



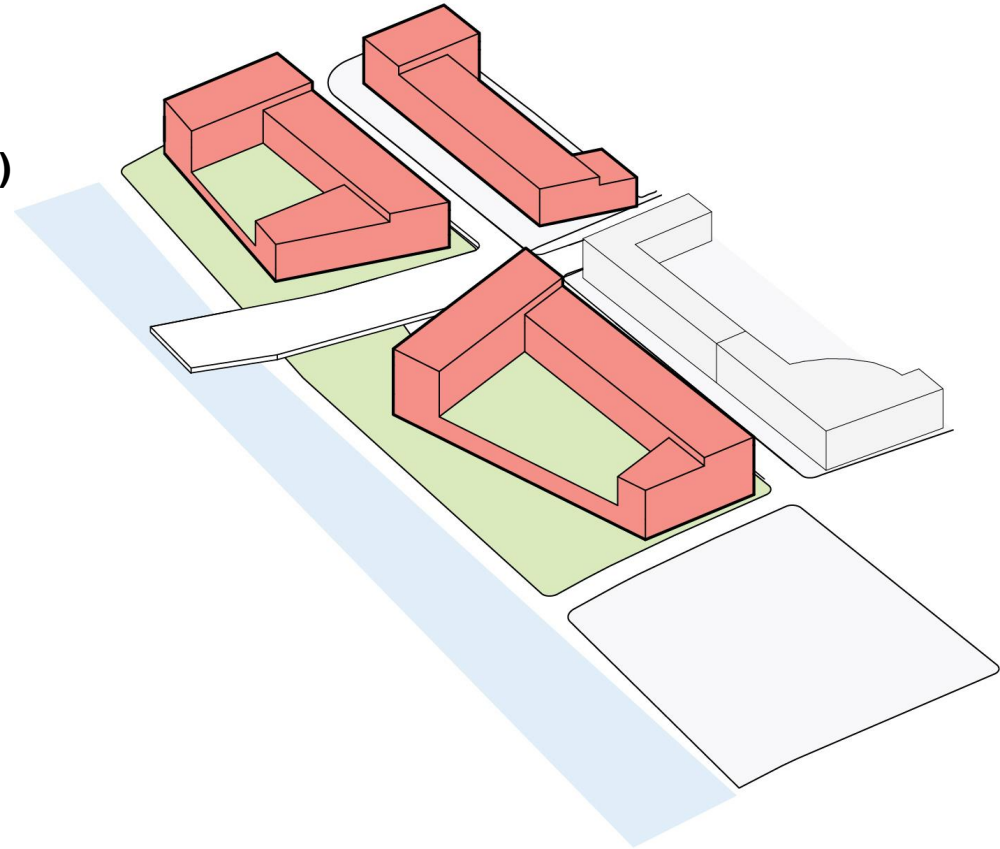
Revitalize Riverside

A Vision for Taylor Apartments

PENNROSE
Bricks & Mortar | Heart & Soul

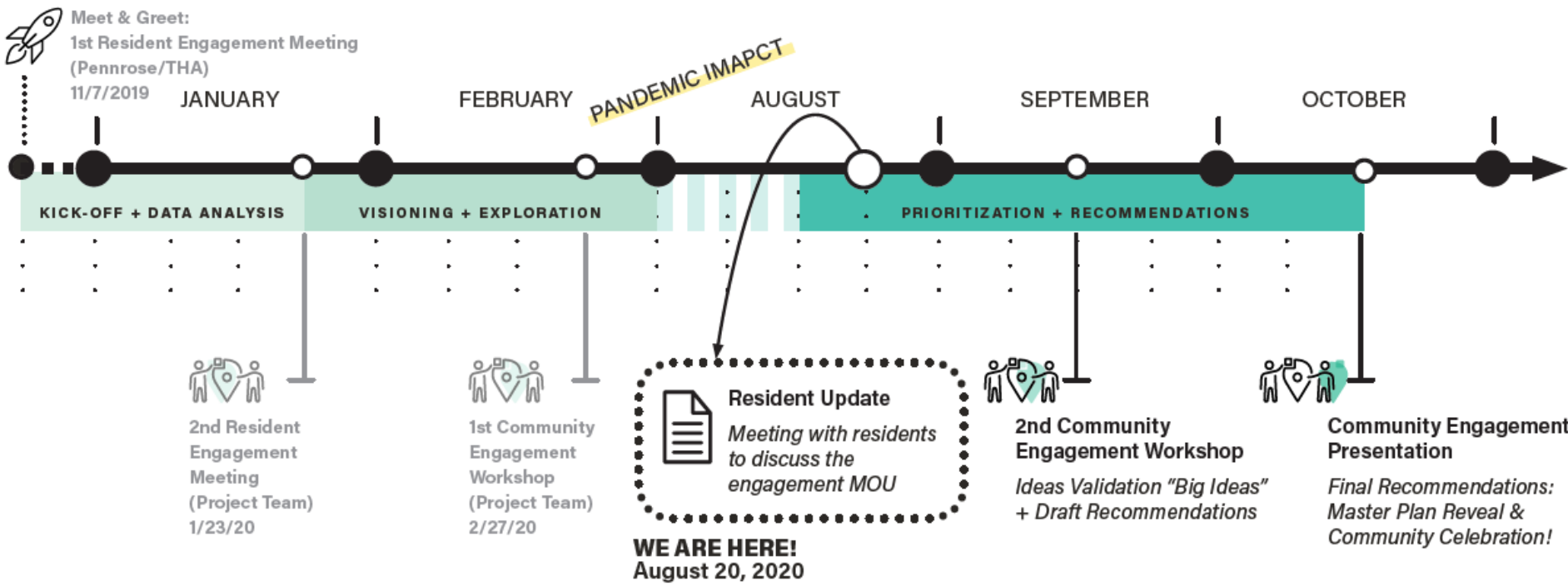
INTRODUCTION & AGENDA

1. PROJECT UPDATES
2. MEMORANDUM OF UNDERSTANDING (MOU)
3. FAQs
4. NEXT STEPS
5. LISTENING SESSION



PROJECT UPDATES

Providing a **meaningful and dynamic community outreach and engagement process** is critical to shape a holistic vision informed by many voices, and to the successful implementation of the master plan.



MOU

What is a Memorandum of Understanding (MOU)?

- An MOU is an **agreement between parties** that outlines **expectations, roles and responsibilities**.
- Our Taylor MOU represents an agreement to **enable the meaningful participation of the Taylor Tenants during the Project process**.



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JOHN P. TAYLOR APARTMENTS MEMORANDUM OF UNDERSTANDING

This is a Memorandum of Understanding ("MOU") between the Troy Housing Authority ("THA") and Pennrose, LLC ("Pennrose") (hereafter collectively the "Developer"), the Taylor Apartments Tenant Association ("Taylor Tenants") and REACT, Inc., the city-wide resident organization for all Troy Housing Authority tenants (REACT). The Developer and Taylor Tenants shall together be known as the Parties.

The existing Taylor site units, two vacant townhouse units, two vacant townhouse improvements (the "Pr Property") are over 50 years old and require major physical rehabilitating and outdated infill scale redevelopment or demolition of the existing structure and replacement of affordable additional residential units, diverse retail and commercial building residents, and space along the riverfront.

This MOU sets forth the terms and conditions for the redevelopment of Taylor Residents near development process, January 23, 2020, and the following priorities:

- Affordability of Community-based
- On-site program
- Inclusive employment
- Safe & diverse
- Healthy food and
- Active transportation

The Parties, in recognition of the priorities of the Taylor Tenants, hereby agree and consent to the following ongoing process to enable meaningful participation of the Taylor Tenants during the planning, implementation and monitoring of the Project. The Parties agree that, in connection with any redevelopment activities, and more specifically with any development activities regarding the Project, the following expectations shall be maintained:

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3. The Developer shall provide completed minutes of all public meetings and distribute such minutes to all tenants in English and Spanish. The Developer may provide these minutes electronically or make copies available to the Taylor Tenants in the site office.

4. The Developer shall provide planning documents for inspection by Taylor Tenants at the THA or electronically.

5. The Parties agree that no work will occur without the presence of Taylor Tenants. The Parties shall:

- Respect the privacy of the participants.
- Refrain from physical abuse of the participants.
- Agree to discuss the project with the participants.
- Listen attentively.
- Represent the Taylor Tenants.
- Respect confidentiality of information as confidential information, such information not disclosed to the public.

6. Furthermore, to the extent possible, the Taylor Tenants shall use the Resident Participation Program to participate with the Developer in many aspects of the prospective transformation of the Taylor Apartment Redevelopment, which will include:

- Be truthful and not provide false information.
- Respect the shared space of each meeting and refrain from attending while ill, or under the influence of drugs or alcohol.

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7. The Parties will conduct meetings on a regular schedule throughout the engagement and master planning process with the Taylor Tenants with regard to the redevelopment of the Property. At these meetings, the Developer commits to updating the Taylor Tenants on the progress towards delivering the on the aims and objectives of the MOU.


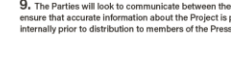

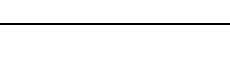


8. Successful engagement under this MOU may require the Developer from time to time to share information with the Taylor Tenants that has not yet been made public and/or work that is in progress. In these circumstances this will be highlighted to the Taylor Tenants, who agree to accept the materials based on its draft status.

9. The Parties will look to communicate between themselves to ensure that accurate information about the Project is provided internally prior to distribution to members of the Press.

This MOU is fully intended to be later replaced by a final partnership agreement, signed by the Developer and Taylor Tenants, outlining how the Parties will continue to collaborate during the construction and operation of the Project.

The Parties have each authorized the signatories below to commit to the terms and the spirit of this MOU, and commit to retain an open line of communication to assure that this MOU, the redevelopment of Taylor Apartments, and the development and ultimate implementation of the Master Plan will benefit the residents.

Executed this ____ day of August, 2020.

	
Troy Housing Authority	Pennrose, LLC
	
Deborah A. Witkowski Executive Director	Dylan Salmons Regional Vice President
	
Taylor Apartments Tenant Association	REACT, Inc.

MOU

Who are the Parties involved?

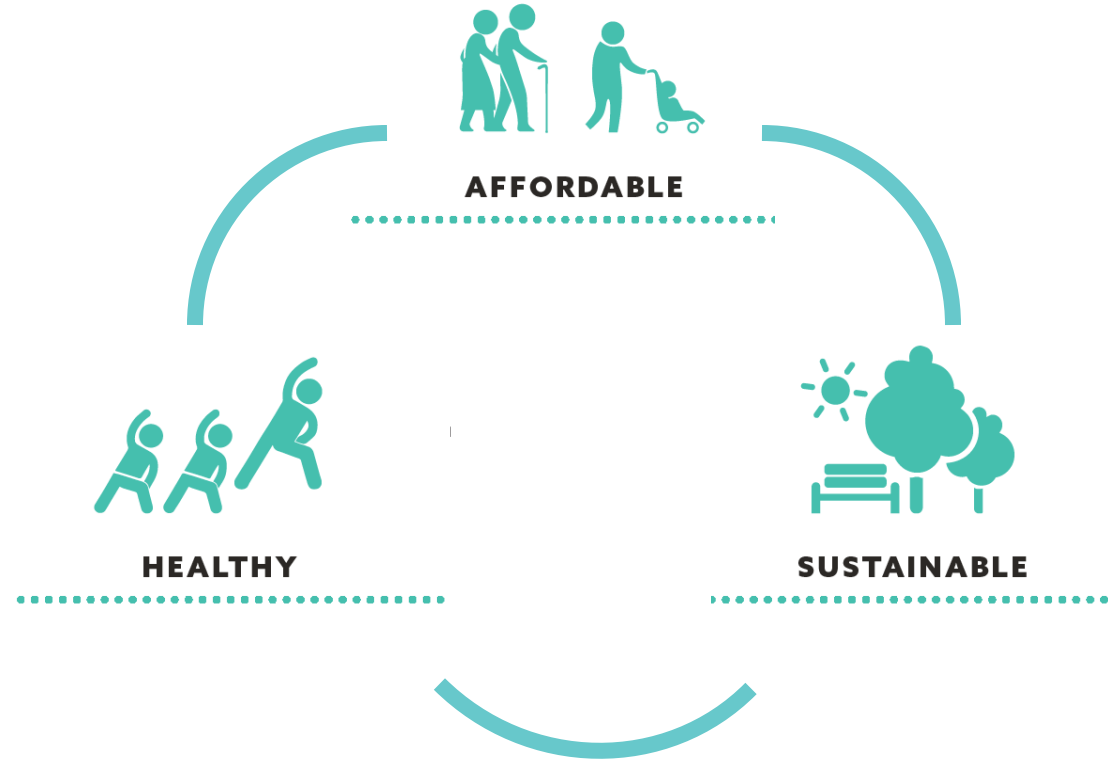
- Taylor Tenants
- REACT - Resident Advisory Board
- Development Team
 - *Troy Housing Authority*
 - *Pennrose*



MOU

Priorities Identified by Taylor Residents:

- **Affordability** of new apartments for existing Taylor residents
- Community-based **services**
- On-site **programs**
- Inclusive **employment opportunities**
- Safe & diverse **public open space**
- Healthy **food access**
- **Active transportation** options



MOU

Expectations of the Parties:

Commitment to securing input from **Taylor Tenants**:

- Action: Taylor Tenant input facilitates **communication, interaction, involvement, and exchange**.
- Outcome: Establish goals, objectives and desired outcomes for the Project's Master Plan that will guide the redevelopment (the "**Resident Participation Program**").

We want everyone's input!



MOU

Expectations of the Parties:

The **Developer** shall provide:

- All **Taylor Tenants** will receive notices of all Project public meetings.
- Project meeting flyer notices shall be made available in English and Spanish.
- Notices may include representatives of the **Taylor Tenants** (i.e. **Tenant Association Officers and/or REACT, Inc.** – the city-wide resident association for all Troy Housing Authority tenants).

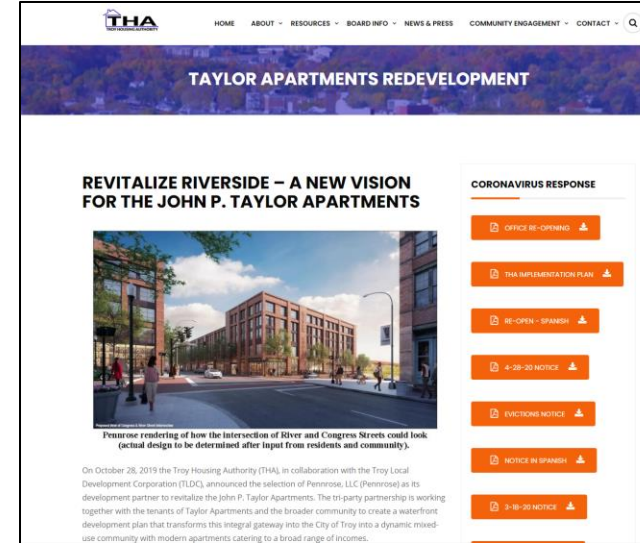
Notices include all parties in English and Spanish



MOU

Expectations of the Parties:

- Minutes will be provided in **English** and **Spanish**, and **posted online**, or placed in the **Taylor Tenants office**.
- **Final design and planning documents** related to the Project will be available either at the THA offices, or electronically.



Check out our website!
<https://troyhousing.org/taylor-apartments-redevelopment/>



MOU

Expectations of the Parties:

All **Parties** will strive to conduct and participate in meetings that:

1. Respect the views of all.
2. Refrain from confrontational behavior always.
3. Abide by the majority decisions of the participants.
4. Listen attentively.
5. Represent the views of the wider community and not seek to further one's own interests.
6. Respect confidentiality.
7. Be truthful and not provide false information.
8. Respect the shared space of each meeting and refrain from attending while ill, or under the influence of drugs or alcohol.



MOU

Expectations of the Parties:

Taylor Tenants shall use the **Resident Participation Program** to participate with the **Developer** including:

1. The details of the physical transformation.
2. The design of units, amenities, landscaping, and common areas.
3. Resident employment opportunities, and/or the use of resident-owned businesses in the transformation.
4. The future resident services, property management, security and any enrichment features affecting residents' quality of life.
5. The level of occupancy that will be maintained at the Property prior to the start of the Project phases.
6. The affordability and qualifications for occupancy of the Project.
7. Any planned relocation, together with relocation benefits.

Development updates
will be shared regularly



MOU

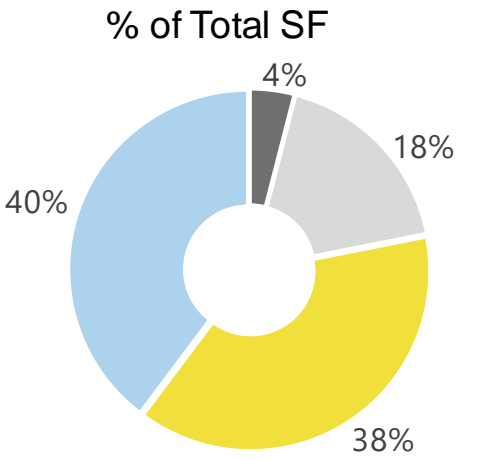
Expectations of the Parties:

- **Project meetings will be regularly scheduled** with the Taylor Tenants. At these meetings the objectives of the MOU will be met.
- **Draft information about the Project may be shared** with the Taylor Tenants about work in progress. These will be noted with draft status.
- The **Parties** will look to communicate between themselves to ensure that accurate information about the Project is provided internally prior to distribution to members of the Press.



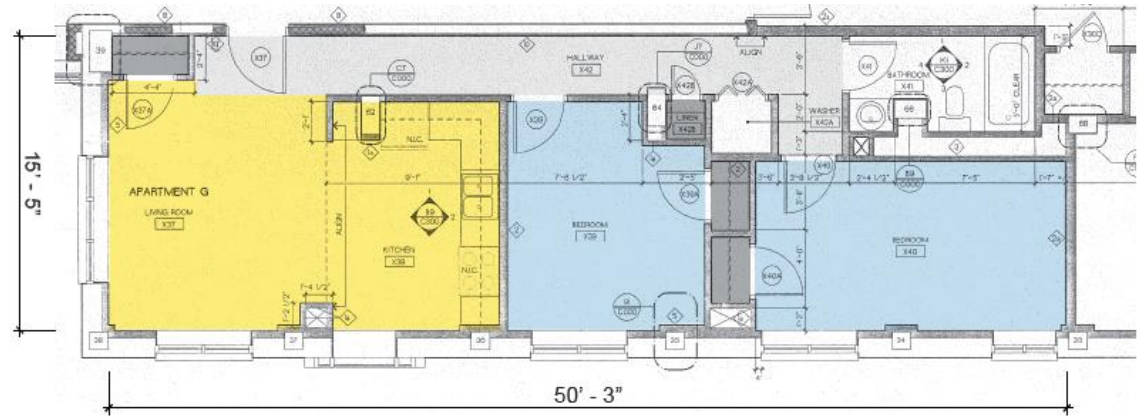
FAQs

Will my new apartment be smaller than my current apartment?



- Storage
- Corridor
- Living Space
- Bedroom

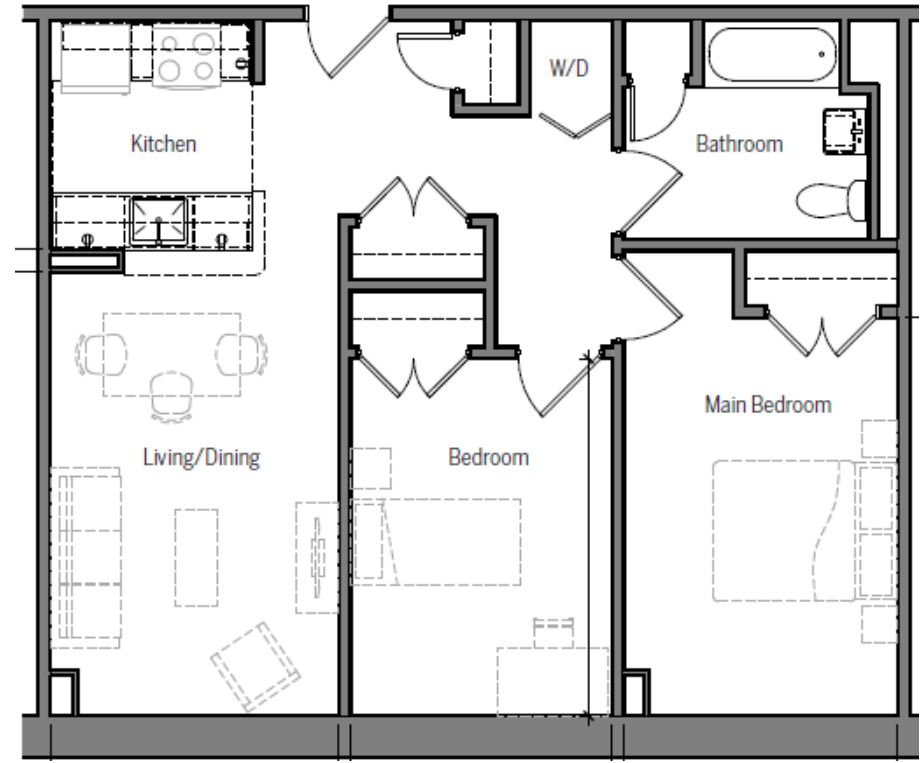
Current Apartment



FAQs

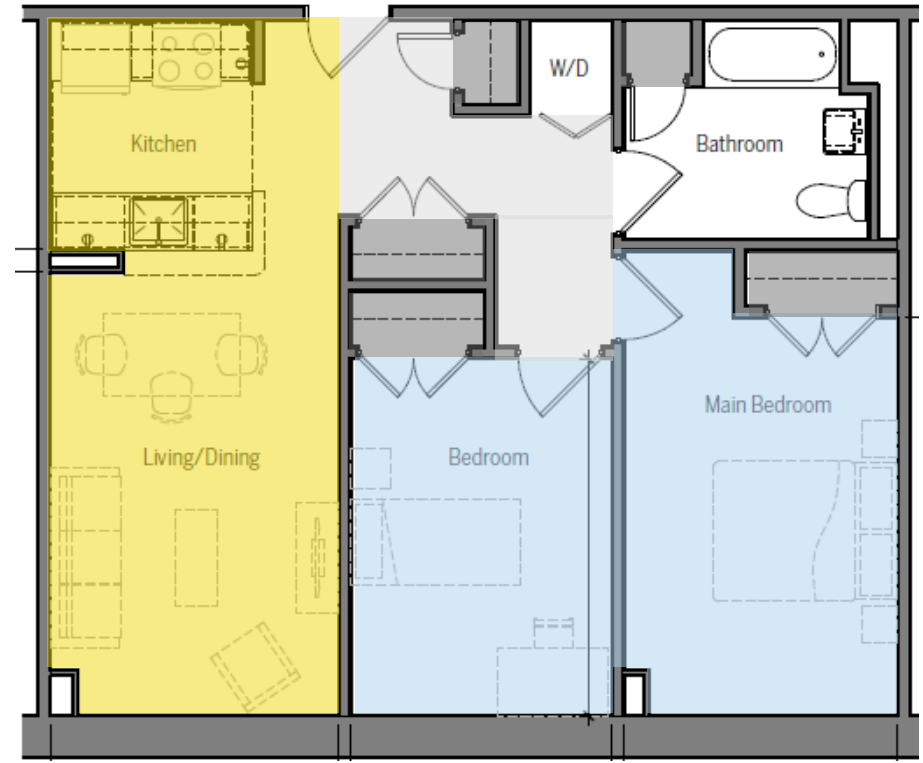
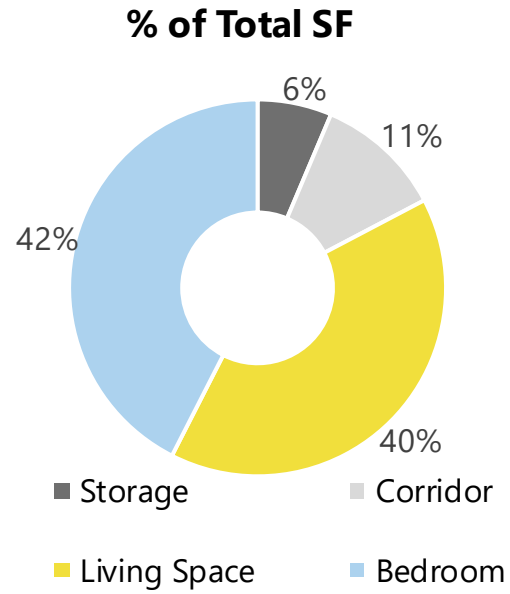
Will my new apartment be smaller than my current apartment?

- New unit types will be larger than current unit types
- Consistent with the sizing of local modern apartments
- Open floor plans
- Greater efficiency



FAQs

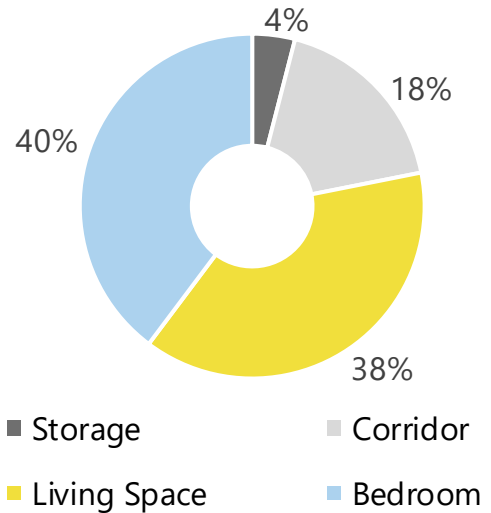
Will my new apartment be smaller than my current apartment?



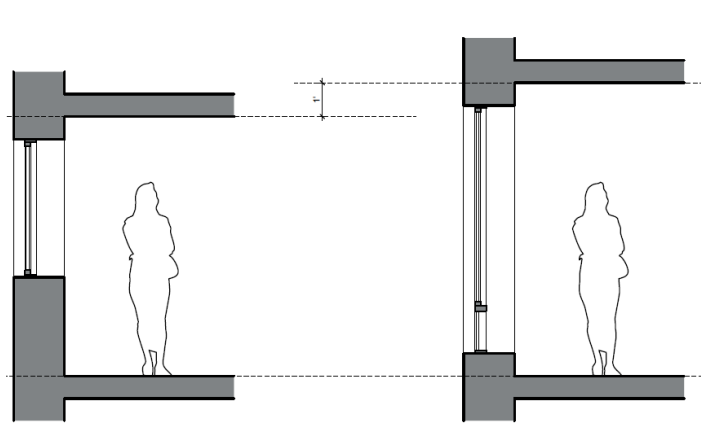
FAQs

Will my new apartment be smaller than my current apartment?

Current Apartment
% of Total SF

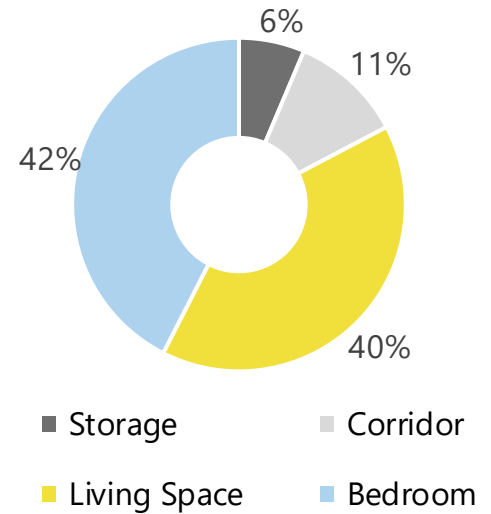


EXISTING APARTMENT SECTION



PROPOSED APARTMENT SECTION

New Apartment
% of Total SF



FAQs

Will my new apartment be smaller than my current apartment?

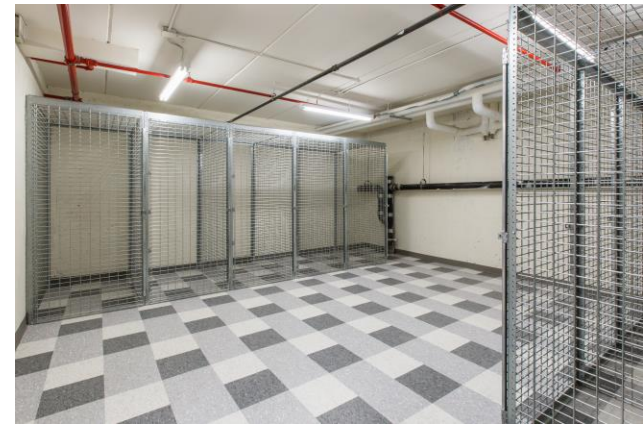


Example images

FAQs

I am single and live in a 2-BR apartment. Will I stay in a 2-BR?

- Single adults currently living in a two-bedroom unit will generally move into a one-bedroom unit.
- Exceptions are made for a reasonable accommodation related to a disability.
- All new units will feature additional storage compared to existing units and will include bulk storage space elsewhere in the building.



Will my rent go up?

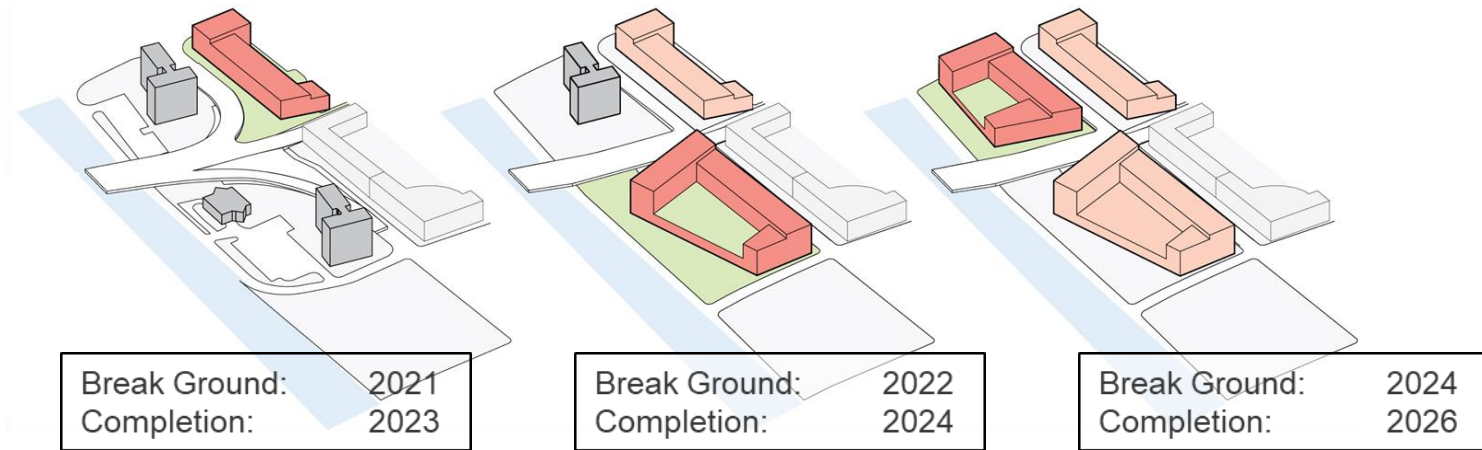
- **NO!** Rent will be calculated using the same formula that's currently used (30% of adjusted income).
- HUD will **not** allow existing tenants to be negatively impacted financially.

Rent will remain the same



NEXT STEPS

- **4th Engagement Meeting (September 2020):** “Big Ideas,” draft recommendations, and resident/community feedback
- **5th Engagement Meeting (October 2020):** Master Plan reveal!
- **Apply for funding (Q4 2020)**
- **Start construction at existing Taylor 1&2 site (Q3 2021)**
- **Complete construction, Taylor 4 residents move to new project (Q4 2022/Q1 2023)**



THANK YOU!

