

## Community Engagement Meeting Questions

### 8/20/2020 In-Person MOU Meeting

#### Questions Raised at the Meeting

**1. When is the Taylor Apartment Redevelopment process going to take place?**

Please refer to the “8.20.2020 Community Engagement Presentation” for a graphic outline of the Taylor Apartments redevelopment process.

In summary:

- 4<sup>th</sup> Engagement Meeting (September 2020): “Big Ideas,” draft recommendations, and resident/community feedback
- 5<sup>th</sup> 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)

**2. Who will own the property going forward?**

Please see the 02-27-2020 Q&A Meeting PDF.

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

**3. Will rents for current Taylor Residents go up?**

As referenced in the 02-27-2020 Q&A, and 07-25-2020 FAQ document posted on the Taylor Apartments Redevelopment Community Engagement website, as long as residents are in good standing, rents will continue to be subsidized. All residents in good standing will continue to pay 30% of their adjusted income toward rent.

**4. Will we be displaced? What are our guarantees? Are we guaranteed to be able to return?**

No, resident will be displaced. Each resident will have to relocate once into their new home. Each resident is afforded protections under HUD’s Fair Housing Uniform Relocation Act (URA). You can learn more about HUD’s Fair Housing protections on their website:

<https://www.hudexchange.info/programs/relocation/overview/#overview-of-the-ura>

**5. Will seniors and disabled tenants be prioritized in the move?**

Please see the 02-27-2020 Q&A Meeting PDF.

There will be units configured and set-aside for households requiring disability accommodations.

**6. What size apartments will be available (e.g., 1BR, 2BR, and 3BR)?**

There will be bedroom units available up to 3-bedroom units. We are kicking-off the Design Process, and number of units per number of bedrooms has yet to be determined. During our next Taylor Community Engagement, we will have more design concepts to respond to including the number bedrooms within units.

**7. Will there be income requirements?**

Please refer to the "8-20-2020 Community Engagement Presentation".

Rent will be calculated using the same formula used (30% of adjusted income). HUD will not allow existing tenants to be negatively impacted financially.

**8. Will there be a certain number of apartments set aside for low-income tenants or those who receive DSS? Will these apartments be available to future tenants, not just current Taylor Apartment tenants?**

Please see the 02-27-2020 Q&A Meeting PDF.

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.

**9. Will pets be allowed?**

Yes, the same pet allowances currently accepted at Taylor Apartments are expected to be maintained.

**10. How will this impact current management at Taylor Apartments? Will THA continue upkeep at Taylor until the project is completed?**

Management is expected to be handled by THA through hand-off, afterward Pennrose Management Company (PMC) will enter into a co-management relationship with THA to oversee the management of Taylor I. PMC expects to contract items such as janitors and maintenance crews with THA. PMC has extensive expertise in lease up, stabilization and ongoing management of market rate, affordable, mixed income, and mixed-use rental properties. You can learn even more online: <https://www.pennrose.com/management-services/management-overview/>

**11. Is Pennrose/THA willing to sign a community benefits agreement committing their answers to these questions?**

That's what this Memorandum of Understanding (MOU) meeting and draft is all about. The MOU sets forth the expectations of the Parties in connection with the redevelopment of the Property, with the interests of the Taylor Residents recorded as a key component to the planning and development process.

**12. Will there be A/C in the units?**

Yes! There will be central air conditioning in the units.

**13. Will there be washer / dryer hook-up in the units?**

Yes, the Development Team has committed to providing hook-ups in each unit along with an energy efficient, Energy Star rated washer and dryer.

**14. Who will be the moving company?**

This will be determined closer to the time of relocation, but the team will be sure to keep the residents appraised. The Development Team welcomes feedback from prior moving experiences.

**15. How will the utility accounts work within the rent?**

To keep assisted housing affordable for lower-income households, federal housing law directs that the resident's share of rent in federally assisted public housing should equal 30 percent of the household's adjusted monthly income. In interpreting the federal housing law, HUD has defined the Total Resident Payment for "rent" to include both shelter and the costs for reasonable amounts of utilities. The amount that a PHA determines is necessary to cover the resident's reasonable utility costs is the utility allowance.

These Utility Allowances are set and approved by HUD.

**16. Could this happen sooner than expected?**

It's not likely, but if there are any changes to the schedule outlined above, the Development Team will be sure to let the Taylor Community know.

**17. Will the HVAC system be a central boiler, or what is the current mechanical plan?**

Since the Design Process is being kicked-off, this is still being determined. The Development Team will be working with the Mechanical and Electrical Engineer to ensure that we're able to provide a sustainability-focused HVAC system.

**18. What if we'd like to see revisions in the MOU?**

If you have suggestions, then please feel free to reach out online at the Taylor Community Engagement website: <https://troyhousing.org/taylor-apartments-redevelopment/>, or

By email to: [info@troyhousing.org](mailto:info@troyhousing.org)

By phone: call 518-273-3600 ext. 239 and leave a message

Written comments: may be left in any site office or rent collection mailbox

**19. What if we're worried about COVID-19 while moving?**

The Development Team and hired movers will be following all Federal and State safety guidelines while moving with the presence of COVID-19, and expect to have increased cleaning measures, and social distancing still in place.

**20. Is it possible to temporarily relocate off-site, and then come back to Taylor Apartments once the new units are complete?**

Yes, if desired, you can request a housing voucher that can be used at any other site in the United States where there is a voucher program.

**21. Will there be balconies in the new units?**

It's great to receive feedback on the design. This preference has been noted and will be explored. The Development Team are just kicking off the design process, so the design of the building has not been developed.

**22. Will there be accessible units and accessible showers in these units?**

Please see the 02-27-2020 Q&A Meeting PDF.

There will be units configured for households requiring accessibility accommodations, as well as those with hearing and or visual impairments, which include accessible showers.

**23. With the building demolition how will the environmental and health contaminants be contained?**

Before the building will be demolished, all contaminants will be fully abated in accordance with all federal rules and regulations.