

GOLDEN HILL

Community Engagement Meeting #2 Questions

In-Person Meeting

09/01/2021

Questions Raised at the Meeting

- 1. Will Penrose be purchasing the land from the County? If so, at what price and has an independent appraisal been completed?**

No, Penrose will not be purchasing this site. The Golden Hill site will be acquired by a not-for-profit Housing Development Fund Corporation (the "HDFC") controlled by the Ulster County Housing Development Corporation ("UCHDC"). Following the purchase, the HDFC will enter into a nominee agreement, whereby it will hold Penrose responsible for the creation and ongoing operation of the mixed-use, mixed-income Golden Hill Project. The acquisition price will be in an amount supported by a third-party appraisal, as is required by the project's financing partners and New York State's office of Homes & Community Renewal.

- 2. At the July 2021 community meeting; it was stated by representatives from Penrose, that a Payment In Lieu of Taxes (PILOT) would be sought as part of the project. Have the terms of the PILOT been drafted? If so, will a copy of the agreement be made available to the public? If not, when can we expect the terms to be available?**

As is customary for affordable housing projects, the Golden Hill development team intends to pursue a real property tax exemption under Article XI of the New York Private Housing Finance Law ("Article XI"). The Article XI exemption is typically accompanied by a PILOT agreement, the terms of which have not yet been drafted. Prior to being enacted, the Article XI will need to go before the Common Council and a resolution must be passed supporting the PILOT. The community engagement and design development process will need to be further developed before the project team can gather accurate cost estimates needed to refine the financing plan required to adequately inform the terms of the PILOT.

- 3. Given that this housing project is a public - private partnership, will Penrose be willing to disclose to the public all of the investors and shareholders? If not, why?**

Penrose is not a corporation with shareholders. The owners of Penrose are available for review on our website. <https://www.pennrose.com/about/>. Investors in the project cannot be identified until financing plans are further developed which requires completion of design drawings to inform accurate project costs. Penrose will identify the project's financing partners when they become known closer to the anticipated start of construction in 2022.

- 4. At the July 2021 community meeting, it was stated that eligibility requirements to live in the new units had not been established. Have eligibility requirements been established yet? If so, what are they?**

In line with the project goals outlined in the Request for Development Qualifications, Penrose is proposing an affordability profile for the project across a broad range of income levels between 30% and up to 120% of Area Median Income ("AMI"), or as may be supported by an independent market study approvable by the project's lenders and investors.

Economically diverse, “mixed-income” neighborhoods support individual, family, and community well-being. One such example is Pennrose’s recently completed Meriden Commons project in downtown Meriden, CT ([Meriden Commons Property Overview](#)). The multi-phase redevelopment project provided 151 units of affordable, supportive, and market-rate housing along with retail, community space, integrated supportive services for residents and convenient access to public transportation.

5. There are a lot of terms being used to describe this project, what do they mean? What is “Mixed Income” vs. “Affordable Housing” vs. “Mixed-Use” Development?.

The Golden Hill development will provide intergenerational, affordable housing for households at different income levels along with community/commercial space. Definitions of those terms can be found below:

“Affordable Housing” - Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of their adjusted gross income for housing costs, including utilities. Affordable housing is generally understood to be income restricted to households with incomes up to 60% of AMI.

“Intergenerational Housing” – A community that provides both age-restricted (aged 62+) and non-age restricted housing and amenities.

“Mixed-Income Housing” - A project that provides housing targeted across a breadth of income levels

“Mixed-Use Development” – A project that provides a mix of uses including housing, community space, commercial facilities, etc.

6. How much will the people who live at the property pay in rent?

Tenants will pay no more than 30% of their adjusted gross income towards rent and utilities.

7. How will the ingress/egress challenges along Route 32 and Golden Hill Drive be addressed?

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 both during the construction and operating periods and require mitigating measures to minimize any impact caused by the new development.