

South Beatty RFP - Community Meeting Notes from 9/26/19

Walnut Capital Questions

- What is the income limit of the affordable units?
 - Proposal is for 20% to 60% of the area median income (AMI)
- Will there be more than just studio units?
 - There will be 1 bedroom and 2 bedrooms, only the 2 bedrooms are affordable units
- Penn Plaza residents need to be considered to come back, what is being done about it?
 - 40 units will be for seniors only, both 4% and 9% LIHTC will be used to finance the project
- Who are the stakeholders of this project?
 - Penn Plaza, Village Collaborative, ELDI
- How many affordable units will there be?
 - 40% of units are at 50% of AMI, 60% of the AMI will be the remainder
- Out of 220 total units, only 66 are affordable – why?
 - 40% of the total units are slated as affordable for 4% tax credits, the unit mix represents the neighborhood
- How many Penn Plaza residents have you spoken with to come back?
 - Walnut Capital expects to have a series of meetings to speak with them
- Residents want to own, so how can you do this?
 - Affordability will be a requirement 35-40 years, possibly up to 99 years
- Senior housing units will be 2 bedrooms only, but most seniors are single and can't even afford these, so it seems that it's affordability versus low income so how do you plan to handle it?
 - Studio units and 1 bedroom units will be provided
- Why can't Penn Plaza residents who were displaced continue to keep paying the same as what they were paying? Are you open to project-based subsidy?
 - Eligibility requirements for project-based vouchers is structured into the proposal and for financing through Low Income Housing Tax Credit (LIHTC) guidelines.
- The square footage for the units seems very small, how is it made livable?
 - The interior space conforms with Uniform Accessibility Standards, which are federal guidelines.

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Catalyst Communities Questions

- Why is there a green roof on the parking garage and not on the residences?
 - There is a green roof on both buildings
- Will people with disabilities have to park across the street?
 - Yes
- Only 156 units total? How many of these units are at 30% AMI and below?
 - 100 units are affordable; 51 units at 30% area median income (AMI), 48 tax credit, 20 units at 80% AMI and balance at market rate, 37 units
- Will tenants be given the right of first refusal since it is public land given to the developer, e.g., will the units become available for sale to the tenants?
 - The current proposal does not address tenant ownership
- Parking is said to be 321 spaces, what percentage is for residents because it is not enough?
 - The parking garage will be built first with 321 spaces open to all
- Will a transportation study be done and with whom is it shared?
 - A study will be done as required by the Department of Mobility and Infrastructure (DOMI) and the developer will share it with stakeholders
- What is the timeline for construction?
 - 18 months is anticipated for phase 1 and the developer will engage with stakeholders to provide the least amount of interruption
- The Mayor's office press release versus the URA RFP does not reconcile, there is not enough parking; it states there will be 345 spaces for public, retail and more, so how can this be?
 - There are currently 211 parking spaces on the site. The RFP asks developers to replace parking in a 1.5:1 ratio.

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Bridging the Gap Questions

- Why aren't Penn Plaza residents going to be able to buy into the development?
 - It is not currently in the proposal but there is commitment to working with residents
- Why wasn't Penn Plaza included in the RFP response?
 - Bridging the Gap is committed to working with the Penn Plaza residents
- Why can't tenants buy in after 15 years?
 - This needs to be an expanded discussion, but it is not in the current plans
- Why not increase the number of low-income AMI under 30%?
 - This meeting is a start for community engagement, just the beginning of charrettes, meetings and dialogue
- Why is Village Collaborative on the Review Committee?

The URA project team understood them to be an East Liberty based organization actively helping to foster community development activities in the neighborhood. They also had the support of their local elected official to do so.
- The community has been in a fight to bring back Penn Plaza for tenants who were displaced. How is that going to be addressed?
 - Community engagement is key, and first meetings will be with waitlisted tenants as a priority