



# Revitalize Riverside

*A Vision for Taylor Apartments*

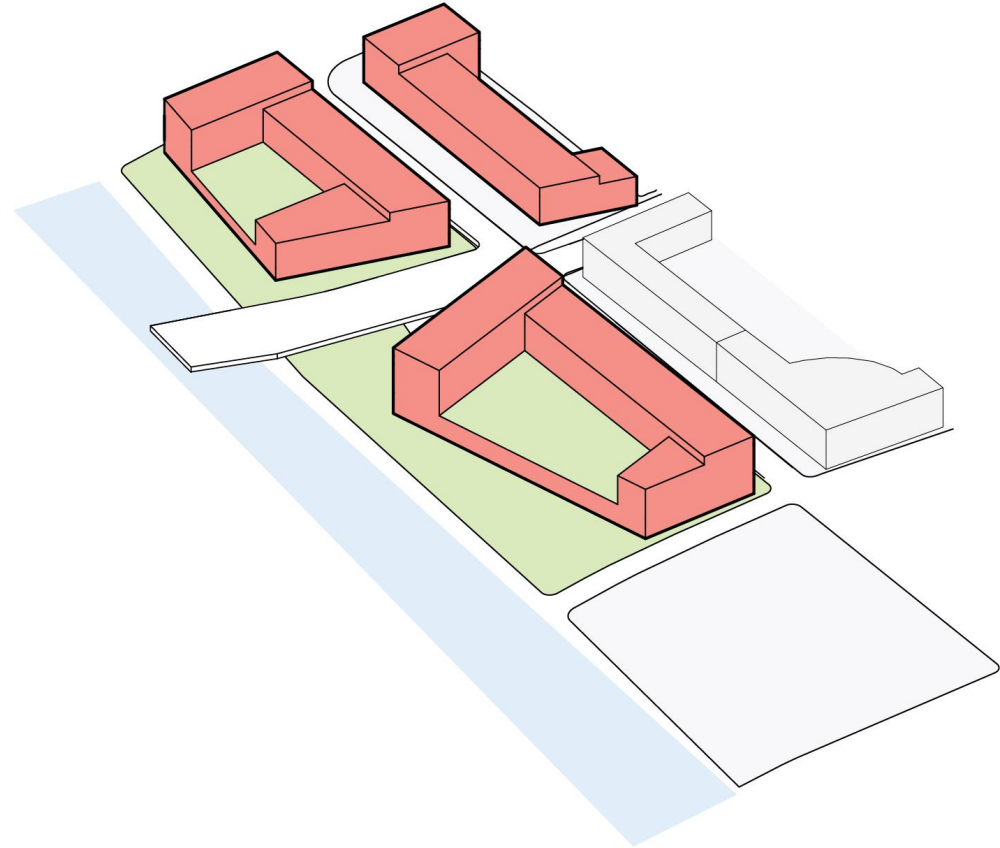
**PENNROSE**  
Bricks & Mortar | Heart & Soul

9.9.2021 Community Engagement Meeting



# INTRODUCTION & AGENDA

1. PROJECT RECAP
2. PROJECT UPDATES
3. WHAT HAPPENS NEXT
4. COMMUNITY FEEDBACK



# WHERE WE ARE & HOW WE GOT HERE

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- **2019 - 2020: Initial community engagement process**
  - **6 community engagement sessions held**
  - **Received your feedback on building and public amenity design**
  - **Advanced Memorandum of Understanding with residents**

# PHASE I





# MASTER PLAN



# GROUND FLOOR DESIGN



Ground Floor Plan



# ACTIVE RIVERFRONT



PROMENADE



RIVERFRONT VIEW  
SUN DECK



DOG PARK



BASKETBALL COURT &  
MURAL ART



BBQ GRILL &  
PICNIC TABLES



FLEXIBLE  
LAWN FOR  
COMMUNITY  
EVENTS



CREATIVE PLAY



# OUTDOOR AMENITIES



## SOCIAL

**Patio spaces where residents can meet neighbors and friends, participate in tenant's events.**



## INCLUSIVE

**Activities for children, seniors, families that provide social interaction opportunities.**



## WELLNESS

**Create healthy & resilient homes and outdoor space to promote wellness.**



# WHERE WE ARE & HOW WE GOT HERE

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- **Q1 2021: Submitted application to New York State HCR for funding**
- **Q2 2021: Application for funding not granted**
- **Q3 2021 – Ongoing: Team revising proposal**
- **Today: Update community on plan progress**

# OBJECTIVE: HOUSING

## Residential

Affordable, supportive, workforce, and market-rate housing opportunities:

- **1 for 1 replacement of all existing Taylor units**
- Units affordable to income tiers at or below 60% of Area Median Income (AMI)
- Supportive housing units
- Workforce housing units affordable to those at 80% of AMI
- Market-rate units





# OBJECTIVE: DOWNTOWN ACTIVATION

## Non-Residential

- Extension of the River Street retail corridor beyond Congress Street
- Neighborhood to large-scale retail spaces
- Non-storefront office space for the city's growing sectors
- Community services

## Public Amenities

- Two acres of high-quality open space, connecting Troy to the waterfront





# ORIGINAL PHASE I: 85-UNIT BUILDING





# 85-UNIT BUILDING

## Challenges

- Unsuccessful in highly competitive 9% LIHTC funding round
- Limited funding sources available
- Must adhere to State design direction:
  - No in-unit washer/dryers



# UPDATED PHASE I: 142-UNIT BUILDING (7-Stories)





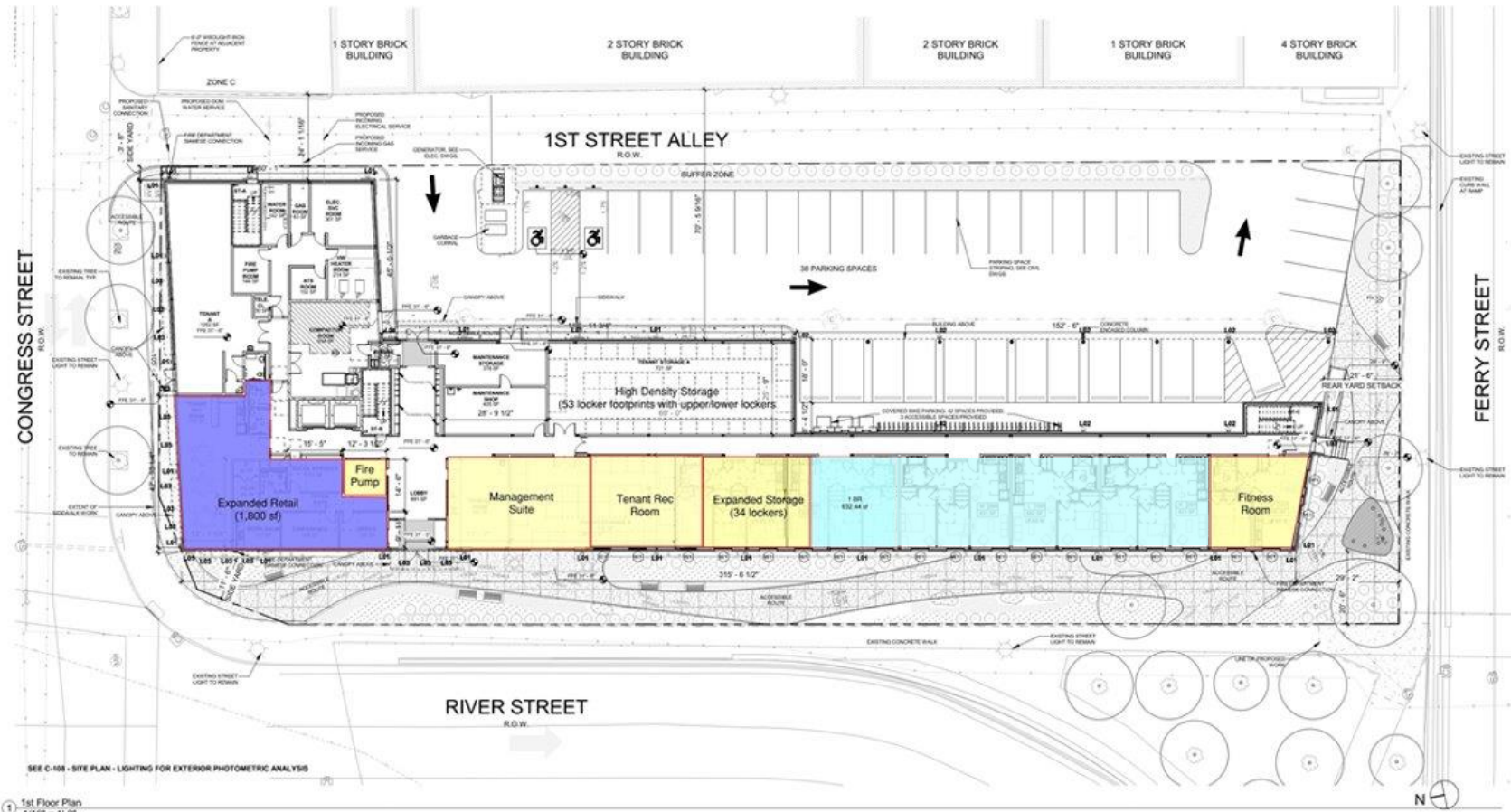
# 142-UNIT BUILDING

## New Opportunities

- Replacement housing for all existing Taylor residents
- Non-competitive tax credits
- Shorter timeline to 100% existing unit replacement
- Two floors shorter than existing building
- Additional commercial space
- More affordable units
- Creates additional construction period and permanent jobs



# UPDATED PHASE I: GROUND FLOOR PLAN



1st Floor Plan  
1/16" = 1'-0"



# UPDATED PHASE I: UNIT MIX

	<u>Original Phase I</u>	<u>Updated Phase I</u>
1 Bedroom	26 Units	44 Units
2 Bedroom	54 Units	92 Units
3 Bedroom	5 Units	6 Units
<b>Total</b>	<b>85 Units</b>	<b>142 Units</b>

# UPDATED PHASE I: PARKING PLAN

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	<u>Existing Parking</u>	<u>Updated Phase I</u>
On Site	34 Spaces	38 Spaces
Taylor 4 Site	N/A	40 Spaces
<b>Total</b>	<b>34 Spaces</b>	<b>78 Spaces</b>

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# MOU UPDATE

- We have received comment on the MOU and have prepared responses
- We remain deeply committed to working with tenants within the parameters allowed by Local, State, and Federal guidelines



Page 1 of 3  
Taylor Apartments Revitalization | Community Engagement MOU

**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 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:

Page 2 of 3  
Taylor Apartments Revitalization | Community Engagement MOU

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 at planning documents inspection by Taylor offices of the THA or electronically.

5. The Parties agree cannot occur without:

- Affordability of Community-bd
- On-site progr
- Inclusive empl
- Safe & diverse
- Healthy food a
- Active transpo

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:

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

Page 3 of 3  
Taylor Apartments Revitalization | Community Engagement MOU

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.

# WHAT HAPPENS NEXT

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- **Continued resident engagement**
- **Apply to New York State HFA for funding (Q4 2021)**
- **Submit HUD application for RAD conversion**
- **Return to City agencies for planning and zoning approvals**
- **Apply for demolition funding**



# WE WANT TO HEAR FROM YOU!

