spring Hill, TN 37174 is most similar.

Explanation: Multi-Family unit similar in size, more amenities & quality and located in Spring Hill.

180 DAY OWNER

\$ _____ X -0- = \$ _____
Purchased Price Adjustment Factor

Adjusted Value of Subject (Base for RHP Computation)..... \$ _____

Replacement Housing Offer: \$ _____

Highest Potential
 Comparable:

RENT SUPPLEMENT
 \$ 1,300.00 + \$ 90.00
RENT UTILITIES

= \$ 1,390.00
TOTAL

Subject:

\$ 375.00 + \$ N/A
MO. INCOME UTILITIES

= \$ 375.00
TOTAL

= \$ 730.00 1,015.00
 X 42 Months

REPLACEMENT HOUSING DETERMINATION: Last Resort Housing

\$ 30,660.00 \$ 42,030.00

Jimmie Sterling
 Computed By Signature

5/13/16
 Date

 Approved By Signature

 Date

Missy Stahl

From: Debra Rhemann <rdenteedebra@gmail.com>
Sent: Friday, May 13, 2016 1:47 PM
To: Missy Stahl
Cc: Adam Hill
Subject: Duplex Rd. Project -Tract 30T Request RHP Approval & Relocation Move Costs
Attachments: Tract 30T-Request Last Resort Housing Authorization Letter.pdf; Tract 30T-Form 102-105 Docs-Req RHP Approval.pdf; Tract 30T-Form 107-Estimate for Moving Pers Property.pdf

Missy,

Transmitted are the documents to request approval for the Relocation Housing Payment and Residential Moving Costs for Tract 30T -Jimmie Sterling -Tenant on Tract 30 that is being acquired. If approved please have Mr. Lay sign the following:

Form 105 Replacement Housing Computation
Form 107- Estimate for Moving Personal Property

If approved, please return the signed Form 105 and Form 107 to me. We will then deliver the relocation package to Ms. Sterling to start her relocation process.

Thanks,

Debra Rhemann
R & D ENTERPRISES, INC.
Right of Way/Relocation Consulting Services
P. O. Box 3186
Clarksville, TN 37043

(931) 249-1281
rdenteedebra@gmail.com

R & D ENTERPRISES, INC.
P. O. BOX 3186
CLARKSVILLE, TN 37043
PHONE: (931) 249-1281

May 13, 2016

Mr. Victor Lay
City Administrator
City of Spring Hill
199 Town Center Parkway
Spring Hill, Tennessee 37174

Re: REQUEST FOR APPROVAL OF LAST RESORT HOUSING
State Project No.: 60LPLM-F2-019 (ROW) PIN 103169.00
Federal Project No.: STP-M-247(9)
County: Maury County, Tennessee
Tract No.: 30T
Tenant: Ms. Jimmie Sterling

Dear Mr. Lay:

This letter serves as a request to utilize Last Resort Housing to make housing available to the referenced displacee. We have been unable to find replacement tenant housing within the statutory limits of \$7,200.

The subject tenant property is a Single family 1 story dwelling with 1,113 sf of living space located at 2529 Duplex Rd., Spring Hill, TN. The house contains five (6) rooms including: 2 bedrooms; a kitchen with small room off kitchen used for storage; dining area; living room; and one (1) full bath; front covered porch and two (2) sheds, only one (1) being used by tenant. The tenant rents the unit for \$500/month and utilities average \$75/month which includes electricity, gas, and water/sewer. The house is approximately 114 yrs. old and is in average condition. The property is being purchased by the City of Spring Hill because of the proposed construction and widening of Duplex Road (S.R.247) in Spring Hill, TN.

The tenant has lived in this dwelling since February 01, 2012. The only occupant is Ms. Jimmie Sterling who is 80 yrs. old. Due to her age and living alone and income, Ms. Sterling requested to live in an apartment complex where she will have less upkeep of the property and dwelling. Ms. Sterling receives social security as her only income. The total household income is \$1,252.00 per month or \$15,024.00 annually which places Ms. Sterling under the 80% low-income according to the Uniform Act Income Limits for Maury County, Tennessee which is \$30,050.00 for one (1) person. Therefore 30% of her income for rent and utilities calculates to be \$375.00 per month and will be used to calculate qualifying Relocation Housing Payment supplement.

Ms. Sterling requested to stay in Spring Hill because of her support system of family, friends and her lifestyle.

Page 2

Last Resort Letter

State Project No.: 60LPLM-F2-019 PIN 103169.00

Federal Project No.: STP-M-247(9)

Maury County

I have searched for comparables in Maury and Williamson counties/Spring Hill area and surrounding areas. I found the Fair Market Rent for a single family dwelling with 3-bedrooms, which is the only single family residence that is available, ranges from \$1,300 to \$2,500/month. The availability of rentals for a 2 bedroom 1 bath single family housing in Spring Hill and surrounding area for low income is obsolete at this time; therefore market rent is above average for this area. The waiting list for Section 8 available housing can take up two years for availability. The comparable I found is Comp No.1, located at 1000 Worthington Lane, Spring Hill, TN. This comparable is a 10 yr. old multi-family first floor unit, with approximately 1,128 sf of living space and includes five (5) rooms; 2 bedrooms, kitchen, dining area; living room; two (2) full bathrooms and includes a laundry area. Monthly rent is \$1,015.00 plus utilities (water/sewer, electricity) which averages \$90/month. This would result in a total RHP of **\$30,660.00** using 30% of Ms. Sterling's income of \$1,252.00 per month to calculate payment.

Please consider this request for Last Resort Housing so that our office can proceed to prepare an offer to present to the displacee for her consideration. If she decides to rent the comparable or another home at the same or a higher rent, then our proposal will be to make the payment to the displacee in *six (6) payments three (3) months apart as follows: 1st payment \$7,200.00; 2nd payment \$4,692.00; 3rd payment-\$4,692.00; 4th payment-\$4,692.00; 5th payment-\$4,692.00; 6th payment \$4,692.00.* Displacee will also be given the option of using the payment in one lump sum as a down payment and closing costs should she decide to purchase instead of renting.

Transmitted herewith are the following:

- *RA FORM-102-Residential Relocation Housing Statistics*
- *RA FORM-104 (3)-Comparable Replacement Housing*
- *RA FORM-105 - Replacement Housing Computation*

Please review and advise our office if the values established for the Relocation Housing Payment (RHP) for Last Resort Housing Payment are acceptable or if additional information is necessary.

Sincerely,



Debra Rhemann
ROW/Relocation Consultant

YC/dr

CITY OF SPRING HILL
RESIDENTIAL RELOCATION STATISTICS

STATE PROJECT NO. 94092-1224-126 PIN: 103169.00 Maury COUNTY
FEDERAL PROJECT NO. STP/HPP-247 (10) TRACT NO. 30T
NAME: Jimmie Sterling OWNER [] TENANT [X]
ADDRESS: PO Box 1981, Spring Hill TN, 37174 DATE OF OCCUPANCY Feb. 01, 2012
TELEPHONE NO: (615)957-5005 OCCUPANCY VERIFIED: Electric and Water Bill
(Source)
RACE: BLACK (), HISPANIC (), ASIAN/PAC. ISLANDER (), NATIVE AMERI. (), ASIAN INDIAN (), OTHER (X)
LANDLORD Cammie Neal ADDRESS PO Box 85 Thompson Station, TN 37179 TEL. NO. (615) 812-1592

HOUSEHOLD DATA

NAME/RELATIONSHIP	AGE	SEX	EMPLOYER/SCHOOL-DISTANCE
Jimmie Sterling -Tenant	80	F	Retired

PRESENT DWELLING

TYPE IMPROVEMENT Wood Frame Single Family AGE 50+ AREA 1113 SQ. FT
TOTAL ROOMS 6 NO. BEDROOMS 2 NO. OPEN ROOMS 4 NO. BATHS 1
GARAGE NO CARPORT: No BASEMENT: No HEAT Gas AIR COND Central
STATE OF REPAIR Average LOT SIZE 0.215 ac. D.S.S. YES (X) NO ()
OTHER IMPROVEMENTS: Out bldg.
UTILITIES: WATER (X) SEWER (X) ELECTRICITY (X) GAS (X) OTHER _____
TELEPHONES: ROTARY _____ TOUCHTONE _____ OWN (X) LEASE () JACKS () CABLE TELEVISION X
NEIGHBORHOOD Urban
CURRENT RENT \$ 500.00 VERIFIED BY Land Lord FURNISHED () UNFURNISHED (X)
UTILITIES INCLUDED IN RENT (LIST) N/A
EXISTING MORTGAGE YES () NO () MTG. HOLDER N/A

RELOCATION REFERENCES

REQUESTS ASSISTANCE IN FINDING REPLACEMENT HOUSING YES (X) NO ()
INTENTION AT THIS TIME IS TO Rent REPLACEMENT HOUSING
(RENT, BUY, BUILD)
OWNS A CAR YES (X) NO () RELIES ON USE OF PUBLIC TRANSP. YES () NO (X)
PAYMENT FOR MOVING PERSONAL PROPERTY BASED ON SLF ROOM COUNT 7 includes OB
(COMM. SLF. MV.)

SPECIAL HOUSING REQUIREMENTS

EXPLANATION (PHYSICAL OR SOCIAL PROBLEMS, JOB REQUIREMENTS, ETC.) Would prefer to live in an
Apartment complex in Spring Hill, TN due to her age, upkeep and expenses on property for a single family
house. Prefer to rent.

DATE 12/11/2014 AGENT Debra Rhemann TRACT NUMBER 30T

**CITY OF SPRING HILL
Tennessee
Replacement Housing Computation**

STATE PROJECT: 94092-1224-12 COUNTY Maury
 FEDERAL PROJECT: STP/HPP (10) PIN: 103169.00 TRACT #: 30T
 NAME: Jimmie Sterling 180 DAY OWNER 90 DAY OCCUPANT

RHP TYPE: Rent Supplement PAYMENT TYPE: Price Differential

APPRAISAL ADJUSTMENTS

Value of Residential Portion of Property (From Appraisal):..... \$ _____

Excess Lot: \$ _____

Damage to Excess: \$ _____

Atypical Improvements:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____

Atypical Improvements Total: \$ NA

TOTAL ADJUSTMENTS: \$ NA

Explanation for Adjustments: _____

Base for Replacement Housing Computation: \$ _____

HOUSING COMPARISON

Comp#	Improve Type	Age	Sq. Ft.	# Rms *	# BR	# Baths	Garage	Bsmt	Cond	Ask Price	Rent Price
1	Multi-F Dwelling	10	1,128	5	2	2	<input type="checkbox"/>	<input type="checkbox"/>	Good		1,015
2	Multi-F Dwelling	10	1,128	5	2	2	<input type="checkbox"/>	<input type="checkbox"/>	Good		1,055
3	Single Family	48	1,400	7	3	2	<input type="checkbox"/>	<input type="checkbox"/>	Good		1,300.

*(FOR SUBJECT, THE GREATER OF DSS REQUIREMENTS OR ACTUAL COUNT)

Comp. No.: 1 located at: 1000 Worthington Lane Spring Hill, TN 37174 is most similar.

Explanation: Multi-Family unit similar in size, more amenities & quality and located in Spring Hill.

180 DAY OWNER

\$ _____ X -0- = \$ _____
Purchased Price Adjustment Factor

Adjusted Value of Subject (Base for RHP Computation)..... \$ _____

Replacement Housing Offer: \$ _____

RENT SUPPLEMENT

Comparable: \$ 1,015.00 RENT + \$ 90.00 UTILITIES = \$ 1,105.00 TOTAL

Subject: \$ \$375.00 MO. INCOME + \$ N/A UTILITIES = \$ 375.00 TOTAL

= \$ 730.00
 X 42 Months

REPLACEMENT HOUSING DETERMINATION: Last Resort Housing \$ 30,660.00

Melba Khemarr
 Computed By Signature
[Signature]
 Approved By Signature

5/13/16
 Date
5/16/16
 Date

CITY OF SPRING HILL
Tennessee
COMPARABLE REPLACEMENT HOUSING

RA FORM-104
Revision 12-3-2013

STATE PROJECT 60LPLM-F2-019 COUNTY/S Williamson/Maury
FEDERAL PROJECT: STP-M-247(9) PIN: 101369.00 COMP #:1
PROPERTY ADDRESS: 1000 Worthington Lane Spring Hill, TN 37174

CONTACT PERSON: Gross Builders-Leasing AGENT OWNER
PHONE: (931) 228-8669 CELL: _____ EMAIL: _____

ASKING PRICE: \$ 1,015.00 FOR SALE FOR RENT FURNISHED UNFURNISHED
UTILITIES: WELL CITY WATER SEPTIC SEWER GAS ELEC. OTHER: _____
UTILITIES INCLUDED IN RENT: WATER SEWER GAS ELEC. OTHER: None

TYPE IMPROVEMENT: Multi- Family Dwelling AGE: 10 yrs. HEATED LIVING AREA: 1,028 Sf

TOTAL ROOMS: 5 BEDROOMS: 2 OPEN ROOMS: 3 BATH ROOMS: 2

AIR COND.: Central GARAGE: _____ CARPORT: _____ BASEMENT: N/A AREA _____ (sf)

CONDITION: Good LOT SIZE: 0.45 acres

OTHER IMPROVEMENTS: Laundry area

COMMENTS/ITEMS IN NEED OF REPAIR: Well maintained and additional amenities.

SCHOOLS: Williamson

NEIGHBORHOOD: URBAN SUBURBAN SEMI-RURAL RURAL OTHER: _____

DISTANCE FROM PROJECT AREA: 5 miles

OTHER SIGNIFICANT FEATURES: Refrigerator, range/oven, dishwasher, large closets, ceiling fans

The owner or owner's agent stated that the above housing is available to all persons regardless of race, religion, sex, handicap, familial status, or national origin.

I have personally inspected this residence and have found it to be decent, safe, and sanitary.

Delicia R. Remann
Agent Signature

5/13/16
Date

RE-VERIFICATION DATE(S): 5/12/2016



CITY OF SPRING HILL
Tennessee

RA FORM-104
Revision 12-3-2013

COMPARABLE REPLACEMENT HOUSING

STATE PROJECT 60LPLM-F2-019 COUNTY/S Maury
FEDERAL PROJECT: STP-M-247(9) PIN: 101369.00 COMP #:2
PROPERTY ADDRESS: 1000 Worthington Lane Spring Hill, TN 37179
CONTACT PERSON: Worthington Lane Apts. -Krista AGENT OWNER
PHONE: (931) 228-8669 CELL: _____ EMAIL: _____

ASKING PRICE: \$ 1,055 FOR SALE FOR RENT FURNISHED UNFURNISHED
UTILITIES: WELL CITY WATER SEPTIC SEWER GAS ELEC. OTHER: _____
UTILITIES INCLUDED IN RENT: WATER SEWER GAS ELEC. OTHER: None

TYPE IMPROVEMENT: Single Unit Apt. AGE: 10 yrs. HEATED LIVING AREA: 1,128 Sf

TOTAL ROOMS: 5 BEDROOMS: 2 OPEN ROOMS: 3 BATH ROOMS: 2

AIR COND.: Central GARAGE: N/A CARPORT: N/A BASEMENT: N/A AREA _____ (sf)

CONDITION: Good LOT SIZE: N/A

OTHER IMPROVEMENTS: Patio.

COMMENTS/ITEMS IN NEED OF REPAIR: Great 2 bedrooms and 2 bath 1st floor apartment, Off Street parking, Many amenities, security and pays pest control.

SCHOOLS: Maury

NEIGHBORHOOD: URBAN SUBURBAN SEMI-RURAL RURAL OTHER: _____

DISTANCE FROM PROJECT AREA: 5 miles

OTHER SIGNIFICANT FEATURES: Dishwasher, Microwave, range/oven, Refrigerator, W/D hookup

The owner or owner's agent stated that the above housing is available to all persons regardless of race, religion, sex, handicap, familial status, or national origin.

I have personally inspected this residence and have found it to be decent, safe, and sanitary.

Krista Rhenann
Agent Signature

5/13/16
Date

RE-VERIFICATION DATE(S): 5/12/2016



CITY OF SPRING HILL
Tennessee
COMPARABLE REPLACEMENT HOUSING

RA FORM-104
Revision 12-3-2013

STATE PROJECT 60LPLM-F2-019 COUNTY/S Maury
FEDERAL PROJECT: STP-M-247(9) PIN: 101369.00 COMP #: 3
PROPERTY ADDRESS: 411 Alexander Blvd. Spring Hill, TN 37174
CONTACT PERSON: Owner AGENT OWNER
PHONE: (615)477-7740 CELL: _____ EMAIL: _____
ASKING PRICE: \$ 1,300 FOR SALE FOR RENT FURNISHED UNFURNISHED
UTILITIES: WELL CITY WATER SEPTIC SEWER GAS ELEC. OTHER: _____
UTILITIES INCLUDED IN RENT: WATER SEWER GAS ELEC. OTHER: None

TYPE IMPROVEMENT: Single Family Dwelling AGE: 48 yrs. HEATED LIVING AREA: 1,400 Sf

TOTAL ROOMS: 7 BEDROOMS: 3 OPEN ROOMS: 4 BATH ROOMS: 2

AIR COND.: Central GARAGE: N/A CARPORT: N/A BASEMENT: N/A AREA _____ (sf)

CONDITION: Good LOT SIZE: 0.75 ac

OTHER IMPROVEMENTS: Outbuilding; Laundry room; deck

COMMENTS/ITEMS IN NEED OF REPAIR: Older home, well maintained; ceiling fans, hardwood and tile floors; pantry.

SCHOOLS: Maury

NEIGHBORHOOD: URBAN SUBURBAN SEMI-RURAL RURAL OTHER: _____

DISTANCE FROM PROJECT AREA: 5 miles

OTHER SIGNIFICANT FEATURES: Refrigerator, dishwasher; stove; W/D hookups;

The owner or owner's agent stated that the above housing is available to all persons regardless of race, religion, sex, handicap, familial status, or national origin.

I have personally inspected this residence and have found it to be decent, safe, and sanitary.

Debra R. Hemann
Agent Signature

5/13/16
Date

RE-VERIFICATION DATE(S): 5/12/2016



**CITY OF SPRING HILL
TENNESSEE
Estimate for Moving Personal Property**

RA FORM-107
Revision 8-1-2014

STATE PROJECT: 60LPLM-F2-019 COUNTY/S: Maury

FEDERAL PROJECT: STP-M-247(9) PIN: 103169.00 TRACT #: 30T

Owner Name: Jimmie Sterling

RESIDENTIAL NON-RESIDENTIAL OWNER TENANT

As requested by the dislocatee, this estimate is based on:

I. Scheduled Move For 7 Rooms Of Personal Property \$ 2,000.00

II. Commercial Move (Attach Copies Of All Bids & Inventories)

	BIDDER	AMOUNT	BIDDER	AMOUNT	LOW BID
1.	_____	\$ _____	_____	\$ _____	\$ _____
2.	_____	\$ _____	_____	\$ _____	\$ _____
3.	_____	\$ _____	_____	\$ _____	\$ _____

TOTAL AMOUNT OF LOW BIDS IN ITEMS 1, 2, AND 3 \$ _____

III. Self Move Residential (Based On Attached Bid/Form 108) Total Estimate \$ _____

IV. Self Move Non-Residential (Attached Copy Of Inventory)

BASED ON: BIDS SHOWN IN ITEM II OR ATTACHED FORM 108 \$ _____

V. Optional Payment (In Lieu Of Move Cost) (attach copies of tax returns for years indicated below)

NET INCOME FOR 20 _____ NET INCOME FOR 20 _____

\$ _____ + \$ _____ = \$ _____

X 0.50

AVERAGE ANNUAL NET INCOME = \$ _____

OPTIONAL PAYMENT WILL BE THE AVERAGE ANNUAL NET INCOME OR \$1,000 WHICH EVER IS GREATER, NOT TO EXCEED \$40,000.00.

IN BUSINESS LESS THAN TWO YEARS:

\$ _____ (Total Net Income) / _____ (Number Months In Business) = \$ _____

X 12

CALCULATED ANNUAL INCOME = \$ _____

Provide explanation if income used is for other than two preceding tax years:

MOVE COST DETERMINATION \$ 2,000.00

VI. REVISED SUBMISSION: EXPLAIN _____

Debra Khemann
Computed By (Signature)

5/13/16
Date

[Signature]
Approved By (Signature)

5/16/16
Date