

Arthur Albright Apartments Redevelopment Frequently Asked Questions (FAQ)

1. Where will tenants be relocated to?

First priority is to a vacant unit at Arthur Albright Apartments or Colin Kelly Apartments. If this is not possible, tenants will be moved to a rental property within Tonawanda. Moving costs related to temporary relocation will be paid for by the THA.

2. Will children have to change school districts or schools?

No, all temporary relocation will be in the same school district.

3. Will THA be selling the property and/or not managing it?

No – THA will continue to manage the property. Ownership will transition to their non-profit which is an affiliate company, having its own board.

4. Can I move back to my current apartment?

Some tenants will move back into their current apartments. Circumstances where you would not return to your current apartment would be if you are currently overhoused or underhoused. You may potentially choose a new apartment if you do not want to move to your former apartment.

5. The letter referenced that tenants will be temporarily relocated. Will tenants be able to return?

Yes, everyone will have a right of return to the property.

6. Will the rent be changing?

THA is in the process of securing Section 8 rental assistance for all units. Section 8 requires that tenants pay 30% of their income towards rent and utilities.

7. If tenant income goes up, will their rent go up?

Yes.

8. If tenant income goes down, will their rent go down?

Yes.

9. What if Section 8 is unavailable?

The basic rent will be increasing to a level that is greater than current rent but still deemed affordable for the area. The rent structure must be approved by NYS Homes and Community Renewal before it can take effect.

10. How do you ensure safety during construction, potential demolition, and from chemicals?

There will be fences and tents. Pertaining to chemicals and environmental elements such as asbestos work, certified professionals trained in removal will complete the work.

11. What is the timing?

Construction is anticipated to start towards the end of 2024. Most temporary relocation will last 6-8 months. The total project will take about two years.

12. What is being done with the other THA properties?

A new building is being constructed on the vacant lot that borders Dodge Avenue and Gibson Street. Once completed, the current tenants of the J.J. Guzzetta building will be relocated, and the two existing senior buildings will be demolished. Part of that reclaimed land will be used to construct four fully handicapped accessible apartments and additional parking. No work is being done at the Colin Kelly Apartments in this phase.

13. What is being done with Arthur Albright?

The buildings and apartments are being rehabilitated. Units will receive various upgrades including flooring, light fixtures, walls, appliances, and the property will convert to an all-electric model.

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