

Frequently Asked Questions regarding the 511 East Fourth Street, Huntingburg Housing Project
Questions and answers collected from an informational meeting held with all interested parties on 8/2/16

1. How many units will there be? Total number of units is 40, 19 in the existing building and 21 in a new building.
2. How many parking places will there be? There will be 21 parking units constructed on this property parcel, plus the adjacent public parking lot, as well as on street parking. The development will need a minimum of 51 available spaces to meet the needs of the residents.
3. Is it a domestic or international background check? Domestic background check.
4. Is there a playground available for children living in the housing? This project is designed for working people, not families. There are only 3 units with 2 bedrooms. Most are efficiency units. There won't be a playground. People that need a playground will probably not apply to live here.
5. Is there room for a large fire truck to have access into the alley? TRI-CAP has asked for feedback from city officials and the local fire department and hasn't received any concerns. A spokesperson with the fire department has said the ladder trucks needs a minimum of 12 feet of alley width in order to access the property. The alley is over 12 feet wide, thus will accommodate a fire truck.
6. How will this affect property values? Studies show tax credit projects have lower crime than other housing projects. TRI-CAP doesn't believe this will lower property values.
7. Is the city going to update the alleys? Part of the proposal is to rebuild the alleys.
8. How many units are efficiency? 19 units.
9. How many units are one bedroom? 18 units.
10. How many units are two bedroom? 3 units.
11. How many parking places are required for this project per current local ordinances? The project needs 1 space for every efficiency, 1.5 parking places for 1 bedroom units, 2 spaces for every 2 bedrooms. A total of 51 parking spaces are needed for this project based upon management experience. There are 21 spaces onsite, 40 public on street parking spaces in the 500 block of east Fourth Street, and 49 in the public parking lot adjacent to City Hall.
12. Where do business owners, property owners and customers park if public parking is used by residents? The majority of residents are expected to need parking from 5pm to 8am, and be at work during regular business hours of the day (8 a.m. to 5 p.m.). The city also has plans to provide additional business parking.
13. How much is this going to cost? Approximately \$4 million, but subject to change pending final plans and specifications.
14. Will the alley be widened? It will be rebuilt. What are the measurements for the alley? Paragus didn't have an answer.
15. Will property be taken to widen the alley? No. The alley won't be widened, it will be rebuilt.
16. What is the marketing plan to attract residents and employers? Paragus will market the units to local employers and local newspapers. TRI-CAP has spoken to employers and their feedback has been positive.

TRI-CAP is working with employers to obtain incentives for employees to rent units. Paragus will maintain a local part time office on Fourth Street during construction and to monitor construction and market the development.

17. Is this property in the flood plain? No, it is not in the flood plain. Flood plain maps are available at www.msc.fema.gov.

18. Will a study be done to determine drainage/flooding issues? A professional engineer will determine the drainage requirements for the proposed development. All engineering will be approved by city utility departments prior to work starting.

19. Will this property affect local rental units on 4th street? Local landlords will need to determine if there is competition or not.

20. How much will the rent be?

The rates for the various size units are:

• Maximum allowable rents	*Estimated rents to be charged
• Efficiency \$246	\$239
• Small 1BR \$368	\$359
• Large 1BR \$620	\$459
• 2 Bedroom \$734	\$524

21. What will the estimates for size be for the new units? There are conceptual drawings but size might fluctuate as the project develops. Early estimates range between 375-770 sq. ft. for an efficiency or one-bedroom up to 875 sq. ft. for a two-bedroom unit.

22. Will utilities be included in the rent? The units will be electric. Residents will pay electric. The owner will pay water and sewer.

23. How will trash be picked up? The owner will pay for trash removal by providing a dumpster for residents. The dumpster is expected to be emptied once or twice a week.

24. Can the City meet the water and electric needs? City officials said they see no reason why they can't meet the water, electric or fire needs.

25. What is the time frame for completing the project? Applications must be submitted in November, with construction to begin in late summer of 2017 and will take approximately one year to complete.

26. How will parking be impacted by the Stellar project? Mayor Spinner said it is unknown at this time.

27. Will residents be directed to not park in local church parking lots? There aren't problems with people parking at Stork Place. The church can police parking if needed, but this is not expected to be an issue.

28. What will the city do to prevent back-up of storm or sewer water? Mayor Spinner said there are two studies occurring now to identify areas that might need to be replaced.

29. Will sewer and storm issues be corrected prior to development? Yes.

30. What is the maximum income level for residents? \$28,920 for one person, \$33,060 for 2 persons, \$37,200 for 3 persons, \$41,280 for four persons. These are the same as other local rental units funded by tax credit financing, as advertised in The Herald newspaper on 7.30.16 for The Loft's at St. Joseph's, which is an age-restricted (55+) new housing development in Huntingburg.

31. Is this property currently zoned for residential housing? It is R3, which prohibits residential housing on first floor. Paragus is requesting a variance for the first floor housing.
32. Is there any other nearby property with adequate zoning available for parking for this development? There are a few properties that are being considered for parking.
33. Do you not have to allow some sort of playground or yard? This project isn't designed for children. Landlords of unregulated properties aren't under the same requirements and can allow additional people/children per unit, which would be restricted by the occupancy requirements for this property.
34. Who is the owner? The LLC hasn't been formed yet. The LLC partner will be the purchaser of the tax credits.
35. Will the new building meet current safety and building codes? Yes
36. Is there any consideration for current businesses to be relocated? The project can't commit to this but it is a consideration.
37. None of this property has currently been rezoned, how can you ask for the project without being rezoned first? TRI-CAP withdrew their zoning variance. The City couldn't address the variance requests in a city zoning meeting, so this meeting occurred so residents can learn more about the project and ask their questions. TRI-CAP asked the City to say what concerns they have for variances or zoning. TRI-CAP is trying to conduct due diligence, so as to understand the property owners concerns. TRI-CAP representatives are not trying to be combative, but the audience has shown mocking to responses from professionals. All questions will be addressed before construction begins. This project is a regulated project, unlike other housing units in Huntingburg.
38. What is the definition of a family unit or maximum number of residents per unit? Mother and child? Four adults? It could be up to four unrelated individuals in a two-bedroom unit, all persons are identified at time of leasing and required to not exceed the occupancy amounts. There is a maximum of two people per efficiency and one-bedroom unit and a maximum of four people per two-bedroom unit.
39. When will the project be completed? The application is due to the State in November. If approved, construction could begin as early as late summer 2017 and take about a year.
40. Will this project compete with the Stellar project's streetscape construction timeframe? The Stellar project is expected to occur in 2018, but timeframe hasn't been set.
41. What is the next step? FAQ will be posted on TRI-CAP website. The project will be discussed by the TRI-CAP Board and by Paragus. The application won't be submitted until all questions are answered.
42. Who will do on-site management? TRI-CAP and the LLC will be responsible.
43. Can the project not use the old hotel, the existing building, and not build a new building? In order to be financially feasible, developers need a minimum of 35 units.
44. Stork Place only has 17 units, so how did TRI-CAP do that? Stork Place wasn't a tax credit project. The grant mechanism utilized to purchase and renovate the Stork Place project no longer exists.

45. On page 59 of the Huntingburg revitalization plan, high quality units are required. Will these units be high quality? All units will be finished to non-income restrictive properties and be as nice as or nicer than any apartment rental property in Huntingburg.
46. Will the units be opened to anyone of any income level? No. The maximum income level will be 60% of the area median income for Dubois County. See #30 for the specific income guidelines.
47. How can units of 734 square feet be high quality? The City has agreed that the size is sufficient. Renters often don't care about size of units, they just want affordable housing. No one is being forced to move into these units.
48. How can you go ahead with this project without variances? The property is zoned to allow housing ,but TRI-CAP plans to seek variances prior to construction. This project will exceed code requirements, not just meet current building codes. The unit drawings have been shown to employers who agree that their younger employees will want these units. There is insufficient housing in Huntingburg for workers. TRI-CAP feels this project helps to meet local needs. There is a market for all kinds of housing, old and new. We need 100's of units, this project is only 40 units. TRI-CAP can't afford to build a smaller project without investors. Investors and developers need a minimum of 35 units to break even.
49. Can \$4 million be directed instead to develop housing on the south part of the old St. Joseph's Hospital building? No, that isn't an option in this project. The owners of the hospital aren't interested in this project because they have other plans for their property. TRI-CAP has looked at several potential properties around Huntingburg. The current location is the only known viable site.
50. What ages can live in the units? Any age, including seniors. These units are designed to have support courses and services from TRI-CAP and other non-profits, especially for workforce employees. Courses might include housing counseling.