

MCKINNEY MANOR HOUSING REDEVELOPMENT PLAN FREQUENTLY ASKED QUESTIONS (FAQ)

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EAST ADAMS STREET NEIGHBORHOOD
Beginning in 2015 SHA began a multi-year visioning process with residents and other community stakeholders to create a transformation plan to redevelop the 118 square acre, 27 block East Adams Street Neighborhood with the goal of addressing the housing, neighborhood improvements and human service needs in the area. The East Adams Street neighborhood includes **AOT, McKinney Manor, Pioneer Homes and Central Village.** The East Adams

Transformation Plan – Preferred Concept Plan was approved by the SHA board in September of 2016. *The Plan was modeled after HUD’s Choice Neighborhood Model and had three components.*

1. **Housing:** Replace severely distressed public and assisted housing with high-quality **mixed-income** housing that is well-managed and responsive to the needs of the current neighborhood residents;
2. **People:** Improve outcomes of households living in the target housing related to employment and income, health, and children’s education; and
3. **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families’ choices about their community.

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All current residents of McKinney Manor and Pioneer Homes will need to be relocated to enable the demolition and the new construction to occur. However, do not move until you receive official notice and meet with a Relocation Specialist (RSS or Urban Strategies case manager) who will work with you to understand the relocation process, explain benefits and services available to you and your family, locate replacement housing, and assist you in completing necessary paperwork.

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A. REDEVELOPMENT

1. What Does Redevelopment Mean?

The redevelopment process for McKinney Manor involves a **one-to-one replacement** of the existing public housing apartments and construction of **additional affordable and market-rate housing units**. All residents in **good standing** (lease compliant) will have the **right to return**.

SHA is seeking permission from HUD to demolish the current McKinney Manor units and replace them with new units through the **RAD or RAD / Section 18 process**. This means that a unit will be rebuilt for each unit that currently exists and additional apartments will be built for mixed income levels, all of which will look the same regardless of your income.

2. Why Does McKinney Manor Have To Be Demolished?

As you know, our properties are aging and our capital needs are increasing. Over the past 15 years, SHA has not received enough funding to cover the increasing capital needs of each property. McKinney Manor has more than **\$17,720,583 in deferred maintenance** and therefore SHA has determined that demolition of the existing units and replacing those units with new construction is the best option.

3. How Soon Will Redevelopment Start? / When Will I Have To Move?

McKinney Manor and Pioneer Homes are part of a larger footprint that SHA is redeveloping. SHA is making **every effort to adhere to the proposed phasing schedule** created during Master Planning for McKinney Manor. However, it could change over time due to circumstances outside SHA's control. The timing and sequence of each phase of redevelopment is dependent upon multiple factors including HUD approval of the plans and securing funding for the project. **SHA will update you every step of the way with any changes. It is not until SHA receives approval from HUD to temporarily relocate residents that we will have a set schedule.** It is important to stay involved and informed.

4. How Long Will Redevelopment Take?

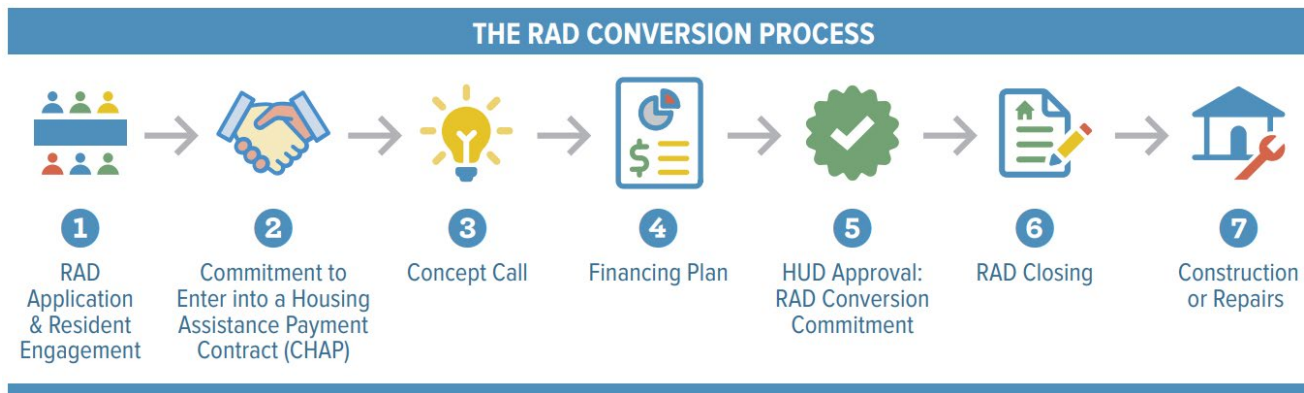
Each phase may take anywhere from 18 to 24 months of construction. Before the building is completed, residents will be invited to tour the buildings and tell us whether they want to return.

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B. RAD

5. What Is RAD?

RAD stands for Rental Assistance Demonstration and is an initiative of HUD. RAD allows SHA to convert public housing units to the project-based Section 8 program and to access additional funding to maintain, repair, and replace the public housing units. Specifically, **the RAD program will allow SHA to get permission to demolish the units, convert the public housing subsidy to section 8 subsidy and to apply for Low Income Housing Tax Credit (LIHTC) funding (and other funding) to build new units.** The RAD program preserves the units and prevents the units from being removed from SHA’s public housing inventory.



6. What Is a RAD/Section 18 Blend?

In some cases, the SHA may choose to use both RAD and Section 18 together in order to preserve or renovate a phase. This decision will not impact the resident as you are afforded the same rights with a blend as you are with just repositioning through RAD. A blend is used when it will improve a project’s financing by generating more funding to pay for the construction or rehab. All residents have the same rights and protections as under RAD.

7. What Does One For One Replacement Mean?

The public housing units must be replaced one-for-one. This means that generally there must be the same amount of affordable housing after the RAD conversion. There are 75 units of McKinney Manor public housing units and there will be 75 replacement units built on the McKinney Manor site by the end of Phase III. The bedroom size of the units replaced may be greater or fewer than those still physically standing, provided that the overall unit mix meets the needs of the existing residents, the needs of households on the waiting list and is aligned with the results of a recent housing market study. Any changes to bedroom size must be approved by HUD.

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C. PHASING

8. What Is The Phasing Plan For McKinney Manor?

SHA seeks to redevelop each of the three cul-de-sacs' (Angelou Terrace, Chavez Terrace and Latimer Terrace) by converting from public housing to Project Based Vouchers through two RAD applications. Each Phase will be funded through a separate 4% LIHTC application and other gap financing sources to New York State Homes and Community Renewal (NYS HCR). The overall redevelopment of McKinney Manor will result in 75 replacement units (one for one replacement) in addition to affordable and market units.

9. PHASE I: Angelou Terrace (25 units) and part of Latimer Terrace (16 units)

The **first McKinney Manor RAD application** (Phase 1) seeks approval to demolish the 25 units on Angelou Terrace and 16 units from Latimer Terrace and to rebuild 133 units on what is now Angelou Terrace. 41 of the 133 units will be public housing replacement units. The remaining units will be LIHTC and market rate. Each resident will have a **right to return** to a **replacement unit** and will be **right sized**. This multifamily project will include one efficiency unit, 48 1-BR units, 57 2-BR units, 24 3- BR units, and 3 4-BR units for a total of 164,455 gross square feet. There will be 98 off-street parking spots.

Building 1: 92 units, community room and lounge, business incubator space, indoor bike storage, fitness center, in-unit laundry appliances, office space for property management and the supportive services provider, Urban Strategies, Inc.

Building 2: 20 units

Townhouses: 21 units

SHA has received a CHAP and is seeking approval from HUD to include all of Latimer Terrace in PHASE I. If HUD denies the request than the remaining 9 units of Latimer Terrace will be redeveloped with Chavez Terrace.

10. PHASE II will consist of a 125 unit mid-rise comprised exclusively of tax credit units being built on an **adjacent vacant** lot to the McKinney Manor footprint which is owned by SHA and for which there is no DOT. Phase II will not be the subject of any RAD applications but can serve as an additional temporary or permanent relocation option for SHA households who are displaced as part of RAD redevelopment.

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11. PHASE III Chavez Terrace (25 units) and part of Latimer Terrace (9 units)

The second **McKinney Manor RAD application** (Phase III) seeks approval to demolish the 25 units on Chavez Terrace and 9 units from Latimer Terrace and to rebuild 124 units on what is now Chavez Terrace. 34 of the 133 units will be public housing replacement units. The remaining units will be LIHTC and market rate . It will be a mix of multifamily, walk-up apartments, and townhouses. The remaining units will be LIHTC and market rate.



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D. RELOCATION

12. Will I Have To Move? Yes, you will have to move during construction.

The redevelopment plan for McKinney Manor calls for all buildings to be demolished and rebuilt. As a result, all residents will be **temporarily relocated while their old unit is demolished and their new unit is constructed.**

Relocation will be phased, meaning that blocks will be vacated over time. The Syracuse Housing Authority, McCormack Baron Salazar, Blueprint 15, and Urban Strategies will work closely with households to ensure the least disruptive relocation process possible.

Please refer to your RAD Resident Information Notice and General Information Notice

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13. If I Do Have to Move, When Would That Happen?

The SHA cannot begin relocation until HUD has issued a “RAD Conversion Commitment” (for more information, see HUD Fact Sheet #3: The RAD Conversion Process) and after you have received a notice alerting you that you will need to relocate. The notice will provide you at least 30 days advanced notice, and in some cases 90 days, before you would need to move. You may choose to move earlier if the option is offered to you, but you cannot be required to move earlier.

14. Where Will I Move During Construction?

The following replacement housing options will be offered to each family based upon availability:

- (a) Another on-site SHA unit in a later phase of demolition/relocation;
- (b) **Another SHA public housing unit** elsewhere in Syracuse;
- (c) **A (Section 8) Voucher** if the resident meets Section 8 voucher eligibility requirements;

Alternatively, a resident may choose to accept an offer to permanently live somewhere else. In such a case, the SHA may not require you to live elsewhere and must get your written consent that you are accepting another housing option.

15. Will I Get My Same Bedroom Size?

You will get the bedroom size you qualify for. If you have an extra bedroom as a reasonable accommodation, you will retain that accommodation. All families will be returned to the correct size for your household composition (including any reasonable accommodation).

16. How much Notice will I receive when there is an actual date set to have to move?

Per HUD requirements you will receive **at least 90 days notice of relocation** but SHA will ensure that you have timely information about relocation plans before 90 days. Relocation cannot begin until HUD issues the “**RAD Conversion Commitment**” approving the SHA’s conversion plans or the SHA gets special permission for early relocation.

17. Can I Choose to Permanently Relocate?

A resident may accept an option to permanently relocate elsewhere. The SHA must inform you of your right to return and give you at least 30 days to decide whether to accept another housing option. A SHA cannot use any tactics to pressure you into agreeing to permanently relocate. The SHA must give you information about the relocation rights and payments you are entitled to, any additional benefits or payments you might receive if you choose to accept the alternative, and advice so you can make an informed decision. If the

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SHA offers you an alternative housing option, it is your choice whether to permanently relocate or to retain your right to return. If you agree to permanently relocate, you will be asked to sign a consent form stating that you have chosen not to return to the property.

E. RENT

18. What If I Owe Rent? Will SHA Still Relocate Me To Another Unit?

If you choose to relocate to a public housing unit owned by SHA and you owe rent, the outstanding rent balance will be posted to your account at the new unit; however, in all other instances the outstanding rent balance must be paid **prior to receiving a voucher**.

19. Will My Rent Increase When I Come Back?

If your income changes, your rent will change, but the formula that currently determines your rent won't change. However, if you are currently paying a "flat rent" in public housing, your rent will transition to 30% of your income.

20. Will I Still Have Rental Assistance After a RAD Conversion?

Yes. Each resident in good standing at the public housing property has a right to live in the property after a RAD conversion. In some cases, a resident may need to be relocated temporarily to facilitate rehabilitation but will have a right to return to an assisted unit at the property once rehabilitation or construction is complete. No resident can be displaced permanently against their wishes. Residents under lease in the public housing program cannot be re-screened for income or criminal background when the property comes under a Section 8 contract.

21. Will RAD Affect My Rent?

Most residents will not have rent increases because of RAD. Like in most public housing, Section 8 residents pay 30% of their income towards rent and utilities. As in public housing, your rent will increase if your income increases and decrease if your income decreases. However, if you are currently paying a "flat rent" in public housing, your rent will transition to 30% of your income. In these cases, your new rent may be phased in over 3 to 5 years, meaning that you will pay a little more each year until you are paying 30% of your adjusted income towards rent.

22. What Happens if My Income Changes After a RAD Conversion?

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In Section 8 when your income changes, your rent changes. If your income goes down, your rent will go down. And if your income goes up, your rent will increase as well. Your income and rent will be recalculated during your next annual re-examination and, if your income has changed, your rent payment will be adjusted. In addition, changes in rent may occur between your annual reexaminations.

23. How Will Low-Income Housing Tax Credits Affect My Rent as a RAD Tenant?

Tax credits will not affect your rent. Your rent will be based on Section 8 rules and you will continue to pay 30% of your income on rent and utilities. The fact that the building has tax credits (and potentially other financing) in addition to Section 8 will not affect your rent. When Section 8 and LIHTC work together, residents pay rents based on the Section 8 program.

24. How Will Tax Credits Impact Me as a Resident?

The only differences that you are likely to notice because of tax credits will be your lease and your recertification.

Lease: Your lease will include some language that is specific to the tax credit program. You should review this information, along with the rest of the lease, and ask any questions that you have. No features of the LIHTC program may reduce your rights as a resident of Section 8.

Recertification: As with Section 8 (or public housing) the tax credit program requires resident incomes to be recertified annually at each property. However, the information that is requested of you might be different. Each year, the property owners or the managers will work with residents to complete the recertification process. This recertification cannot be used to deny you your right to return to a RAD project.

F. VOUCHER

25. What Is A Voucher?

A voucher is assistance paid by the federal government to pay a portion of your rent to your landlord. A family with a voucher generally must contribute the higher of 30 percent of its income or a “minimum rent” of up to \$50 for rent and utilities. The voucher covers the rest of those costs, up to a limit (called a payment standard) set by the housing agency that is based on HUD’s fair market rent estimates. Housing agencies may establish a higher payment standard as a reasonable accommodation for a person with a disability.

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26. When will a voucher for temporary relocation be provided?

The SHA cannot begin relocation until HUD has issued a “RAD Conversion Commitment” and after you have received a notice alerting you that you will need to relocate. As an option for temporary relocation you may choose a voucher if the resident meets Section 8 voucher eligibility requirements.

27. What is the difference between a Housing Choice Voucher (HCV) and a Project-based Vouchers (PBV) ?

Housing Choice Voucher (HCV) Vouchers let people choose their own housing in the private rental market.

Project-based Vouchers (PBV) Vouchers are attached to specific units in a building. The voucher stays with the unit even after a tenant moves out.

For McKinney Manor and Pioneer Homes residents it is very important to understand the difference between the voucher that you may receive during temporary relocation and the project based voucher assisted unit that you will be offered upon moving back to the redevelopment site.

28. Can I use my voucher at Homes of Syracuse, Leonard Buildings, Eastwood Homes, Eastwood Heights or Freedom Commons?

Yes, you can utilize your voucher at the above housing units. If you are interested in living at Homes of Syracuse, Leonard Buildings, Eastwood Homes, or Eastwood Heights you must submit an application to get on the waiting list as soon as possible. You will not be offered a preference for these properties.

29. What happens if I obtain a voucher for temporary relocation during construction, but I decide to not move back once the new housing is built?

Once the redeveloped housing is ready you may decide that you do not want to move back. If you had obtained a voucher for temporary relocation, you will be allowed to remain in the Housing Choice Voucher (HCV) program indefinitely or relinquish the voucher voluntarily. If you choose to not return and you remain in the Housing Choice Voucher (HCV) program, then you shall be considered to have consented to voluntary permanent relocation.

30. Where can I move to with a voucher?

You can move to any rental housing unit that is affordable, safe, and sanitary within the United States through a process called portability. According to New York State fair housing laws, landlords cannot deny anyone housing because they're using vouchers.

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31. Will I have to pay for utilities with a voucher?

It depends on the unit and lease that you sign with your landlord. Some apartments have utilities included; **most will require the tenant to pay for their own utilities.**

32. What if I've already applied for a Housing Choice (Section 8) voucher?

If you are already on the Housing Choice (Section 8) waiting list, your name will remain on the waiting list, until such time, as you receive a voucher. If your name reaches the top of the Housing Choice (Section 8) waiting list before you are relocated, you may accept a voucher or wait to be relocated by SHA; however, relocation benefits including money for moving and related expenses will only be granted if you have received a **Notice of Eligibility for Relocation Assistance** from SHA.

33. Will I be able to move back to the same size unit?

A family may not occupy a PBV-assisted unit if the family would be over-housed, per the PHA's subsidy standards. 24 C.F.R. §982.402(b)–(c)

34. Am I Able to Receive a Tenant-Based Voucher After RAD Conversion?

Any household that has lived at the RAD property for at least one year (if the property converted to Project-based Vouchers, or PBV) has the option to request a tenant-based (or Choice Mobility) voucher. A Choice Mobility voucher can be used to rent a home in the private market. If a voucher is not immediately available, the household will be placed at the top of the waitlist. (For more information, see Fact Sheet #12: Choice Mobility)

G. MOVING ASSISTANCE

35. Who will receive the payment to cover moving expenses?

Relocation specialists will provide mobility counseling free to residents. Residents can choose to move themselves and receive payment directly to cover costs, or a moving company will be hired who will be paid directly.

36. Will movers & packers be paid directly, or will tenants receive the payment?

Professional moving companies will be paid directly, or residents can be paid directly if they move themselves.

37. Who will assist the elderly and disabled during the move?

The relocation specialists will help the elderly and disabled and hire movers who will help pack their items.

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38. What will be provided when we have to move?

Moving expenses will be paid for, whether you want to move yourself, we will pay that expense or we will hire movers. We will provide roll offs to declutter. We will help handicap tenants. We will pay for you to move back.

39. Do we have to move ourselves and then get reimbursed for the expense?

We have not decided on how self-moving payments will be paid yet.

H. Miscellaneous Questions

41. What amenities will we have for children?

There will be outdoor playgrounds, community rooms with WIFI, fitness rooms. The overall development plan includes an early childhood center that would include a YMCA.

42. What is Children's Rising?

Proposed to be operated by Blueprint 15, a local non-profit organization, the Children's Rising Center will include a new, best-in-class early childhood learning center, a Parent/Child Play Center, and a YMCA, among other connected service provision opportunities. This new Center will complement the new SUNY Educational Opportunity Center (EOC) workforce training center being built a few blocks away. Children's Rising is approximately **2.8 acres and is intended** to be located on what is currently a portion of Latimer Terrace, a cul-de-sac in McKinney Manor.

43. What is Linear Park?

Linear Park is intended to be located immediately North of Children Rising on what is currently a portion of Latimer Terrace, a cul-de-sac in McKinney Manor. SHA intends on maintaining ownership of the Linear Park and to have the City of Syracuse manage the property.

44. What Is The Status Of The Funding?

SHA and its Master Developer McCormick Baron Salazar have completed the predevelopment work for Phase I and II. As you know the vision of the footprint is to have a mixed income community that includes both affordable and market rate units and to make infrastructure improvements for a connected community. SHA is still seeking funding for this. The applications for Phase I and II have now been submitted to New York State.

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I. HOW TO GET UPDATES

RESIDENT SUPPORT SERVICES:

Resident Support Services or RSS is a team of social workers and service coordinators that can connect residents to resources and supports in the community to meet a resident’s needs or reach goals. RSS can assist in areas of employment, educational, financial literacy, health & wellness, lease compliance and community building.

CASE MANAGEMENT

Residents will receive case management through RSS or Urban Strategies, a national non-profit that SHA contracted with to provide case management services.

ONSITE OFFICE: SHA’s Resident Support Services (RSS) and Urban Strategies office is located at **113 Latimer Terrace**, office hours are 9:00-5:00 pm, Monday-Friday.

Vadra Skinkle
Tenant Services Specialist
 Syracuse Housing Authority
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McKinney Manor Tenant Association Meetings: Second Tuesday of the month at 5pm. Hosted at 113 Latimer Terrace. Contact Supreena Smalls, President of McKinney Manor Tenant Association or Resident Support Services (315)470-4375.


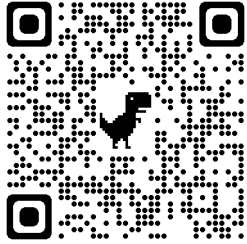

Blueprint 15 Neighborhood Navigators: Tara Harris, Quwanka Ellerby, and Marquita Hetherington

Contact Lindy Madill, Compliance Director at 315-470-4240 with any questions

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J. ADDITIONAL RESOURCES

More information and resources can be found at 113 Latimer Terrace Office or at a resident’s request by contacting Resident Support Services (315)470-4375 or e-mail RSS@SYRHOUSING.ORG

 <p>HUD RAD FACT SHEETS</p>	 <p>RAD PROCESS YOUTUBE</p>	 <p>SYRACUSE HOUSING AUTHORITY WEBSITE</p>
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