

SHA Neighborhood Plan –  
Citizen & Community  
Meeting Schedules and  
Notices

## **INTRODUCTORY MEETING WITH RESIDENTS**

### **Time: Various Meetings**

Tuesday, October 27, 2015

### **Attendees**

Residents, Invited Guests, Bill Simmons, David Paccone, SHA staff, Gilmore Kean Team

### **Proposed Agenda**

1. Welcome and Introductions – Bill Simmons
2. Project Background – Bill Simmons, David Paccone
  - a. The need for the Project
  - b. SHA Context
  - c. I81 Viaduct Reconstruction Plan Context
  - d. Previous work / current thoughts on goals, outcomes
3. Team Introduction– David Gilmore, Team
  - a. Team Organization / Roles and Responsibilities / Communication
  - b. Overview of the Planning Process
  - c. Community Involvement
  - d. Overall Project Schedule
4. Resident Discussion – All
  - a. Review and Discussion
    - i. Goals, objectives, outcomes of the work
    - ii. Issues, problems, needs & opportunities that should be addressed
    - ii. Overview of Existing Conditions, planning area and ownership survey, and initial identification of issues, problems, needs & opportunities
5. Closing – Bill Simmons, David Paccone, Gilmore Kean Team
  - a. Immediate next steps, milestone(s)
  - b. Questions for the planning team

## **Gilmore Kean – 2<sup>nd</sup> Syracuse Meeting Schedule**

**November 17 – 18, 2015**

### Tuesday, November 17<sup>th</sup>

2:00PM to 4:00PM – Pioneer Homes/McKinney Manor Charrette #1  
(Pioneer Homes Coffee House)

6:30PM to 8:30PM – Pioneer Homes/McKinney Manor Charrette #2  
(Pioneer Homes Coffee House)

### Wednesday, November 18<sup>th</sup>

9:00 AM – Meeting with SHA staff (SHA Large Conference Room)

10:30AM (tentative) – Meeting at City Hall with City representatives

4:30PM to 6:00PM – Introductory Meeting with Almus Olver Tower and Central Village  
Residents  
(Almus Olver Tower Community Room)

6:30PM to 8:30PM – Toomey Abbott Towers Charrette  
(TAT Community Room)

**Pioneer Homes and McKinney Manor  
Resident Charrette**

Tuesday November 17, 2015

Two Times:

2:00pm – 4:00pm

6:30pm to 8:30pm

Pioneer Homes Coffee House

Topic: Pioneer Homes and McKinney Manor Development  
Enhancement

Come and let your ideas be known for enhancements and opportunities to make the neighborhood better. This meeting will have small group discussions, resident idea presentation, and will generate a report to be shared with all residents.



# **HERE IS A CHANCE TO TELL US WHAT YOU THINK!**

**Residents of Pioneer Homes and  
McKinney Manor**  
are invited to attend  
a charrette  
to work on a community plan for the I-81  
corridor neighborhood

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**Tuesday, November 17, 2015**

**Session I: 2:00 – 4:00 PM**

**Session II: 6:30 – 8:30 PM**

**Pioneer Homes Coffee House**

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**Please join us to discuss the following questions and other related  
topics at the charrette:**

**Thinking broadly about the four SHA properties and the neighborhood around them, what is  
missing, and what do you think this community should be like in the future?**

**What do you think is the biggest problem with the existing housing on the site where you live?**

**Thinking about services (i.e. jobs, health care, education, child care, elderly/disabled services,  
public transportation, or other services), what do you think are the biggest problems or needs  
of community residents?**

**Central Village and Almus Olver Tower  
Resident Meeting**

Wednesday November 18, 2015

4:30PM

AOT Community Room

**Topic: Interstate 81 Transformation Planning**

This will be the first meeting with Gilmore-Kean, a consulting firm hired by SHA. This firm with SHA Administration is looking for resident input on a possible Choice Neighborhoods HUD grant application and ideas on how to enhance the community.

## Transformation Plan for the SHA Communities within the I81 Corridor

Dear Resident,

The Syracuse Housing Authority (SHA) has retained our firm Gilmore Kean to prepare a Master Plan for the public housing communities that will be affected by the reconstruction of the I-81 viaduct. The Master Plan will include recommendations for the revitalization of Central Village and Almus Olver Tower and may include rehabilitation of existing housing units, construction of new housing, or some combination of both. The Plan will also conceptually address potential future development of the area around the SHA properties.

This plan will be prepared over the coming 6 months and will involve workshops, presentations and meetings with residents throughout the process so that everyone has the opportunity to be informed of the work as it progresses and can provide input to the plan. The following questions have been prepared to encourage you to think about the future of your community and provide your initial thoughts about problems, needs and opportunities that should be addressed in the Master Plan.

-The Gilmore Kean Team

- A. What are the outcomes you would hope our work together will achieve?**
- B. Thinking broadly about your community and the surrounding neighborhood, what improvements do you think are needed and what do you think this community should be like in the future?**
- C. Thinking broadly about the site where you live, what improvements do you think are needed and what do you think it should be like in the future?**
- D. List the problems/concerns about the site where you live with the most important listed first?**
- E. Thinking about the existing housing on the site where you live, do you believe it is worth trying to rehab the existing housing, or better to build new housing, and why?**
- F. Thinking about services (i.e. jobs, health care, education, child care, elderly/disabled services, public transportation, or other services), what do you think are the biggest problems or needs of community residents?**
- G. Thinking about crime and public safety, what do you think is the biggest problem or need that should be addressed on your site and in the neighborhood?**
- H. If this Master Plan for the future of the properties could only accomplish one thing, what would it be?**

**Toomey Abbott Tower  
Resident Charrette**

Wednesday November 18, 2015

6:30pm to 8:30pm

TAT Community Room

**Topic: Toomey Abbott Tower Enhancement**

Come and let your ideas be known for enhancements and opportunities to make the neighborhood better. This meeting will have small group discussions, resident idea presentation, and will generate a report to be shared with all residents.



# **HERE IS A CHANCE TO TELL US WHAT YOU THINK!**

**Residents of Central Village and Almus  
Olver Tower**

are invited to attend  
a charrette  
to work on a community plan for the I-81  
corridor neighborhood

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**Monday, March 7, 2016**

**Session: 6:00 – 8:00 PM**

**Almus Olver Community Room**

**Please join us to discuss the following questions and other related  
topics at the charrette:**

**Thinking broadly about the four SHA properties and the neighborhood around them, what is  
missing, and what do you think this community should be like in the future?**

**What do you think is the biggest problem with the existing housing on the site where you live?**

**Thinking about services (i.e. jobs, health care, education, child care, elderly/disabled services,  
public transportation, or other services), what do you think are the biggest problems or needs  
of community residents?**

# **PROPOSALS ON YOUR IDEAS!**

## **All Residents of Central Village /AOT/McKinney Manor**

are invited to attend  
a follow-up presentation with Gilmore-Kean  
Consultants on suggestions for the I-81  
corridor neighborhood.

***Refreshments will be served.***

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***Tuesday, April 26, 2016***

***Session: 5:30 – 7:00 PM***

***Almus Olver Tower Community Room***

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**Your feedback on these proposals is important!**

**Please join us to hear some of the solutions and proposals in response to  
your previous feedback provided concerning:**

**Think about SHA properties and the neighborhood around them; what is missing,  
and what do you think this community should be like in the future?**

**What do you think is the biggest problem with the existing housing on the site where  
you live?**

**Thinking about services (i.e. jobs, health care, education, child care, elderly/disabled  
services, public transportation, or other services), what do you think are the biggest  
problems or needs of community residents?**



# **MASTER PLANNING: PROPOSALS ON YOUR IDEAS!**

**All Residents of McKinney Manor and  
Almus Olver Tower**

are invited to attend  
a follow-up presentation with Gilmore-Kean  
Consultants on suggestions for the I-81  
corridor neighborhood

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***Tuesday, April 26, 2016***

***Session: 5:30 – 7:00 PM***

***Almus Olver Tower Community Room***

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**Your feedback on these proposals is important!**

**Please join us to hear some of the solutions and proposals in response  
to your previous feedback provided concerning:**

**Think about SHA properties and the neighborhood around them; what is missing,  
and what do you think this community should be like in the future?**

**What do you think is the biggest problem with the existing housing on the site  
where you live?**

**Thinking about services (i.e. jobs, health care, education, child care,  
elderly/disabled services, public transportation, or other services), what do you  
think are the biggest problems or needs of community residents?**





SYRACUSE HOUSING AUTHORITY

**PROPOSALS ON YOUR IDEAS!**

**All Somali/Bantu Residents of Central Village and McKinney Manor**

are invited to attend  
a follow-up presentation with Gilmore-Kean Consultants on  
suggestions for the I-81 corridor neighborhood.

*Refreshments will be served.*

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***Tuesday, April 26, 2016***

***Session: 7:00 – 8:30 PM***

***Pagoda Building – Somali/Bantu Center***

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**Your feedback on these proposals is important!**

**Please join us to hear some of the solutions and proposals in  
response to your previous feedback provided concerning:**

**Think about SHA properties and the neighborhood around them;  
what is missing, and what do you think this community should be  
like in the future?**

**What do you think is the biggest problem with the existing  
housing on the site where you live?**

**Thinking about services (i.e. jobs, health care, education, child  
care, elderly/disabled services, public transportation, or other  
services), what do you think are the biggest problems or needs of  
community residents?**



SYRACUSE HOUSING AUTHORITY

**Hindisaha fikradahiina!**

**Dhamaan Somali/Bantu oo degan Central**

**Village iyo McKinney Manor**

ayaa lacasuumey si ay uga qeybqaataan wixii kasoo baxey bandhigii ay layeeshteen Gilmore-Kean Consultants fikridihii kusaabsanaa I-81 wadada xaafadaha saaran.

**Cunto khafiif ayaa labixin.**

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***Talaada, April 26, 2016***

***xiliga: 7:00pm – 8:30 PM***

***Pagoda Building – Somali/Bantu Center***

**Fikridaada kusaabsan hindisiyaalkan waa muhiim!**

**Fadlan imaaw si aad umaqashid xalka iyo hindisiyaalka kusaabsan wixii hore aad usheegteen oo kusaabsanaa:**

**Kafikir guriyaalka SHA iyo xaafadaha ka ag dhaw; maxaa kamaqan, maxaadna umaleeyneysaa in bulshadaan inaay u ekaato mustaqbalka?**

**Maxaad umaleeyneysaa dhibaataada ugu weyn guriyaalka hore ugu yaaley meesha aad kunoosha?**

**Kafikir adeega ( i.e, daryeelka caafimaadka, wax barashada, daryeelka caruurta, daryeelka duqooshiinka/knaafada, daryeelka gaadiidka, ama adeegyada kale), maxaad umaleeyneysaa in ay dhibaataada ugu ween ama baahada bulshada degan guriyaha?**



# **MASTER PLANNING: PROPOSALS ON YOUR IDEAS!**

**All Residents of Pioneer Homes**

are invited to attend  
a follow-up presentation with Gilmore-Kean  
Consultants on suggestions for the I-81  
corridor neighborhood

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***Wednesday, April 27, 2016***

***Session: 7:00 – 8:30 PM***

***Toomey Abbott Tower Community Room***

**Your feedback on these proposals is important!**

**Please join us to hear some of the solutions and proposals in response  
to your previous feedback provided concerning:**

**Think about SHA properties and the neighborhood around them; what is missing,  
and what do you think this community should be like in the future?**

**What do you think is the biggest problem with the existing housing on the site  
where you live?**

**Thinking about services (i.e. jobs, health care, education, child care,  
elderly/disabled services, public transportation, or other services), what do you  
think are the biggest problems or needs of community residents?**

# **PROPOSALS ON YOUR IDEAS!**

**All Residents of Toomey Abbott Tower**  
are invited to attend  
a follow-up presentation with Gilmore-Kean  
Consultants on suggestions for the I-81  
corridor neighborhood.

***Refreshments will be served.***

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***Wednesday, April 27, 2016***

***Session: 5:30 – 7:00 PM***

***Toomey Abbott Tower Community Room***

**Your feedback on these proposals is important!**

**Please join us to hear some of the solutions and proposals in response to  
your previous feedback provided concerning:**

**Think about SHA properties and the neighborhood around them; what is missing,  
and what do you think this community should be like in the future?**

**What do you think is the biggest problem with the existing housing on the site where  
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**Thinking about services (i.e. jobs, health care, education, child care, elderly/disabled  
services, public transportation, or other services), what do you think are the biggest  
problems or needs of community residents?**



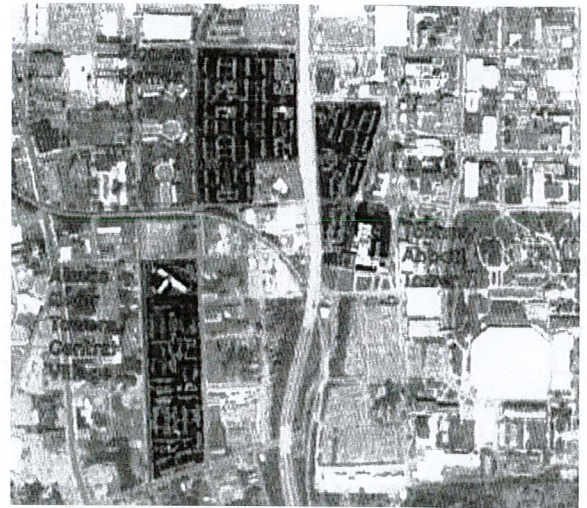
# Syracuse Housing Authority

## Almond Street Neighborhood Transformation Master Plan

As we all know, plans are underway by New York State to make significant changes to I-81 in our neighborhood. Even though we don't yet know the specific changes that will be made, we are certain they will have a major impact on our community. For that reason, SHA has been working with Gilmore Kean, LLC to assist residents and stakeholders to create a **Transformation Master Plan**. The planning efforts to date have involved workshops, presentations and meetings with residents so that everyone has the opportunity to provide input.

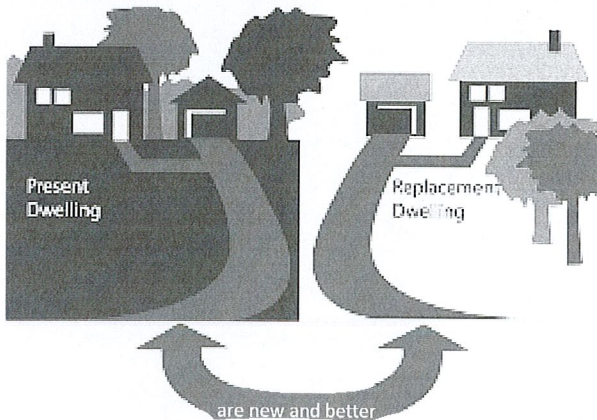
### SOME IMPORTANT INFORMATION

**WHAT IS THE PLAN AREA?** The plan for the East Adams Street Neighborhood will address both existing housing and the potential for construction of new and rehabilitated housing at the Pioneer Homes, Almus Olver Towers/ Central Village, Toomey Abbott Towers and McKinney Manor sites and in the surrounding neighborhood.



**WILL PUBLIC HOUSING BE ELIMINATED?** No. It is the goal that public housing units will be kept. Part of the planning

process is to determine the appropriate number of on-site units and explore opportunities for replacement units in another location. All new housing and substantial rehabilitation must meet various federal standards for accessibility.



**WHAT ELSE WILL BE BUILT?** A goal of the planning process is the development of mixed-income housing, in which families with a variety of income levels are accommodated. Also, retail, commercial and public use facilities will also be a part of the plan.





**WHO NEEDS TO MOVE?** This is just the beginning of the planning process. It will be several years before anyone may be required to move. If or when that happens, SHA will be required to follow Federal laws to provide new housing and relocation support, which will include nearly a year's notice.



**WILL WE HAVE TO TEMPORARILY RELOCATE?** The extent of relocation is not known. Residents of Pioneer Homes may have to relocate.



Residents of Toomey Abbott will not have to relocate. The plan will identify resident needs for relocation and re-occupancy services, along with a strategy to address these needs. There may be vouchers available. Public Housing residents have the right to first return to new public housing units. The plan will identify programs and services designed to ensure that residents can participate in needed services throughout the redevelopment process.

**WILL JOBS BE A PART OF THIS PLAN?** Helping residents to obtain jobs and become economically self-sufficient will be a primary goal of the plan. Strategies will be identified to help remove obstacles and barriers to employment and self-sufficiency including building on existing employment and training programs operating in the neighborhood. The plan will also identify opportunities and/or strategies to attract new businesses into the neighborhood to help provide new jobs for residents. It will also be important to ensure that community residents be given a priority for construction jobs generated by the redevelopment activity.



The goal of the neighborhood plan is to also make physical improvements in areas besides housing. The neighborhood plan could potentially address many different areas, such as opportunities to improve or create parks, build on vacant lots or replace deteriorated buildings, improve or introduce new retail amenities, and improve access to transportation.

How can we *work together* to improve *YOUR* community?

