

Lakeland Housing Authority's The Manor at West Bartow



Lakeland Housing Authority and Royal American are pleased to announce that The Manor at West Bartow's successful lease-up began with twenty-four move-ins the first week of lease up—Great Job! This new 100-unit senior community has much to offer to its residents such as: health and nutrition classes, financial classes, life and safety training, community room with daily activities, hot meals, exercise room, library, and other beneficial programs.

The residents are delighted with their new apartment homes and are extremely excited about the many amenities the community has to offer. The ambiance of "Welcome Home" is immediately felt when you enter the office and meet the staff and residents.

We welcome Angelia Ping to the position of Community Manager. We appreciate the opportunity to serve as managing agent for The Manor at West Bartow and we look forward to continued success.

By: Kimberly Hackett, Conventional Regional VP

Sage Partners Presents - *The Viridian Apartments*



After many months of navigating through numerous applications and approval processes, Sage Partners was pleased to announce their June 2009 purchase of an eleven-story senior/disabled community located in downtown St. Petersburg, Florida. On June 30, 2009, Sage Partners and Royal American Management (RAM) staff members were on site to ensure a smooth transition of ownership and to assure the residents that Sage Partners and RAM plan to provide them with the highest level of service and with a remodeled, much improved apartment home. In an effort to alleviate resident concerns and to formally introduce Sage Partners and RAM, resident meetings were held on July 1, 2009. The Sage Partners announced that the building would be renovated one floor at a time, necessitating the relocation of residents to a different floor while their floor is being renovated. Cooks Movers and Massey Pest Control were on hand to discuss the logistics of relocating the residents.

Since the purchase date, the property has been undergoing a full renovation. The ground floor was renovated first allowing residents the opportunity to enjoy the new amenities which include a new fitness center, library, computer lab, TV room, and vegetable garden. To date, the eleventh, tenth, ninth, eighth, seventh, sixth, and first floors have been completely renovated and renovations of the fifth floor have begun. Fitting with the new look of the renovated building, the name has been changed from The Columbian to The Viridian. The Viridian is the first "No Smoking" community in RAM's HUD portfolio.

The Viridian has recently experienced its first successful tax-credit audit and was able to certify all existing tax-credit residents. In addition, twenty-one applicants were moved in and certified before years end. This allowed the owners to receive additional tax credits for the year 2009.

On March 9, 2010, Sage Partners hosted a preview of the community and officially announced the name change from The Columbian to The Viridian. Among the many guests present were representatives from HUD, North Tampa Housing Development Corporation, Florida Housing Finance Corporation, PNC Finance, and the St. Petersburg Mayor, Police Chief, City Council, St. Petersburg Housing Offices. Many community service employees were also in attendance. Royal American Management attendees included Owner Joey Chapman, President Kerri Toth, Affordable Housing Regional Manager Tere Dykes, Affordable Housing Area Manager JoAnn Townsend, and the Viridian staff. Over seventy people attended the event. Tour groups were formed and guests were toured through the amenities on the first floor, through both old and newly renovated units, and then around the community to view the outside renovations. It was a very successful event and Sage Partners and RAM truly appreciates everyone's participation.

RAM is very appreciative of the opportunity to serve as management agent for this community and to work with Sage Partners to provide this much needed housing community to the senior population of the St. Petersburg area. We look forward to a long and mutually beneficial relationship.

By: Tere Dykes, HUD Regional Manager



Viridian Staff