

FRANKLIN TOWERS MODERNIZATION PROJECT – *Ensuring Franklin Towers remains a vital affordable housing resource for generations to come.*



What's going on?

In 2021, TMHA selected WBP to co-develop Franklin Towers. WBP/TMHA is planning a rehabilitation of Franklin Towers, and we want residents to be involved. WBP/TMHA will serve as co-developers and co-owners of the revitalized development.

Why?

The building and many of its utility systems at Franklin Towers are nearly 60 years old. It is time to upgrade those outdated systems.

What does “rehabilitation” really mean?

Every apartment at Franklin Towers will be completely renovated. Also, the site will receive new or improved landscaping and amenities.

Will there be fewer apartments when it's done?

NO. *No apartments will be lost.*

Will inside the apartments be different?

YES. *The apartments will be designed with new efficient heating & cooling systems, will meet current building codes, and will receive all new kitchens, bathrooms, flooring, painting.*

Will there be wheelchair accessible apartments?

YES. *There will be units configured for households requiring accessibility accommodations, as well as those with hearing and or visual impairments.*

Will the outside of the building be different?

YES. *The design team is reviewing building needs and potential options for improving or changing building facades.*

Will there be new or improved community space at Franklin Towers?

YES. *Promoting a sense of neighborhood and community is very important to WBP/TMHA, and we're exploring improving and expanding community rooms.*

Will there be improved outdoor areas?

YES. The design team will review options for new or improved landscaping, repaving, accessibility, and other outdoor spaces, subject to funding availability.

Who is making these design decisions?

WBP/TMHA has selected a design team who will balance the needs of residents with local code requirements and limits of available funding. Input from residents helps us identify the priorities. These will be discussed at a future public meeting.

When will all this happen?

Once planning and approval processes are complete, rehabilitation is projected to start Spring 2023.

Will my family have to move?

It is anticipated that temporary relocation will be required. The length of temporary relocation will be determined once the scope of work is finalized. Currently, we expect this to be four to six weeks. Households may be temporarily relocated to another Franklin Towers apartment or elsewhere during redevelopment. **All residents in good standing will be offered relocation housing assistance and options and will be able to move back to Franklin Towers upon project completion.**

What will my relocation options be?

Each household will be assigned a person to work with you to identify your housing needs and options. Any relocation will be conducted in accordance with federal, state and local regulations.

Will I be moving back to my same apartment? *In most cases, yes.*

Do I have to move myself?

NO. We will provide assistance for your move and store belongings to the greatest extent possible. Packing materials will be provided, and for those with special needs, packing assistance will be provided as well.

When will I have to move?

The earliest moves may happen in early 2023. Impacted households will be informed via a notice at least 30 days prior to being required to move. Notices will follow only after a consultation with your household regarding relocation arrangements.