

# **EAST ADAMS NEIGHBORHOOD TRANSFORMATION MCKINNEY MANOR & PIONEER HOMES REDEVELOPMENT**



## **MCKINNEY MANOR (PHASE 1 and 3 OF THE EAST ADAMS NEIGHBORHOOD REDEVELOPMENT)**

### **MCKINNEY MANOR**

The current 11.08 acre McKinney Manor site (tax ID 095.-08-01.0) is located at 301-11 Taylor St E & State Street in Syracuse, NY. McKinney Manor is an apartment complex built in 1989, consisting of 75 units of public housing in 18 buildings on three separate cul de sacs (Angelou Terrace, Chavez Terrace and Latimer Terrace). Each cul-de-sac has 25 units. MM is one parcel but is being redeveloped for housing in two separate phases of construction (East Adams Phase 1 and East Adams Phase 3). Children Rising and Linear Park are also being redeveloped on the site.

### **CENTRAL VILLAGE AMP**

In the U. S. Department of Housing and Urban Development (HUD) PIC system, McKinney Manor is part of the **CENTRAL VILLAGE AMP (NY001000071)** that includes the family units of Central Village, a 12 story highrise known as Almus Olver Tower (AOT), and McKinney Manor. McKinney Manor will be redeveloped through two NYS tax credit applications. The proposed redevelopment of AOT has been submitted as its own individual RAD application and NYS tax credit application for which a CHAP has been issued. Central Village will be redeveloped at a later date.

### **EAST ADAMS STREET NEIGHBORHOOD**

McKinney Manor and the Central Village Amp are also part of the larger **East Adams Street Neighborhood (“East Adams”)** also referred to as the New 15<sup>th</sup> Ward and is geographically bound by East Adams Street to the North, Almond Street/Interstate 81/Renwick Ave to the East, East Colvin Street to the South, and Midland Street to the West. The four public housing developments within the East Adams neighborhood have physical needs that have grown exponentially over the years due to lack of adequate federal funding appropriations and are now severely physically distressed. Rehabilitation would fail to address the fundamental design deficiencies including the substantially inappropriate site layout and lack of street connectivity due to the “superblocks” that are out of scale with the neighborhood causing urban planning social issues.

### **EAST ADAMS STREET NEIGHBORHOOD TRANSFORMATION PLAN**

SHA entered into a Development Services Agreement with Master Developer McCormack Baron Salazar (MBS) to undertake the planning and redevelopment of the East Adams Street Neighborhood based on SHA’s 2016 East Adams Street Neighborhood Transformation Plan. The Plan’s footprint encompasses approximately 1,055 public housing units in the SHA’s portfolio, across two AMPs, Pioneer Homes (NY001000070) and Central Village (NY001000071). Through a comprehensive Master Planning process, SHA is seeking to redevelop the East Adams’ footprint in multiple phases [Pioneer Homes (NY001000070) and Central Village (NY001000071)]. In addition, SHA and the City seek to make infrastructure improvements necessary to increase neighborhood connectivity and visibility which involves the removal of the superblocks, creation of new streets to allow for connection to the street grid, improved streetscapes and pedestrian walkways, and a neighborhood greenway connecting Wilson and Roesler parks.

### **MCKINNEY MANOR REDEVELOPMENT (East Adams Phase I, Phase III, Children Rising and Linear Park)**

SHA seeks to reposition the 75 public housing units that currently exist on the three cul-de-sacs of McKinney Manor into project based vouchers (PBVs) through HUD's RAD program **(Section 18/ RAD Blend)**. SHA seeks to demolish the 75 units of public housing on all three cul-de-sacs and rebuild through new construction - 279 units on what is now the Angelou Terrace and Chavez Terrace Cul-de-sacs. The 279 units will be a mix of replacement public housing, market rate and LIHTC.

**Section 18 / RAD Blend** The proposed redevelopment of McKinney Manor has been submitted as its own individual RAD application for which a CHAP has been issued. The renovated property will serve existing and new households with all units serving households at or below 60% AMI through HUD's Rental Assistance Demonstration (RAD program). The project will utilize a 60/40 Section 18 / RAD blend. Within the Project, all units will be occupied in compliance with the low-income housing tax credit requirements of Section 42 of the Internal Revenue Code. Additionally, approximately 60% of the replacement units will benefit from a Project Based Vouchers Housing Assistance Payments, and approximately 40% will benefit from a Rental Assistance Demonstration Housing Assistance Payments with both subsidies extending through the compliance period. A 4% LIHTC application has been submitted to the NYHCR.

McKinney Manor will be subdivided into 4 lots:

1. *Angelou Terrace: Phase I: 3.08 acres*
2. *New Road: .624 acres*
3. *Chavez Terrace: Phase III: 3.12 acres*
4. *Latimer Terrace: Children Rising and Linear Park: 4.28 acres*

**Angelou Terrace** will be the future site of East Adams Phase I of the East Adams Transformation Plan and will have 63 replacement units to replace current McKinney Manor public housing units.

**Chavez Terrace** will be the future site of East Adams Phase III of the East Adams Transformation Plan and will have 18 replacement units (12 from the CAT (Converting Awaiting Transfer Agreement) and 6 from SHA's contribution of PBVs to replace current McKinney Manor public housing units and ensure that no current McKinney Manor residents are inadvertently displaced because of family size. Chavez Terrace / Phase III will also have an additional 53 units of replacement housing on its site for a total of 75 units.

**Latimer Terrace** is the future home of the Children Rising Center and Linear Park.

**Funding:** Angelou Terrace and Chavez Terrace will each be separate phases of construction and will be funded through separate 4% LIHTC application and other gap financing sources from the **New York State Homes and Community Renewal (NYS HCR)**. SHA and the City of Syracuse have also jointly been awarded HUD's **CHOICE Neighborhood Implementation (CNI) Grant Initiative** in the amount of \$50 million to assist with resident case management, neighborhood improvements such as the Children Rising Center, and housing including Part B infrastructure for McKinney Manor and Pioneer Homes (East Adams Phases 3 through 8). SHA has also submitted a request to Congress for additional funds to assist with costs for Phases I, II and III.

### **OCCUPANCY**



The renovated property will serve existing and new households with all units serving households at or below 60% AMI through HUD's Rental Assistance Demonstration (RAD program). The project will utilize a 60/40 Section 18 / RAD blend.

### **WAIT LIST**

The project based wait list will be administered by the housing

### **MM RAD APPLICATION part 1 (PHASE I OF EAST ADAMS REDEVELOPMENT)**

#### **Location: Angelou Terrace**

SHA is seeking a RAD conversion for all 75 units at McKinney Manor through a **Section 18/ RAD Blend**. The original CHAP received in connection with the RAD application included 41 McKinney Manor units. SHA has asked HUD to amend the CHAP to include all 75 McKinney Manor units. These units will be replaced in the East Adams Phase I and East Adams Phase III projects, as described above. Phase I will close first and will be new construction. It will be located on what is now Angelou Terrace. 63 replacement units will be built as part of Phase I. At the time of the RAD conversion, assistance corresponding to 12 currently vacant units will be placed into a Converting Awaiting Transfer (CAT) Agreement. The assistance for those 12 units will be replaced when Phase III is constructed on what is now Chavez Terrace. In addition to the 12 units from the CAT, SHA will contribute project based vouchers to Phase III for the remaining replacement units needed to avoid displacement of all remaining McKinney Manor residents.

SHA seeks to change the bedroom size configuration to accommodate over and undersized residents. All current McKinney Manor residents will be offered the right to return to an appropriately sized unit by the end of Phase 3.

### **PHASE 1**

Unit Mix	Studio	1-BR	2-BR	3-BR	4-BR	Total
Replacement	0	20	16	24	3	63
LIHTC	1	19	35	0	0	55
Market	0	9	6	0	0	15
Total	1	48	57	24	3	133

Phase I will include a community room and lounge, business incubator space, indoor bike storage, fitness center, in-unit laundry appliances, and office spaces for the management company and the supportive services provider, Urban Strategies, Inc. All on-site amenities will be housed in the first multifamily building, along with 92 housing units. Building 2 will have an additional 20 units, with the remaining 21 units to be family-sized townhomes. There will be 88 surface lot parking spots on site and an additional 35 street parking spots for a total of 123 parking spots. SHA and McCormack Baron Salazar are committed to complying with the energy efficiency standards set out by the City of Syracuse and New York State.

## RIGHT SIZING

Currently, there are 18 vacancies and 57 occupied units at MM. Many MM residents are either over housed or under housed. After rightsizing the needed bedroom sizes of the households in the 57 occupied units are:

- (3) 1 bedrooms
- (9) 2 bedrooms
- (30) 3 bedrooms
- (12) 4 bedrooms and
- (3) 5 bedrooms

**Phase I: 39 of the 57** households will have a replacement unit built in Phase I after being rightsized for the appropriately sized unit.

**Phase III: 18 of the 57** households will have a replacement unit built in Phase 3.

13 of the 18 McKinney Manor households whose units are included in the Phase I RAD application due to the amendment were not expecting replacement housing until Phase III.

**5 of 18** households expected to be part of Phase 1. However as the design stage of Phase I was progressing through final design and permits it was determined through the work of Urban Strategies that many of the households had household composition changes during this time and now need a larger bedroom size that is not available in Phase I.

During construction of Phase I, 18 families will be offered the following alternative housing options:

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a right to return to Phase 3
2. moving to an affordable housing unit owned or managed by SHA with a right to return to Phase 3
3. relocation with housing choice voucher using SHA's existing budget authority with a right to return to Phase 3

BEDROOM SIZE	CURRENT UNIT CONFIGURATION	PHASE I REPLACEMENT UNITS	PHASE 3 REPLACEMENT UNITS	PHASE 3 replacement units for remaining MM residents	extra replacement housing in Phase 3	FINAL UNIT CONFIGURATION OF REPLACEMENT UNITS FOR PHASE I AND PHASE III
0						
1		20	18		18	38
2		16	32		32	48
3	60	24	9	6	3	31
4	10	3	9	9		12
5	5		3	3		3
	75	63	71	18		134

### PHASE III (PHASE III OF EAST ADAMS REDEVELOPMENT) Chavez Terrace

Phase III of the East Adam's redevelopment will include the remaining 12 units from the CAT, an additional 6 replacement units being funded from PBVs contributed by SHA, and 57 other replacement units. Phase III will close subsequent to Phase I. Phase III consists of new construction on what is now Chavez Terrace. Chavez Terrace currently holds 25 units and after construction, there will be 146 units. After the new units are built on Chavez Terrace there will be a total of 71 replacement units with 18 of them offered for former McKinney Manor public housing residents. The remaining 79 units will be affordable LIHTC units and market rate units.

#### PHASE III

Unit Mix	1-BR	2-BR	3-BR	4-BR	5-BR	
Replacement	18	32	9	9	3	71
LIHTC	16	28	2	0	0	46
Market	21	8	0	0	0	29
Total	55	68	11	9	3	146

	EXISTING MM NEED	Phase 1 Replacement	Phase 3 Replacement (Proposed)	Phase 3 LIHTC-Only (Proposed)	Phase 3 Market (Proposed)	Phase 3 TOTAL
1 BR	3	20	18	16	21	55
2 BR	9	16	32	28	8	68
3 BR	30	24	9	2		11
4 BR	12	3	9			9
5 BR	3		3			3
TOTAL	57	63	71	46	29	146

Once completed, Phase I and Phase III will result in a combined total of (1) studio, (103) one-bedrooms, (125) two-bedrooms, (35) three-bedrooms,(12) four-bedrooms and (3) five-bedrooms for a total of 279 units.

Unit Mix	Studio	1-BR	2-BR	3-BR	4-BR	5-BR	Total
PHASE I	1	48	57	24	3	0	133
PHASE III	0	55	68	11	9	3	146
	1	103	125	35	12	3	279

By the end of phase 3 the change in bedroom distribution will not result in the involuntary permanent displacement of any resident.

### **PHASE II OF EAST ADAMS REDEVELOPMENT (This is on a vacant lot owned by SHA)**

Phase 2 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 2 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.

### **CHILDREN'S RISING (built on 3.1 acres of what is now a portion of LATIMER TERRACE)**

Additionally, there are plans for the development of a park and the Children Rising, a early childhood learning center on a portion of the current Latimer Terrace cul-de-sac of McKinney Manor. CRC will be developed by a local non-profit Blueprint 15 (BP15) and will provide benefits to SHA households in the revitalized larger neighborhood. CRC 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. The intent is to dispose of the Latimer Terrace land parcel on which the CRC will be constructed, which currently consists of 25 public housing units, to the City of Syracuse who would in turn sub-lease the parcel to BP15 who would be responsible for financing the construction of the facility, including any site preparation costs necessary to make the site in clean and buildable condition. SHA would retain a reversionary interest in the parcel if approved by HUD for disposition for the development, construction and operation of the Learning Center.

Children's Rising was originally master planned for Phase III. During the predevelopment work for Phase I and II, BP15 sought site control of the Latimer Terrace land parcel. SHA provided a site control letter for Latimer Terrace for the development of Children's Rising based on the comprehensive Master Plan in place as of March 1, 2023.

Blueprint 15 requested that the disposition of Latimer Terrace be moved up to Phase I. This was because some of the committed resources secured by BP15 have underlying deadlines for both the obligation and expenditure of the funds. To accommodate BP15, SHA originally included a portion of Latimer Terrace (16 of 25 units) in the Phase I RAD application. However there are 9 additional units on Latimer Terrace not covered by the current CHAP that would still remain on the Latimer Terrace Site. The original intention was to seek early removal of the 9 Latimer Terrace units. Subsequent designs for the CRC have resulted in a request for more land and **there have been concerns about the Chavez Terrace residents having to remain on site during demolition and construction on the Phase I site to the north of them (Angelou Terrace) and the demolition and construction on the future Children Rising site and Linear Park to the south of them (Latimer Terrace).** As a result of both of these factors, SHA is now amending the RAD application to include all 75 units. This will allow for the relocation of all residents prior to demolition and construction of new units and the Children Rising and Linear Park on the current McKinney Manor site.

### **LINEAR PARK (built on what is now LATIMER TERRACE)**

Linear 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.

### **ONE FOR ONE REPLACEMENT**



SHA will follow all rules and regulations delineated in Notice H-2019-09 PIH-2019- 23 (HA)

**PHASE I:** In Phase I, 63 units will serve as McKinney Manor replacement units with the remaining units set to be LIHTC and market rate.

**PHASE III:** The remaining 12 replacement units for McKinney Manor will be developed in Phase III on Chavez Terrace.

**\*\*** All replacement units will be replaced within the original McKinney Manor footprint by the end of Phase III

McKinney Manor	Current Public Housing Units	New Redevelopment	Total Units	Replacement Units for McKinney Manor
Angelou Terrace	25 units	Phase I	133 units	63 units
Chavez Terrace	25 units	Phase III	146 units	12 units
Latimer Terrace	25 units	Children Rising / Latimer Park		0 units
<b>Total</b>	<b>75 units</b>		<b>279 units</b>	<b>75 units</b>

#### CHANGE IN UNIT CONFIGURATION

McKinney Manor currently consists of (60) three bedrooms, (10) four bedrooms and (5) five bedrooms for a total of 75 units that spread across three cul-de-sacs. SHA will be reconfiguring the bedroom sizes to accommodate the current need of the residents and the current need on the SHA waiting list.

BEDROOM SIZE	CURRENT UNIT CONFIGURATION	PHASE I REPLACEMENT UNITS	PHASE 3 REPLACEMENT UNITS	Total Replacement Units
<b>0</b>				
<b>1</b>		20	18	38
<b>2</b>		16	32	48
<b>3</b>	60	24	9	33
<b>4</b>	10	3	9	12
<b>5</b>	5		3	3
	75	63	71	134

#### IMPACT ON CURRENT RESIDENTS DUE TO UNIT RECONFIGURATION

##### NEED FOR ONE AND TWO BEDROOMS:

The change in unit configuration or bedroom size of the current MM bedroom size configuration will allow our current over and under housed McKinney Manor residents **to return** to a newly constructed unit on the current McKinney Manor site. If we did not change the bedroom size configuration to include 1 and 2 bedroom replacement units then **13 families** that need one and two bedrooms would not be able to return to an appropriately sized unit and would be displaced.

##### NEED FOR THREE, FOUR AND FIVE BEDROOMS:



27 families will be right sized into 3 and 4 bedrooms in Phase 1. In total, **39** of 57 current McKinney Manor households will be receiving a replacement unit built in Phase I after being rightsized for the appropriately sized unit.

**18 of the 57** households will have a replacement unit built in Phase 3.

**13 of those 18** households were originally part of phase III and therefore their expectation of when they will receive a newly constructed replacement unit **has not changed**.

**5 of 18** households expected to be part of Phase 1. However as the design stage of Phase I was progressing through final design and permits it was determined through the work of Urban Strategies that many of the households had household composition changes during this time and now need a larger bedroom size that is not available in Phase I.

#### **EXTRA REPLACEMENT UNITS:**

Phase I: An extra **17 one bedroom** replacement units and an extra **7 two bedroom** replacement units are being built in Phase I. SHA is determining if these replacement units will be able to assist the residents that live adjacent to the I-81 viaduct that may want to relocate during demolition of the viaduct and construction of the community grid.

Phase III: An extra **18 one bedroom** replacement units, an extra **32 two bedroom** replacement units and **3 extra three bedroom** replacement units are being built in Phase III.

#### **RIGHT TO RETURN:**

Prior to closing and upon receipt of an RCC, residents temporarily relocating during construction will have the option of

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a right to return to Phase I; or
2. moving to an affordable housing unit owned or managed by SHA with a right to return to Phase I; or
3. relocation with housing choice vouchers using SHA's existing budget authority during the temporary relocation period with a right to return to Phase I.

The 18 families that will not have an appropriately sized unit constructed for them in Phase I will have the following alternative housing options:

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a **right to return to phase 3**
2. moving to a affordable housing unit owned or managed by SHA with a right to **return to phase 3**
3. relocated with housing choice voucher out of SHA's existing budget authority during the temporary relocation period with a right to **return to phase 3**

Once completed, Phase I and Phase III will result in a combined total of (1) studio, (103) one-bedroom units, (125) two-bedroom units, (35) three-bedroom units, (12) four-bedroom units, and (3) five-bedroom units for a total of 279 units. Currently, many McKinney Manor residents are either over housed or under housed based upon current household composition. To appropriately right size current residents in compliance with PBV requirements, SHA will be transferring residents who choose to return and that are under or over housed based on current household composition to the right size unit.

There is one for one replacement for every unit currently occupied after the family is "right sized" and each 3- or 4-bedroom sized unit will be replaced by the end of phase 3 to accommodate the wait list. Because

each remaining family will have a replacement unit by the end of Phase III the change in bedroom distribution will not result in the involuntary permanent displacement of any resident and will not result in discrimination based on race, color, national origin, religion, sex, disability, or familial status. In addition, once the East Adams Transformation Plan is complete, there will be an increased total amount of affordable 3- and 4-bedroom units in the footprint.

BEDROOM SIZE	CURRENT UNIT CONFIGURATION	PHASE I REPLACEMENT UNITS	PHASE 3 REPLACEMENT UNITS	Total Replacement Units
<b>0</b>				
<b>1</b>		20	<b>18</b>	<b>38</b>
<b>2</b>		16	<b>32</b>	<b>48</b>
<b>3</b>	60	24	<b>9</b>	<b>33</b>
<b>4</b>	10	3	<b>9</b>	<b>12</b>
<b>5</b>	5		<b>3</b>	<b>3</b>
Total	75	63	<b>71</b>	138

	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	vacant	
Phase 1: 63 Replacement Units / 133 total units	20	16	24	3			63 / 75 12 units going into a CAT
Bedroom Sizes needed: after Right Sizing for the 57 remaining households (18 vacancies)	3	9	30	12	3	18	57/75
(39) MM households being accommodated by Phase I	3	9	24	3			39 / 63
Extra Replacement Units in Phase I	17	7					24/63
(18) MM households NOT being accommodated in Phase I and have to wait until Phase III for an appropriately sized replacement unit			-6	-9	-3		18 / 57
Phase III Replacement Units (75 / 170 units)	18	32	9	9	3		71
MM Households receiving replacement housing in Phase III			6	9	3		18
Extra replacement Units in Phase III	18	32	3				53

## RELOCATION

Prior to closing, residents will be relocated either to another public housing unit owned and managed by SHA, another affordable housing unit owned or managed by SHA or with a housing choice voucher. All residents will benefit from relocation assistance, case management, and other supportive services from SHA Resident Support Services and Urban Strategies, Inc.(USI). USI is a national nonprofit with extensive experience in the design and implementation of place-based human capital development strategies in communities that are undergoing comprehensive physical revitalization.

SHA will continue to follow all rules and regulations delineated in Notice H-2019-09 PIH-2019- 23 (HA). SHA has had extensive outreach and engagement with the residents. Residents of McKinney Manor have received the RIN and GIN notices and we have had several meetings discussing the RAD process in addition to the two meetings required prior to the RAD application submission.

Prior to closing and upon receipt of an RCC, residents temporarily relocating during construction will have the option of

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority or
2. moving to a affordable housing unit owned or managed by SHA
3. be relocated with housing choice vouchers out of SHA's existing budget authority during the temporary relocation period.

As explained above of the current 57 remaining households in MM, **39** of the families will have a replacement unit built in Phase I after being rightsized for the appropriately sized unit. 18 of the 57 remaining households will have a replacement unit built in Phase 3. Therefore during construction the 18 families that will not have an appropriately sized unit constructed for them will have the following alternative housing options:

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a right to return to phase 3
2. moving to a affordable housing unit owned or managed by SHA with a right to return to phase 3
3. relocated with housing choice voucher out of SHA's existing budget authority during the temporary relocation period with a right to return to phase 3

These same options will also be offered to any household who expresses a desire to voluntarily move prior to the issuance of an RCC. All residents will benefit from relocation assistance, case management, and other supportive services from the Syracuse Housing Authority's Resident Support Services Specialists. In addition, Urban Strategies, Inc., a national nonprofit with extensive experience in the design and implementation of place-based human capital development strategies in communities that are undergoing comprehensive physical revitalization, will have two staff members assisting SHA with relocation assistance, case management and other supportive services under a services contract entered into between SHA, BP15 and Urban Strategies. While existing McKinney Manor residents will be temporarily relocated in phases during construction, all residents in good standing will have the unqualified right to return to the newly constructed units.

### **LAND INFORMATION**

The land is occupied by the existing McKinney Manor, currently encumbered by a Declaration of Trust until HUD approves its disposition. Owned by the Syracuse Housing Authority, the land will be leased to East Adams Phase I, LP, an entity comprised of MBS- and SHA-controlled entities as the General Partners and a to-be-determined tax credit equity investor as the Limited Partner. It is anticipated that SHA will receive a seller's note for a price to be agreed upon by the tax credit investor. SHA intends to seek assumption of full ownership and management responsibilities after lease stabilization or earlier and will seek to provide property management duties for a fee for service contingent on investor approval. As part of RAD conversion, the development will be financed with 4% Low Income Housing Tax Credits in conjunction with Tax Exempt Bonds, New York State Tax Credits, Permanent Mortgage financing, seller notes, deferred developer fee and New York State Housing and Community Renewal soft financing.

### **Ownership Structure of Phase One**

East Adams Phase I, LP is the ownership entity for this transaction. At closing, this entity will be comprised of the following members:

*General Partners - .01%*

- *McCormack Baron Salazar (MBS) - .0051%*
- *Syracuse Housing Authority (SHA) - .0049%*

*Limited Partner – 99.99%*

- *To-Be-Determined Tax Credit Equity Investor*

The SHA is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision for MM. The repositioning of McKinney Manor the RAD application meet the requirements of **Section 5.2** of the RAD **Fair Housing, Civil Rights, and Relocation Notice (Notice H 2016-17/PIH 2016-17 (HA))** certifying that the RAD conversion complies with all applicable site selection and neighborhood reviews and that all appropriate procedures have been followed. In accordance with **24 CFR Part 903**, SHA is informing the public that the current and future **Capital Fund Program Grants Budgets** that SHA receives will be reduced as a result of any projects converting to RAD. The estimated amount of the current Capital Fund grant that is associated with the proposed project(s) is \$226,057. Due to removing 75 units from AMP 71, SHA will receive a reduced amount of capital fund. The RAD conversion will not impact an existing CFFP or EPC.

## Units Covered by Current RAD Application for McKinney Manor

UNIT	BUILDING NO	Address	Bedroom Size	needed bedroom size	CHAP 8.2023	PHASE CHANGE FROM 3 TO 1	CHAP AMENDMENT 6.2024
2118103	1	103 ANGELOU	3	4	PHASE I		PHASE I
2118104	1	104 ANGELOU	3	2	PHASE I		PHASE I
2118105	1	105 ANGELOU	3	3	PHASE I		PHASE I
2118108	2	108 ANGELOU	4	3	PHASE I		PHASE I
2118110	3	110 ANGELOU	3	3	PHASE I		PHASE I
2118111	3	111 ANGELOU	5	2	PHASE I		PHASE I
2118113	4	113 ANGELOU	3	3	PHASE I		PHASE I
2118117	5	117 ANGELOU	4	1	PHASE I		PHASE I
2118118	5	118 ANGELOU	3	4	PHASE I		PHASE I
2118119	6	119 ANGELOU	3	4	PHASE I		PHASE I
2118120	6	120 ANGELOU	3	2	PHASE I		PHASE I
2118121	6	121 ANGELOU	3	3	PHASE I		PHASE I
2118122	6	122 ANGELOU	3	3	PHASE I		PHASE I
2118123	6	123 ANGELOU	3	3	PHASE I		PHASE I
2118200	7	200 CHAVEZ	3	2	PHASE III	III TO I	PHASE I
2118202	7	202 CHAVEZ	3	3	PHASE III	III TO I	PHASE I
2118203	7	203 CHAVEZ	3	3	PHASE III	III TO I	PHASE I
2118206	8	206 CHAVEZ	5	2	PHASE III	III TO I	PHASE I
2118215	10	215 CHAVEZ	3	2	PHASE III	III TO I	PHASE I
2118217	11	217 CHAVEZ	4	2	PHASE III	III TO I	PHASE I
2118218	11	218 CHAVEZ	3	2	PHASE III	III TO I	PHASE I
2118300	13	100 LATIMER	3	3	PHASE I		PHASE I
2118301	13	101 LATIMER	3	3	PHASE I		PHASE I
2118302	13	102 LATIMER	3	3	PHASE I		PHASE I
2118303	13	103 LATIMER	3	3	PHASE I		PHASE I
2118304	13	104 LATIMER	3	3	PHASE I		PHASE I
2118306	14	106 LATIMER	3	1	PHASE III	III TO I	PHASE I
2118307	14	107 LATIMER	4	2	PHASE III	III TO I	PHASE I
2118308	14	108 LATIMER	4	3	PHASE III	III TO I	PHASE I
2118309	15	109 LATIMER	3	3	PHASE III	III TO I	PHASE I
2118311	15	111 LATIMER	3	3	PHASE III	III TO I	PHASE I
2118314	16	114 LATIMER	5	3	PHASE III	III TO I	PHASE I
2118315	17	115 LATIMER	3	2	PHASE I		PHASE I
2118316	17	116 LATIMER	3	3	PHASE I		PHASE I
2118317	17	117 LATIMER	3	3	PHASE I		PHASE I
2118319	18	119 LATIMER	3	1	PHASE I		PHASE I
2118320	18	120 LATIMER	3	3	PHASE I		PHASE I

2118321	18	121 LATIMER	3	3	PHASE I		PHASE I
2118323	18	123 LATIMER	3	3	PHASE I		PHASE I

UNIT	BUILDING NO	Address	Bedroom Size	needed bedroom size	APPLICATION CHAP 8.2023	PHASE CHANGE FROM 1 TO 3	CHAP AMENDMENT 6.2024
2118107	2	107 ANGELOU	4	5	PHASE I	I TO III	PHASE III
2118112	4	112 ANGELOU	3	4	PHASE I	I TO III	PHASE III
2118116	5	116 ANGELOU	4	4	PHASE I	I TO III	PHASE III
2118201	7	201 CHAVEZ	3	4	PHASE III		PHASE III
2118205	7	205 CHAVEZ	3	3	PHASE III		PHASE III
2118207	8	207 CHAVEZ	5	5	PHASE III		PHASE III
2118208	9	208 CHAVEZ	4	4	PHASE III		PHASE III
2118209	9	209 CHAVEZ	4	3	PHASE III		PHASE III
2118212	10	212 CHAVEZ	3	4	PHASE III		PHASE III
2118213	10	213 CHAVEZ	3	3	PHASE III		PHASE III
2118214	10	214 CHAVEZ	3	3	PHASE III		PHASE III
2118216	11	216 CHAVEZ	4	3	PHASE III		PHASE III
2118219	12	219 CHAVEZ	3	4	PHASE III		PHASE III
2118220	12	220 CHAVEZ	3	3	PHASE III		PHASE III
2118221	12	221 CHAVEZ	3	3	PHASE III		PHASE III
2118223	12	223 CHAVEZ	3	4	PHASE III		PHASE III
2118305	13	105 LATIMER	3	4	PHASE I	I TO III	PHASE III
2118322	18	122 LATIMER	3	5	PHASE I	I TO III	PHASE III



McKinney Manor	Current Public Housing Units		New Redevelopment	Total Units	Replacement Units for McKinney Manor
Angelou Terrace	25 units	3.08 acres	Phase I	133 units	63 units
New Road		0.624 acre			
Chavez Terrace	25 units	3.23 acres	Phase III	146 units	12 units (plus an additional 53 units)
Latimer Terrace	25 units	4.28 acres	Children Rising / Latimer Park		0 units
Total	75 units			279 units	75 units for McKinney Manor 53 extra replacement units

BEDROOM SIZE	CURRENT BEDROOM SIZE	Current Bedroom size need after right sizing
0		
1		3
2		9
3	60	30
4	10	12
5	5	3
VACANTS		18
TOTAL	75	75

BEDROOM SIZE	PHASE I UNITS	PHASE III UNITS	FINAL UNIT CONFIGURATION OF MM
0	1		1
1	48	55	103
2	57	68	125
3	24	11	35
4	3	9	11
5		3	3
	133	148	279



### REPLACEMENT (RTR) UNITS

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Studio	0	0	0	0	0	0	0	0	0	0	0	0
1BR	20	0	18	24	24	22	28	10	20	26	16	208
2BR	16	0	32	38	46	38	38	22	31	29	22	312
3BR	24	0	9	15	19	13	7	9	9	14	14	133
4BR	3	0	9	1	1	0	0	0	0	0	0	14
5BR	0	0	3	1	1	0		0		0	0	5
TOTAL	63	0	71	79	91	73	73	41	60	69	52	672
	47%	0%	49%	50%	50%	50%	50%	50%	50%	50%	50%	45%

### LIHTC UNITS

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Studio	1	0	0	0	0	0	0	0	0	0	0	1
1BR	19	120	16	3	2	12	16	10	11	19	9	237
2BR	35	5	28	37	46	22	22	14	20	20	17	266
3BR	0	0	2	4	5	4	4	2	4	3	0	28
4BR	0	0	0	0	0	0	0	0	0	0	0	0
5BR	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	55	125	46	44	53	38	42	26	35	42	26	532
	41%	100%	32%	28%	29%	26%	29%	32%	29%	30%	25%	38%

### MARKET UNITS

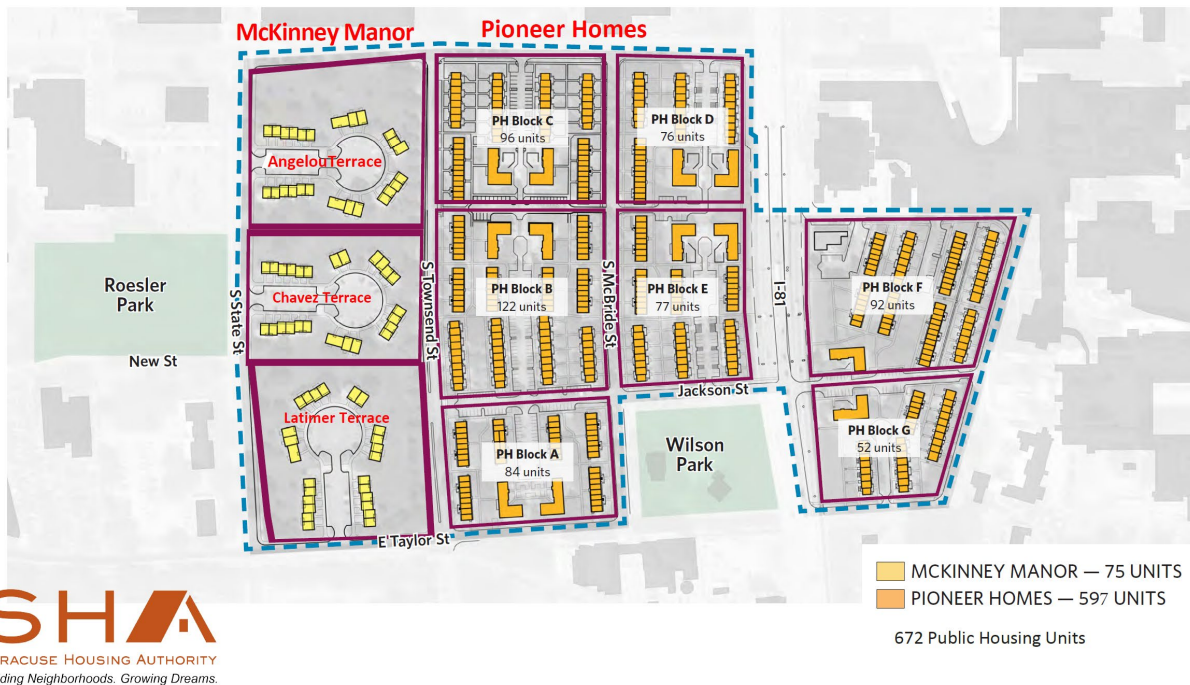
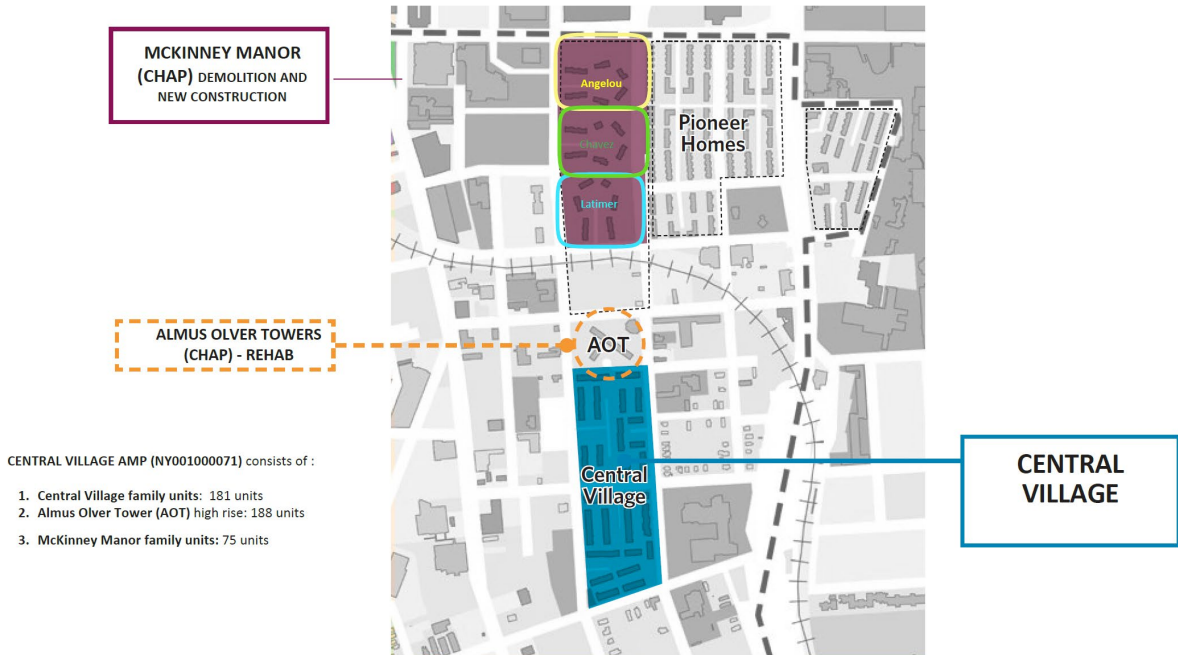
UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Studio	0	0	0	0	0	0	0	0	0	0	0	0
1BR	9	0	21	27	30	24	23	11	19	21	20	205
2BR	6	0	8	8	8	11	8	4	7	6	6	72
3BR	0	0	0	0	0	0	0	0	0	0	0	0
4BR	0	0	0	0	0	0	0	0	0	0	0	0
5BR	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	15	0	29	35	38	35	31	15	26	27	26	277
	11%	0%	20%	22%	21%	24%	21%	18%	21%	20%	25%	20%

**TOTAL UNITS**

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
<b>Studio</b>	1	0	0	0	0	0	0	0	0	0	0	<b>1</b>
<b>1BR</b>	48	120	55	54	56	58	67	31	50	66	45	<b>650</b>
<b>2BR</b>	57	5	68	83	100	71	68	40	58	55	45	<b>650</b>
<b>3BR</b>	24	0	11	19	24	17	11	11	13	17	14	<b>161</b>
<b>4BR</b>	3	0	9	1	1	0	0	0	0	0	0	<b>14</b>
<b>5BR</b>	0	0	3	1	1	0	0	0	0	0	0	<b>5</b>
<b>TOTAL</b>	133	125	146	158	182	146	146	82	121	138	104	<b>1481</b>

Unit Type	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
<b>Replacement</b>	63	0	71	79	91	73	73	41	60	69	52	<b>672</b>
<b>LIHTC</b>	55	125	46	44	53	38	42	26	35	42	26	<b>532</b>
<b>Market</b>	15	0	29	35	38	35	31	15	26	27	26	<b>277</b>
<b>Total</b>	133	125	146	158	182	146	146	82	121	138	104	<b>1481</b>

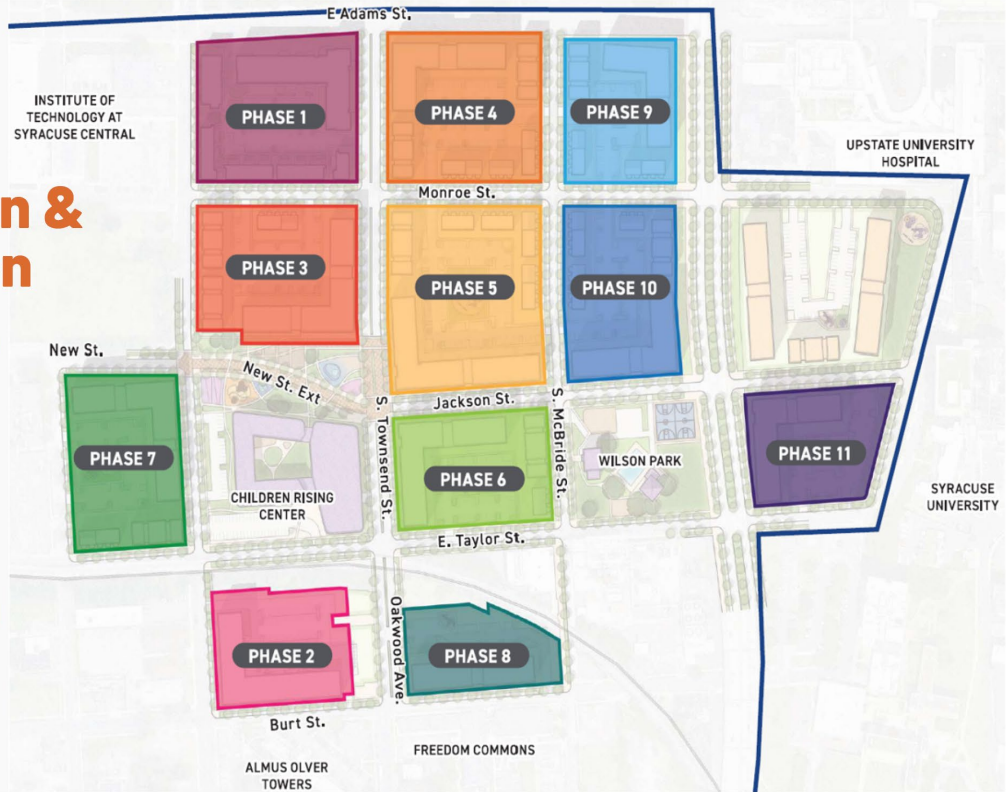
## CENTRAL VILLAGE AMP NY001000071





## Phasing, Relocation & Demolition

- Starting with least dense or vacant parcels to minimize resident disruption
- Coordinating with I-81 project schedule



## Site Plan







## Children Rising Center

- Best-in-class early learning center
- Play space and parent empowerment
- Health and wellness center
- Will create new jobs and support jobseekers
- By and for the community with a goal to dramatically improve kindergarten readiness

Key Partners:





