

GOLDEN HILL

Community Engagement Meeting #2 Questions

Virtual Meeting

09/23/2021

Questions Raised at the Virtual Meeting

- 1. We'd like to see an equitable portion of property taxes paid, especially to the school district to help lessen the burden on the remaining property taxpayers.**

Golden Hill will apply for a PILOT that will establish a schedule of property tax payments can be supported based on the project's affordability levels and public financing.

- 2. Uptown Kingston is a vibrant community that this project should connect with but infrastructure to allow connection is needed how will the city of Kingston work with this project in order to provide sidewalk access. Things within a 10 minute walk are not valuable unless it's safe**

The presentation boards show a "10-minute walk" radius as a metric for understanding proximities to the site, not necessarily limited to pedestrian mobility. The project intends to learn from these site proximities and vibrant local amenities/venues as part of our understanding of the larger community. Additionally, the development team intends to work with Ulster County Area Transit for a bus stop on-site and investigate other ways to physically connect the site to the surrounding community.

- 3. A challenge that the residents and homeowners of Glen and Marius St would like to see abated is the use of a residential roadway as the primary egress & ingress to the Golden Hill Complex along with the proposed housing development.**

The residential roadways along Glen and Marius St are not envisioned to be the primary egress and ingress to the proposed Golden Hill housing development.

- 4. Where is the Storm runoff drainage going? What sewer are you planning to hook up with?**

We expect to have additional utility information in future presentations.

- 5. Will there be more than one road to access the development or will it just be the current access that exists?**

The singular proposed road is Golden Hill Road, which connects to Golden Hill Drive.

- 6. It's a good idea to not have the trails running downhill as the wildlife lives there and frequents it a lot.**

This feedback is noted.

- 7. Glen and Marius St are not built to support the current volume of vehicular traffic. This project will undoubtedly increase the traffic volume, therefore, will improvements be made to Glen and Marius St to protect pedestrians and the quality of life of homeowners?**

As a part of the New York State Environmental Quality Review process the Development Team will conduct a Traffic Impact Study which will analyze the traffic impacts of the proposed project (including to adjacent residential roadways).

- 8. This project really needs to be connected via means other than an automobile in order to be viable and affordable**

We are working with the County to provide circulation on site to accommodate bus access and connect to alternative transit opportunities beyond automobiles alone. The County has committed to providing bus service to the site.

- 9. When will the PILOT be disclosed? The PILOT discussions should start as soon as possible so the public can understand what this project will cost. The school district and the UCIDA are not supporting PILOTS for housing.**

The tax abatement will be submitted to and reviewed by the Kingston Common Council, following the advancement of the design program and affordability mix.

- 10. Our vision of the site would be a development that contributed to the tax base in an equitable and fair way. This project will add students to the District that deserve the same quality of education of all children — but this comes at a cost. Please consider paying 100% of the school taxes due. If housing isn't affordable because the property taxes are too high then what does that say to the remaining property taxpayers that do not receive a PILOT?**

The PILOT will recognize the fair and equitable apportionment of taxes to the property so as to preserve the affordability for households of low- to workforce- incomes residing within the district.

- 11. Currently, the storm runoff mostly comes down the entryway and goes into culverts in the woods. Then it comes down into my cellars or yard. I am extremely concerned about having more water in my yard and basement.**

The Golden Hill development will be required to obtain a NYSDEC Stormwater Permit which necessitates that the project design does not increase the rate of stormwater discharge off-site.

- 12. When were the AMI figures compiled?**

The Area Median Income (AMI) figures shown in the presentation are based on HUD's 2021 Income Limits for Ulster County.

- 13. Why does this project need a PILOT if real property tax law 581-a exists?**

As mentioned above, the Golden Hill development intends to pursue an Article XI real property tax exemption accompanied by a PILOT agreement. The PILOT will establish a long-term, fixed schedule of

property tax payments that this affordable housing project can support based on the project's lower rents and expected expenses.

14. Can you share what questions were asked of you at the Tuesday UC Chamber of Commerce Breakfast and what your responses were?

- **What is an Optimistic Timeline for the project?**
 - o To start construction in mid- to late-2022. Construction is anticipated to last 2 years with completion being in 2024.
- **How will this project affect the adjacent nursing home?**
 - o The Golden Hill Nursing and Rehabilitation Center and this project are separate entities but there is significant opportunity for collaboration between both developments in addition to other nearby organizations and services.
- **Will the apartments be smoke-free?**
 - o Yes.
- **How does the project plan to overcome Community Concerns?**
 - o At Pennrose, we feel it's important to directly engage with community members to learn about key areas of concern that we can make adjustments to address to the best of our ability. We've established a series of public meetings on the project for which you can receive notifications and updates on at the project website:
<https://www.pennrose.com/apartments/new-york/golden-hill/>
 - o Secondly, support by community members and local businesses at public hearings will help the project obtain the public approvals needed to make this project a reality.
- **Given the long timeline to construct new housing, what can be done to address immediate housing needs?**
 - o The County Executive's answer to this question can be found on the recording of the event on the Ulster County Chamber of Commerce's social media platforms, currently available at <https://fb.watch/8wi0GXhJ20/>
- **Given the senior population, will there be a pickleball court?**
 - o That is something we will investigate and discuss in future community meetings to get additional feedback.
- **What can be done to ensure there is adequate workforce availability for this project?**
 - o Pennrose has felt the effects of workforce and trade shortages in its projects across the state. To address this issue, we intend to conduct significant outreach in the form of hiring expos for both construction and permanent property management positions. This outreach effort will be supplemented by robust safety and job training programs so those without directly relevant experience can access the jobs created by this project.