

Troy Housing Authority and Pennrose, LLC would like to thank the Taylor residents and community members who have participated in the Taylor Apartment redevelopment community engagement meetings that have been held over the past five months. Below are responses to questions we received at the engagement meeting held on **February 27, 2020**. We are looking forward to resuming the engagement process once it is safe for everyone to do so.

1. Who will own the property, will it still be city-owned land? What is Pennrose's role after the development?

The property will continue to be owned by the Troy Housing Authority (THA), who will long-term ground lease the land to an entity that THA is also part of.

2. Will seniors and disabled be prioritized in the relocation process?

Any current Taylor resident in good standing at the time of relocation will have the opportunity to move to a new Taylor apartment. There will be units configured for households requiring accessibility accommodations, as well as those with hearing and or visual impairments.

3. What size of apartments are proposed?

The redeveloped Taylor Apartments will include studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments.

4. Will the new development have affordable units set aside for future applicants or just for current Taylor residents?

In addition to a one-for-one replacement of all currently occupied Taylor units, the redeveloped project will include affordable, workforce, and market-rate units.

5. What is one thing Troy does not have, and this development is looking to bring to?

The redeveloped Taylor apartments will bring public open space to the city's waterfront, where people can come to gather, play, and enjoy the view. The development team believes Troy is lacking this unique public amenity.

6. How many public housing and redevelopment projects had Pennrose worked on? How many units?

Pennrose has successfully partnered with over 45 Public Housing Authorities to redevelop thousands of affordable units.



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7. What is the proportion of market-rate apartments (within the development)?

Final income mixes for the redevelopment will ultimately be determined by the financing sources available at the time of construction. It is anticipated that a majority of units will be designated as affordable and workforce housing.

8. Market-rate commercial programs: will the development team offer lower cost commercial space for entrepreneur (small/ local business incubators)?

Market rate commercial rents help keep the residences affordable. That said, the development team would consider any program that provides assistance to small and local businesses, if available.

9. Are there any concerns about the traffic flows once the Congress Street Bridge ramps are removed?

It is expected that environmental impacts, including traffic, will be evaluated during the bridge reconfiguration's environmental review process, and mitigation measures would be recommended for any impacts determined to be significant.

10. Any thoughts about not demolish all four buildings, and just retrofit and refurbish?

The demolition of all four buildings is required to achieve the goals of the project: diverse income mix, public park amenity at the riverfront, and connected streets activated by retail and other uses.

11. Community meetings: who is making the (final) decision once the project team received feedback from the community?

The development team must balance the needs of residents with local code requirements and limits of available funding. Some suggestions will simply not be affordable - but the input from residents is incredibly important and guides us in identifying our priorities.

12. Will I keep the same size apartment when I move into a new unit?

You will have the appropriate size apartment that your household makeup qualifies for at the time of the move.

13. How will the buildings deal with noise from next door units and from the surrounding streets? The existing Taylor buildings have these problems.

Building construction has come a long way since the original Taylor Apartments were constructed. The new buildings will feature noise attenuation measures, per the building code, and residents should hear a noticeable reduction in noise from the outside and adjacent units.

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Please note that due to social distancing requirements and gathering restrictions brought about by the Coronavirus (COVID-19) pandemic, all Community Meetings will resume when it is safe to do so. In the meantime, all updates will be posted on the Troy Housing Community Engagement website.

We also encourage Taylor Residents and Community Members to share input by calling **518-273 3600 ext. 239** and leaving a message, or emailing info@troyhousing.org.



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