

J.J. Guzzetta Redevelopment Frequently Asked Questions (FAQ)

1. Where will tenants be relocated to?

A new building is being constructed on the vacant lot that borders Dodge Avenue and Gibson Street. Once completed, current tenants of the J.J. Guzzetta building will be relocated, and the two existing senior buildings will be demolished. Moving costs related to relocation will be paid for by the THA.

2. How will the new building be different?

It will have an elevator, all units will be handicapped accessible, the living space will be larger, all units will be one or two bedroom, there will be central laundry facilities and trash collection, there will be a kitchen equipped community room, it will be energy efficient, and new parking will be created.

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 select my new apartment?

Management will attempt to accommodate tenants' preferences for apartment location. Anyone that needs the features of a mobility equipped apartment, or hearing or sight assistance equipped apartment, would have priority for those.

5. The letter referenced that tenants will be relocated. What does that mean?

Once construction of the new building is completed, everyone will be required to move to the new building. All tenants have a right of return and will have a unit made available to them, if they choose.

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. The new building will take about 18 months to complete.

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

The Arthur Albrights apartments are being rehabilitated. Once the J.J. Guzzetta buildings are 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.