

## QUESTIONS FROM RESIDENTS IN REGARD TO ROGERS SCHOOL SECOND SUBMITTED

### PROPOSAL FROM ARCH COMMUNITIES/LANAGAN

The following are questions the Rogers Re Use Committee has recently asked as well as area residents.

1. What is the rough time frame to receive all the grants?
2. How long before the developer feels he could begin the construction? 1, 2, 3 years?
3. In your proposal you are asking for a T.I.F as well as CPC money from the town. What if the town does not agree to these requests? What is your plan?
4. How many units will **NOT** be designated 55+ affordable housing?
5. If the developer does not have enough 55+ seeking the units then what is the next step to fill the vacant units? Will they seek below 55+?
6. How many units are mandated to be 55+ by government grants? For example, do they say we will provide grants if 50% are designated to be 55+?
7. Is it a requirement for the grants that is 55+ or just as affordable housing and is it the developer's option / choice to do 55+?
8. Can the project be reduced in size down to something more fitting to the space?
9. Parking – where do visitors park? You show 10 extra spaces but of those 10 how many must be public handicapped parking?
10. You increased the number of parking spaces by 16 from your first proposal. Where will these spaces be?
11. **What are the dimensions of the parking lot you are proposing?**
12. **What are the dimensions of the apartment addition?**
13. **The square footage of each floor has increased from your initial proposal. Please explain why.**
14. You must keep the building for 15 years due to tax credits. What happens after 15 years, Can the 55+ requirement be changed with a new buyer?
15. Do you keep your buildings after 15 years or sell them off? How many of your projects have you kept?
16. The exterior **DOES NOT** match the historic nature of the town, or the neighborhood as stated as requirement in RFP. What changes can be made?
17. What are the occupancy limits for a 1-bedroom unit? 1,2,3 people? 2-bedroom unit? 1,2,3,4 people?
18. Is there a limit imposed on how many cars are allowed per unit? Where do additional cars park?
19. Has there been any type of traffic study done do see what the impact would be on the neighborhood?
20. Are there any plans to develop the front grounds for additional parking and could this be done?
21. What is the name of the management company that would be overseeing the residence? What is their history and background in overseeing a residence?
22. Where it would be 55+ affordable housing are all occupants of the unit required to be 55+?
23. Where are the trash and dumpster located?
24. IS the playground (Big Toy area) reduced?

25. Is the baseball field and basketball court eliminated?
26. Who pays heat and electric? Is that part of rent?
27. Who are the other investors in the project?
28. Is the back lawn as well as the front green space public or private space for residence only?
29. Do the windows open or stay closed? The design of the windows has no historic look.
30. What is the turnover of occupants in your other projects?
31. What is the average length of time people stay in your properties?
32. What type of issues have you had with past residences at your other properties?
33. What is the construction method and material for the structure? Interested in the subfloors, wall studs, and attic framing members.
34. What kind of infrastructure updates will need to be made to accommodate the proposed structure and who will bear the cost of those improvements?
35. What kind of tax revenue will be provided to the town on an annual basis from the property owners?
36. Is there any possibility that this structure will get any taller or shorter height wise?
37. Will the look of the main building regarding windows and doors be changed in any way?
38. Are you willing to agree to deed restrictions regarding the main building?
39. How did you arrive at the number of units you plan to build?
40. Would you be willing to put main school building on the Historical Register?
41. What type of material will you be using for the exterior of the addition? Would it be bricked to match the main building? Same as for the roof.
42. How did you arrive at the overall size of the units in the main building compared to the ones in the addition?
43. Can you match the roof on the addition to the main school building?
44. What would construction process be? School and addition at same time?
45. Will priority be given to Fairhaven residents upon rent up?
46. Of the total project of 21 million how much money is coming directly from the company's pockets and how much from free grants and other federal and state assistance?
47. What exterior modifications will you make to the Rogers building and grounds?
48. Is smoking of any type of products be permitted in the proposed project or only outside?
49. The proposed area is zoned residential only. How do you plan to get the location rezoned for housing?
50. Will pets be allowed and if so, how many per unit?
51. What are the amenities for the residents?
52. Does your company have any current or ongoing legal cases currently pending?
53. If the revised proposal is not approved by the selectmen, do you have any additional revised or different plans to submit or will you no longer be interested in pursuing the housing at Rogers School?
54. What other current proposals are you currently working on at any stage of the process and where?
55. Have you had any projects there were not able to be completed and you had to walk away?
56. How many and what percentage of your other housing projects are 55+ residents and of those 55+ residences how many are section 8 occupants?

57. With a project this size of units, cars, parking, how do you plan to address the neighborhood concerns and ensure they do not come to fruition?
58. How will you choose who lives in the units?
59. Are there any other land areas in town that you could foresee this project proposal being a better fit? What type of lighting would be used in the parking areas?
60. Can you develop the building with small addition for owner occupied condo units rather than the monstrosity you are proposing?
61. How are you planning to work around the easement that runs through the property?
62. Why not use Federal and State Historic Tax credits?
63. Why won't you apply to put the main building on the National Historic Register?
64. What if the project becomes unfeasible or unable to complete, what happens next?
65. What projects have you started as an investor or partner that was not able to be completed?
66. Who exactly is on the board of directors or owners of the company?
67. Is there a full-time manager on the premises daily?
68. The lis pendes is still on the building. How does this factor into your project?