

WEDNESDAY EVENING FEBRUARY 16th 1977

Alderman *Mooney* moved that all bills and payrolls be referred to the Auditing Committee. The City Clerk reports that the City Bills, Water Department Bills, Water Maintenance Payroll and Highway Payroll audited by the Committee amounted to City Bills \$16,671.69; Water Department Bills \$258.87; Water Maintenance Payroll \$1,674.66; and Highway Payroll \$9,105.15.

Alderman *Mooney* moved seconded by Alderman *Girolami* that all bills and payrolls be allowed and ordered paid.

	AYES	NOES
LEVERNE LEWIS	<input checked="" type="checkbox"/>	
ANNETTE BRAMAN	<input checked="" type="checkbox"/>	
JOHN MOONEY	<input checked="" type="checkbox"/>	
JOSEPH GRIMALDI	<input checked="" type="checkbox"/>	
FRED NARDACCI	<input checked="" type="checkbox"/>	
ARMAND GIROLAMI	<input checked="" type="checkbox"/>	
ANDREW PYTELL		
LESTER JEFFRIES	<input checked="" type="checkbox"/>	
JAMES KAPP	<input checked="" type="checkbox"/>	
DONALD HUNT	<input checked="" type="checkbox"/>	
TOTAL		

A LOCAL LAW TO AMEND CHAPTER SIXTY-NINE OF THE LAWS OF NINETEEN HUNDRED AND FIFTEEN, ENTITLED "AN ACT TO REVISE THE CHARTER OF THE CITY OF RENSSELAER" IN RELATION TO THE WARD BOUNDARIES OF THE CITY OF RENSSELAER

BE IT enacted by the Common Council of the City of Rensselaer as follows:

1. That Section 3, of the Rensselaer City Charter, known as Chapter Sixty-Nine of the laws of Nineteen Hundred and Fifteen is hereby superceded and enacted as Local Law, amended respectively to read as follows:

SECTION 3. WARD BOUNDARIES. The said city shall be divided into nine wards, bounded respectively as follows:

1. FIRST WARD. All that part of the said City of Rensselaer bounded as follows: Beginning at a point in the southerly line of the City of Rensselaer at the Hudson River and running from said point easterly and along the southerly City Line to a point; thence northerly and along the easterly line of the City of Rensselaer to a point where said City Line turns easterly; thence along said line to the center line of Spruce Street; thence northerly along the center line of Spruce Street to the center line of Aiken Avenue; thence westerly along the center line of Aiken Avenue to the intersection of First Avenue; thence northwesterly along the center line of First Avenue to the center line of Green Street extended; thence northerly along the center line of Green Street to the center line of Second Avenue;; thence westerly and along the center line of Second Avenue to the center line of Broadway; thence northerly and along the center line of Broadway to the center line of Third Avenue extended; thence westerly and along the center line of Third Avenue

extended to the Hudson River; thence southerly and along the Hudson River to the point and place of beginning.

SECOND WARD. All that part of the said City of Rensselaer bounded as follows: Beginning at a point in the southerly City Line of Rensselaer at its intersection with the center line of Spruce Street; thence easterly and along the southerly line of the City to a point which point is the intersection of the east end of Aiken Avenue and the east end of High Street; thence northerly and along the easterly City Line of the City of Rensselaer to the Center Line of Third Avenue; thence westerly and along the center line of Third Avenue to the center line of Thomas Street; thence northerly and along the center line of Thomas Street extended to the center line of Fourth Avenue; thence westerly and along the center line of Fourth Avenue to the center line of East Street; thence southerly and along the center line of East Street to the center line of Second Avenue; thence westerly and along the center line of Second Avenue to the center line of Green Street; thence southerly and along the center line of Green Street ^{and Green Street extended} to the center line of First Avenue; thence easterly and along the center line of First Avenue to the center line of Aiken Avenue; thence easterly and along the center line of Aiken Avenue to the center line of Spruce Street, thence southerly and along the center line of Spruce Street to the point and place of beginning.

THIRD WARD. All that part of the said City of Rensselaer bounded as follows: Beginning at a point at the intersection of the center line of Third Avenue extended with the Hudson River; thence easterly and along the center line of Third Avenue extended to the center line of Broadway; thence southerly

and along the center line of Broadway to the center line of Second Avenue; thence easterly and along the center line of Second Avenue to the center line of East Street; thence northerly and along the center line of East Street to the center line of Fourth Avenue; thence easterly and along the center line of Fourth Avenue to the center line of Thomas Street extended; thence southerly and along the center line of Thomas Street to the center line of Third Avenue; thence easterly and along the center line of Third Avenue to the easterly line of the City of Rensselaer; thence northerly and along the easterly line of the City Line of Rensselaer to a point in the center line of Wendell Street extended; thence westerly and along the center line of Wendell Street to the center line of Lawrence Street; thence northerly and along the center line of Lawrence Street to the center line of the northerly most part of Willow Street; thence westerly and along the center line of the northerly most part of Willow Street to the center line of East Street; thence northerly and along the center line of East Street to the center line of Partition Street; thence westerly and along the ~~center~~ line of Partition Street and Partition Street extended to the Hudson River; thence southerly and along the Hudson River to the point and place of beginning.

FOURTH WARD. All that part of the City of Rensselaer bounded as follows: Beginning at a point in the easterly line of the City of Rensselaer at its intersection with the center line of Wendell Street extended; thence westerly and along the center line of Wendell Street to the center line of Lawrence Street; thence northerly and along the center line of Lawrence Street to the center line of the northerly most part of Willow Street; thence westerly and along the center line of the northerly most part of Willow Street to the center

line of East Street; thence northerly and along the center line of East Street to the center line of Partition Street; thence easterly and along the center line of Partition Street to the center line of Second Street; thence northerly and along the center line of Second Street to the center line of Harrison Avenue; thence easterly and along the center line of Harrison Avenue to the center line of Third Street; thence northerly and along the center line of Third Street to the center line of Fowler Avenue; thence easterly and along the center line of Fowler Avenue to the easterly boundary line of the City of Rensselaer; thence southerly and along the easterly boundary line of the City of Rensselaer to the point and place of beginning.

FIFTH WARD. All that part of the City of Rensselaer bounded as follows: Beginning at a point in the center line of Partition Street extended with the intersection of the Hudson River; thence easterly and along the center line of Partition Street and Partition Street extended to the center line of Second Street; thence northerly and along the center line of Second Street to the center line of Harrison Avenue; thence easterly and along the center line of Harrison Avenue to the center line of Third Street; thence northerly and along the center line of Third Street to the center line of Pine Street; thence westerly and along the center line of Pine Street and Pine Street extended to the Hudson River; thence southerly and along the Hudson River to the point and place of beginning.

SIXTH WARD. All that part of the City of Rensselaer bounded as follows: Beginning at a point in the center line of Pine Street extended with the intersection of the Hudson River and running thence easterly along the

center line of Pine Street and Pine Street extended to the center line of Third Street; thence northerly and along the center line of Third Street to the center line of Fowler Avenue; thence westerly and along the center line of Fowler Avenue to the center line of Broadway; thence southerly and along the center line of Broadway to the center line of McNaughton Avenue; thence westerly and along the center line of McNaughton Avenue and McNaughton Avenue extended to the Hudson River; thence southerly and along the Hudson River to the point and place of beginning.

SEVENTH WARD. All that part of the City of Rensselaer bounded as follows: Beginning at a point in the center line of McNaughton Avenue extended with the intersection of the Hudson River; thence easterly and along the center line of McNaughton Avenue and McNaughton Avenue extended to the center line of Broadway; thence northerly and along the center line of Broadway to the center line of Fowler Avenue; thence easterly and along the center line of Fowler Avenue to the center line of Third Street; thence northerly and along the center line of Third Street to the center line of Washington Avenue; thence easterly and along the center line of Washington Avenue to the center line of Route Interstate 90; thence westerly and along the center line of Route Interstate 90 as it winds through the City of Rensselaer to the Hudson River; thence southerly and along the Hudson River to the point and place of beginning.

EIGHTH WARD. All that part of the City of Rensselaer bounded as follows: Beginning at a point in the center line of Third Street at its intersection with the center line of Fowler Avenue; thence northerly along the center line of Third Street to the center line of Washington Avenue; thence easterly and along the center line of Washington Avenue to the center line of

Tenth Street extended; thence southerly and along the center line of Tenth Street and Tenth Street extended to a point in the easterly City Line of the City of Rensselaer; thence westerly and southerly along the City Line of the City of Rensselaer to the center line of Fowler Avenue extended; thence westerly and along the center line of Fowler Avenue and Fowler Avenue extended to the point and place of beginning.

NINTH WARD. All that part of the City of Rensselaer bounded as follows: Beginning at a point in the easterly City Line of the City of Rensselaer at its intersection with the center line of Tenth Street extended; thence northerly and along the center line of Tenth Street and Tenth Street extended to the center line of Route Interstate 90; thence westerly and along the center line of Route Interstate 90 as it winds through the City of Rensselaer to the Hudson River; thence northerly and along the Hudson River to the northerly City Line of the City of Rensselaer; thence easterly and along the northerly City Line of the City of Rensselaer to its most easterly point; thence westerly and southerly along the City Line of the City of Rensselaer to the point and place of beginning.

2. This law shall take effect with the elections of 1977 for terms of office to commence on January 1, 1978.

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BY ALDERMAN Mooney

WHEREAS, the Common Council has prepared the attached Preliminary Application for Metropolitan Discretionary Balance Funds under the Housing and Community Development Act of 1974;

WHEREAS, the Common Council has made information available to the public concerning the intent and provisions of said act;

WHEREAS, the Common Council did conduct Two duly-advertised public hearings concerning a Preliminary Application and Housing Assistance Plan on 24 January 1977 and 25 January 1977;

WHEREAS, citizen input received at these hearings has been incorporated in developing the attached Preliminary Application;

WHEREAS, the Common Council considers it beneficial to all residents of the City of Rensselaer to seek and receive funds under the Housing and Community Development Act of 1974;

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby approves the attached Preliminary Application and authorizes Mayor Joseph P. Mink, as chief executive officer of the City, to submit said Preliminary Application to the United States Department of Housing and Urban Development

and by Nardacchi

- LIVERNE LEWIS
- ANNETTE BRAMAN
- JOHN MOONEY
- JOSEPH CRIMALDI
- FRED NARDACCI
- ARMAND GIROLAMI
- ANDREW PYTELL
- LESTER JEFFRIES
- JAMES KAPP
- DONALD HUNT

AYES	NOES
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*Approved as to form and substance this 17th day of February 1977
Richard J. Reilly
Corp. Council*

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION		3. STATE APPLICATION IDENTIFIER		4. NUMBER	
TYPE OF ACTION: <input checked="" type="checkbox"/> PREAPPLICATION <input type="checkbox"/> APPLICATION (Mark appropriate box) <input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		a. NUMBER b. DATE Year month day 19		b. DATE Year month day ASSIGNED 19			
4. LEGAL APPLICANT/RECIPIENT				5. FEDERAL EMPLOYER IDENTIFICATION NO.			
a. Applicant Name : City of Rensselaer b. Organization Unit : c. Street/P.O. Box : 505 Broadway d. City : Rensselaer e. County : Rensselaer f. State : New York g. ZIP Code: 12144 h. Contact Person (Name & telephone No.) : Joseph P. Mink (518) 462-9511				14-6002399 6. PROGRAM (From Federal Catalog) a. NUMBER 14 0219 b. TITLE Metropolitan Area Balance Community Development Block Grant Program			
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT				8. TYPE OF APPLICANT/RECIPIENT			
Neighborhood Improvement Program consisting of: home improvement loan subsidies, home improvement grants for low income persons, evaluation of In Rem and other vacant public lands as potential new sites for private residential development, municipal improvements, and administration and technical assistance.				A-State H-Community Action Agency B-Interstate I-Higher Educational Institution C-Substate District J-Indian Tribe D-County K-Other (Specify): E-City F-School District G-Special Purpose District Enter appropriate letter <input checked="" type="checkbox"/> E			
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.)				11. ESTIMATED NUMBER OF PERSONS BENEFITING		12. TYPE OF APPLICATION	
City of Rensselaer				10,136		A-New C-Revision E-Augmentation B-Renewal D-Continuation Enter appropriate letter <input checked="" type="checkbox"/> A	
13. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		15. TYPE OF CHANGE (For 12a or 12b)			
a. FEDERAL \$ 300,000.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$ 300,000.00		a. APPLICANT 29th, N.Y. b. PROJECT 29th, N.Y. 16. PROJECT START DATE Year month day 19 77/10/1 17. PROJECT DURATION 12 to 15 Months 18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 19 77/ 2 /16		A-Increase Dollars F-Other (Specify): B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code)						21. REMARKS ADDED	
HUD Area Office, 666 Fifth Ave., New York, New York 10010						<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. THE APPLICANT CERTIFIES THAT		a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved.		b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: <i>None attached</i> (1) New York State Planning & Dev. Clrnghse <input checked="" type="checkbox"/> as yes <input type="checkbox"/> (2) Capital Dist. Regional Plan. Commission <input checked="" type="checkbox"/> as yes <input type="checkbox"/> (3) <input type="checkbox"/> <input type="checkbox"/>			
23. CERTIFYING REPRESENTATIVE		a. TYPED NAME AND TITLE		b. SIGNATURE		c. DATE SIGNED	
Joseph P. Mink, Mayor						Year month day 19 77/ 2 / 16	
24. AGENCY NAME				27. ADMINISTRATIVE OFFICE		25. APPLICATION RECEIVED 19	
26. ORGANIZATIONAL UNIT						28. FEDERAL APPLICATION IDENTIFICATION	
29. ADDRESS						30. FEDERAL GRANT IDENTIFICATION	
31. ACTION TAKEN		32. FUNDING		33. ACTION DATE		34. STARTING DATE	
<input type="checkbox"/> a. AWARDED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR AMENDMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN		a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		Year month day 19 35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		Year month day 19 36. ENDING DATE 19 37. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No	
38. FEDERAL AGENCY A-95 ACTION		a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.				b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)	

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FEDERAL AGENCY ACTION

City of Rensselaer
Rensselaer County
New York State

SECTION IV - REMARKS

RE: Item 7, Section I
Title and Description of Applicant's Project

TITLE: CITY OF RENSSELAER NEIGHBORHOOD IMPROVEMENT PROGRAM

DESCRIPTION:

Statement of Needs

A-1 ARREST THE CITY'S POPULATION DECLINE

The City of Rensselaer developed historically as an important transportation center oriented to the Hudson River and the railroad industry. The decline of the City's principal industries and the demise of the railroad caused Rensselaer to lose some of its importance within the region.

A slow, but steady, decrease in population (1930 - 11,223; 1950 - 10,856; 1970 - 10,136; 1990 projection - 9,181) has also been experienced. This decline in population threatens the City's tax base and its capacity to deliver services. Of acute concern is the fact that, according to the 1970 Census, only 20.8 percent of the City's population is in the 20-44 age group, thus indicating an inability to either attract or hold a vital segment of the income-producing population.

DATA SOURCE: Census (1970), State Office of Planning Services (1974)

A-2 REVITALIZE NEIGHBORHOODS

The major residential growth of the City occurred between 1880 and 1930 around the central business district area near the Broadway/Columbia Street intersection and on the hillside east of the railroad between Aiken Avenue and Washington Avenue. The predominant residential pattern that developed was one- and two-family frame houses built at urban densities of 6 to 12 dwelling units per acre.

With the exception of the Aiken Avenue Public Housing Project, Mallview Apartments, Willow Ridge Apartments, and the "suburban" extension of the City to the north in the Eastland Park area, little residential development has occurred in the City since 1930. The older neighborhoods and the housing stock throughout the City are marked by varying, and generally increasing, degrees of deterioration and blight and declining relative property values. Structural and physical problems inherent in old buildings, as well as those advanced by lack of preventive maintenance and conversion into a greater number of dwelling units, are clearly

in evidence.

Rehabilitation of much of the housing stock and general improvement of many of the City's neighborhood environments are required if these emerging patterns of deterioration and decline are to be reversed. A major private and public commitment of resources is needed to achieve the revitalization of the City of Rensselaer as an attractive, viable living and working environment.

With very little undeveloped land available (and buildable) within the City, a program to encourage reuse of lands that have become vacant from fires or demolition is necessary in order to replace lost dwelling units. 142 In Rem parcels are currently available within Rensselaer, of which 8 are abandoned structures, 5 are occupied structures, and 129 are vacant parcels of land. Effective reutilization of these properties represents an opportunity to support rehabilitation efforts through a parallel commitment to compatible forms of new construction while replacing dwelling units lost to blight.

DATA SOURCE: City Master Plan (1967), Field Survey (1976), The Rensselaer Riverfront: A Public Policy Guide (1976), In Rem survey (1977)

A-3 IMPROVE THE HOUSING STOCK

84% of Rensselaer's housing stock was constructed prior to 1939. The results of two recent field studies and a review of the 1970 Census figures for the City of Rensselaer objectively point out the critical need for improvement of the City's housing stock.

The City Master Plan reports a 1967 field survey by Candeub, Fleissig and Associates of the condition of housing in the City which indicates that 679 units, or 20 percent, of the housing was in deteriorating condition and that 144 units, or 4.2 percent, was in dilapidated condition.

According to the 1970 Census 112 dwelling units, or 3.3 percent, of the housing stock lacked some or all plumbing facilities. The 1970 Census further indicated that 102 units, or 3.1 percent, of the housing units were overcrowded. 2840 of 3411 dwelling units, or some 84 percent, were constructed prior to 1939. Modern housing comprises only a small percentage of the City's housing stock, indicating that much of the housing in Rensselaer has outdated electrical, heating, and plumbing systems.

A generalized map of the areas of blight and substandard structures was also prepared by Candeub, Fleissig and Associates in 1967. This map served as the basis for a 1976 structure-by-structure exterior survey of housing condition to corroborate the previous data and begin to delineate a broad target area for initial public investment of CDA and municipal funds. The survey was undertaken by Floyd Barwig, AIA, a local architect, and Arthur Brod, AIP, a physical planner, and evaluated structures based on the following criteria:

City of Rensselaer
 Rensselaer County
 New York State

- Class I Sound Structure, reasonable maintenance -
 buildings appearing to have no defects in structural elements, although minor correctable maintenance defects may be visible.
- Class II Minor Rehabilitation Required -
 buildings appearing to have no major defects in structural elements, but with considerable, correctable maintenance defects clearly visible.
- Class III Major Rehabilitation Required -
 buildings showing widespread structural defects of a major nature, correctable only through extensive rehabilitation that may, or may not, be economically viable.
- Class IV Abandoned, Removal Required -
 buildings with severe structural defects (frequently burned out) which would be difficult and clearly uneconomic to correct.

Using these criteria, the area of the City of Rensselaer bounded by Third Avenue on the south, Washington Avenue on the north, the Hudson River on the west, and the City line on the east was surveyed and reported as follows:

Class I	510 residential structures	43 percent of total
Class II	591 residential structures	50 percent of total
Class III	71 residential structures	6 percent of total
Class IV	9 residential structures	1 percent of total
TOTAL	1181 residential structures	100 percent of total

These 1181 residential structures total approximately 1980 dwelling units, or 58 percent of the City's total housing stock. The map included as Appendix I generalizes the results of this 1976 structure-by-structure survey, in addition to showing the area of incipient blight identified by Candeb, Fleissig and Associates in 1967.

As a contrast to the data presented above, the same 1976 survey classified less than 1 percent of the 370 residential structures within the City east of Interstate 90 in Classes II-IV. When compared to previously collected data, the 1976 survey indicates even greater deterioration of the housing stock occurring into the 1970's. The relatively small number of Class IV structures is a credit to the City's continuing program of acquisition and demolition of abandoned and non-rehabilitatable structures which pose a threat to public health and safety.

The generally depressed condition of Rensselaer's housing stock can also be expressed in terms of the value of owner occupied units and the median contract rent for renter occupied units. The 1970 Census indicated that owner occupied units in the City have a median value of \$13,200.00, the eighth lowest median value among 155 New York State

communities of at least 10,000 population. Median contract rent was reported by the 1970 Census as \$68.00 per month, tying the City for tenth lowest among the same 155 communities.

Lack of buildable land with available or potentially available municipal services has prevented new development from becoming a source of safe, decent dwelling units to replace those lost to blight and fire. 129 In Rem parcels of vacant land held by the City of Rensselaer are a potential source of developable land for new residential construction that will complement and support adjacent rehabilitation efforts. Utilization of this land has been hindered by lot sizes too small to individually conform with current zoning standards for residential construction and property disposal procedures that require auction of individual parcels, thus discouraging private attempts at aggregation of larger parcels. The absence of an Urban Renewal Agency or comparable entity such as might be found in an entitlement community complicates the problem of land aggregation.

DATA SOURCE: City Master Plan (1967), Field Survey (1976), The Rensselaer Riverfront: A Public Policy Guide (1976), In Rem Survey (1977)

A-4 PROVIDE ASSISTANCE FOR LOWER INCOME HOUSEHOLDS

The 1970 Census indicated that 378 households, or 11.6 percent, of Rensselaer's population, had an income below the Federally-established poverty level and that 988 families, or 38 percent of the City's population, had an income that is in the low income grouping of less than 80 percent of the SMSA median income. Recent data provided by the Capital District Regional Planning Commission indicates a worsening of this condition, with nearly 50 percent of Rensselaer's households being potentially eligible for Section 8 assistance (1592 of 3272 households). A vast majority of these people occupy substandard housing as either tenant or owner.

Although statistically impossible to document at this time, the unemployment rate for the City is unusually high, as it has been in the past. In 1970, for example, Census Tract 516 exhibited unemployment exceeding 6 percent, clearly 50 percent above the regional average at that time. With State-wide unemployment currently at 8.7 percent (December 1976 data), an even more serious condition in Rensselaer can be postulated.

DATA SOURCE: Census (1970), Capital District Regional Planning Commission, New York State Department of Labor

NEEDS SUMMARY

The scope of the Neighborhood Improvement Program is addressed exclusively to the needs of low and moderate income families and to the prevention and elimination of slums and blight.

Long-Term Objectives

- B-1 The City of Rensselaer proposes to attack the identified problem of substandard housing conditions, a deteriorating neighborhood fabric, and a depressed economic environment through a comprehensive four-pronged effort:
1. To encourage and assist rehabilitation of generally sound housing units, thus avoiding massive clearance programs and alleviating the two age-old neighborhood renewal headaches: the high dollar cost of wrecking and rebuilding homes and the high emotional cost of relocating people;
 2. To increase housing education and counselling services. The City recognizes that the average homeowner or renter is ill-equipped to deal with the complex and costly problems of home selection, maintenance, and improvement. Information, education, and self-help training should be provided through the schools, local government, and private groups;
 3. To improve the level of public and private services in older neighborhoods;
and
 4. To encourage private investment in the redevelopment of vacant parcels within Rensselaer's older residential district by directly addressing the problems associated with aggregating parcels of sufficient size to comply with current zoning standards for residential construction within the target area.

These proposed efforts build toward achievement of Rensselaer's major long-term objectives:

- a. Continuing property owner investment in an older area of the City would be encouraged and neighborhood pride rekindled;
- b. Increasing the potential to capitalize on existing infrastructure (water, sewer, streets, etc.) through on-going encouragement of infill development on vacant parcels of land;
- c. Improving Rensselaer's image as a community by this positive stride forward, thus making the City more attractive for both public and private investment, thereby expanding the tax base and capacity to deliver services;
- d. Creating tangible models to foster improvements in other neighborhoods of the City, both through neighborhood self-help and continuing action to seek and fully utilize Rensselaer's fair share of Federal program dollars;
- e. Beginning to reverse the City's long-term downward population trend, with particular emphasis on providing a safe and attractive living environment for young families, thereby reintroducing to Rensselaer the age 20-44 income-producing segment of the population.

Thus, the City hopes to build upon its initial experience in the Neighborhood

Improvement Program and extend a similar effort into other areas of the City in future years, both in this older residential area and in areas to the south, nearer the City's business district and historic preserve. Limitations on the availability of Federal funds to meet all of Rensselaer's neighborhood improvement needs and the as yet undetermined impact of several pending New York State Department of Transportation projects make it implausible to consider these areas to the south for Neighborhood Improvement Program assistance at this time.

These long-term objectives support Needs A-1 through A-4.

Short-Term Objectives

C-1 Rensselaer's proposed short-term objective is execution of a second year effort by the City's Neighborhood Improvement Program. The program is proposed as a concentrated cooperative effort of property owners and the City to prevent further deterioration, eliminate blight, protect property values, improve the standard of housing, and improve the quality of life in the older neighborhoods of the City. It would be a voluntary program designed to help property owners make repairs and improvements at considerable cost savings and with the confidence attendant to being part of an overall neighborhood uplift.

The City's role in the neighborhood improvement program will include three important elements:

1. The City will make public improvements including street resurfacing, sidewalk repair, provision of off-street parking, mini-park development, removal of decaying trees, and planting of trees and grass;
2. The proposed Neighborhood Improvement Program office will provide free planning and supervisory services (technical assistance) and interest reduction grants or direct grants to qualifying property owners; and
3. The City will undertake a comprehensive evaluation of In Rem properties and other vacant public lands to determine their suitability for redevelopment and facilitate the process of making this land available to private investors by aggregating substandard size individual parcels into legally and functionally buildable plots.

The proposed allocation of funds can be broken down as follows:

1. Interest Reduction Grants.....\$180,000.00

Interest reduction grants will serve as a subsidy to reduce the effective interest rates on home improvement loans or mortgages from the current rate of approximately 12 percent for home improvement loans and 8.5 percent for mortgages to the following:

- Low income owner occupants.....1 percent
- All other residential property owners.....3 percent

City of Rensselaer
Rensselaer County
New York State

For these purposes, "low income" will be defined as below the Federally established poverty level, currently \$5050.00 for a family of four.

The \$180,000.00 available for interest reduction grants will generate \$630,000.00 in home improvements and assist 126 residential structures, if one assumes \$5,000.00 as the average rehabilitation project and further assumes that 8 of 10 applicants has an income above the Federally established poverty level based on the income composition of the target neighborhood.

The same \$180,000.00 will generate the same \$630,000.00 in home improvements, but assist 84 residential structures if one assumes \$7,500.00 as the average rehabilitation project and again further assumes that 8 of 10 applicants have an income above the Federally established poverty level.

In both examples, \$450,000.00 will be added to the Neighborhood Improvement Program through the participation of private lending institutions in meeting the needs of residential property owners.

2. Direct Grants.....\$ 40,000.00

Participants in the City of Rensselaer's Citizens' Advisory Committee for the Neighborhood Improvement Program have seriously questioned the ability of some local residents with extremely low incomes to utilize the program of interest reduction grants. Owner-residents with extremely low incomes (most probably, elderly or handicapped persons or very large families) may not possess the financial capacity to secure a home improvement loan of sufficient size to raise their dwelling to full compliance with code standards. Statistical support for this view is found in the realization that 378 households, or 11.6 percent of Rensselaer's population, had incomes that fell below the Federally established poverty level at the time the 1970 Census was taken. In the view of the Citizens' Advisory Committee, failure to address this situation can have potentially adverse effects on the efforts of adjacent property owners who can afford loans, while at the same time leaving a segment of Rensselaer's population without adequate means to meet their justifiable needs. Accordingly, a limited direct grant program is proposed as an extension of the interest reduction grant program.

A thorough financial evaluation of each applicant under the direct grant program will be undertaken. All applicants will be taken from the low income category, as defined within the interest reduction grant program. Those who can not completely meet their home improvement needs through a home improvement loan will be eligible for a direct grant to make up the difference between the loan they can afford and the full extent of their housing needs. Eight (8) direct grants of \$5,000.00 each are anticipated, with the assumption that most applicants will be able to afford some small part of their home improvement needs through the 1 percent home improvement loan program.

3. Municipal Improvements.....\$ 40,000.00

As a follow-up to and extension of municipal improvements undertaken through the City's 1976 CDA grant, 1977 municipal improvements will focus on street and sidewalk improvements along with the implementation of some off-street parking in accordance with the findings of a parking study to be commenced by the Capital District Transportation Committee staff within the coming year.

Use of City equipment and manpower in carrying out the bulk of the municipal improvements will be an in-kind contribution of City government. Rensselaer will also focus its continuing program of acquisition and demolition of abandoned/non-rehabilitatable structures within the designated target area.

4. Evaluation of In Rem and Other Vacant Public Lands.....\$ 10,000.00

Flood plains, steep slopes, the absence of adequate public access, and the absence of public utilities combine to make most of the available vacant land within Rensselaer totally unsuitable or economically unviable for development. Of the land that is available and developable, a substantial portion is associated with the Rensselaer side of the Port of Albany or other existing industries. Very little undeveloped land is available for new residential construction to offset the loss of dwelling units that Rensselaer has sustained due to fire and demolition.

In Rem parcels, located within the existing fabric of Rensselaer's neighborhoods offer a potential source of buildable land for new residential construction and do so in locations that will complement Rensselaer's efforts at housing and neighborhood rehabilitation. At present, the City controls 142 In Rem parcels, of which 5 are occupied dwellings, 8 are vacant dwellings in varying states of decay, and 129 are vacant lots. A majority of these properties are located within the target area.

Current property disposal procedures require the appraisal of each parcel, followed by the auction of each parcel at the appraised value, unless that price can not be obtained at three consecutive auctions, at which time the highest bid can be accepted. At the suggestion of the CDA Citizens' Advisory Committee and the City's Common Council, Rensselaer proposes to undertake a detailed evaluation of alternatives to these procedures, recognizing that Rensselaer does not have an Urban Renewal Agency because Rensselaer's citizens rejected the urban renewal approach of demolition and reconstruction when it was proposed during the late 1960's.

With regard to the 13 existing structures, an examination of the potential to establish a "homesteading" program is proposed. As initially conceived, back property taxes would be forgiven and the properties sold for a nominal fee (perhaps \$1.00) on the condition that each structure would be brought to code standards within a specified period of time. In the case of occupied structures, first option for purchase would go to the current tenants. As the majority of these structures (4 of the 5 occupied structures and 7 of the 8 vacant structures) are located within the target area, the home improvement loan and direct grant programs could serve to assist the rehabilitation of these structures. An exploration of the legal means to

institute this program, the suitability of the structures for rehabilitation, criteria for participation in the program, and administrative procedures is proposed.

Different problems are posed by the 129 vacant parcels. Most of these parcels are within the target area in an R-3 Multi-Family Low Density Zone, thus requiring a lot size of 5,000 square feet for a single family or two family residence, 6,000 square feet for a three or four family residence, and 10,000 square feet for a garden apartment. As the lots in question average 2,500 to 3,000 square feet, a developer is required to bid on more than one lot in order to complete a project. The greatest level of interest has been expressed in multifamily forms of construction, which will normally require acquisition of three, four, or more contiguous lots. At the same time, reluctance to enter multiple bids has been expressed, recognizing that failure to acquire a single parcel at auction could destroy a project and leave the developer with ownership of several undesirable parcels or force the developer to negotiate from a very weak position to acquire the parcel(s) he/she failed to gain at auction.

An evaluation of these In Rem parcels and a few other pieces of publicly owned vacant land is proposed to determine the most appropriate use of each piece, the potential to aggregate buildable lots from individual parcels, the most marketable sizes for aggregated lots, the reappraised value of these In Rem lands once they have been aggregated into parcels that conform with zoning requirements and developers' perceptions of the market, and appropriate procedures for implementing this program. This evaluation will include a legal investigation of procedures for acquiring and disposing of these properties in light of the rejection of Urban Renewal by Rensselaer's citizens.

A parking study of the target area and adjacent residential sections of Rensselaer has been scheduled for the coming year by the Capital District Transportation Committee staff. Assuming completion of this work prior to commencement of this land evaluation, the potential of some parcels to serve as off-street parking in an area where it is seriously lacking can also be explored.

5. Administration and Technical Assistance.....\$ 30,000.00

Administration of the 1977 CDA Neighborhood Improvement Program will be handled in the same manner as the 1976 program. A rehabilitation specialist/administrator will administer the program and provide technical assistance to program participants by identifying home improvements that need to be made, preparing specifications and estimates for the work, soliciting and evaluating bids, helping applicants obtain home improvement loans, and approving payments. Additionally, part-time secretarial services will be secured and a part-time student intern from the Graduate School of Public Affairs at the State University of New York at Albany will be hired to assist in the development of more detailed information concerning housing conditions and housing assistance needs in the City.

Beyond this initial administrative program, which was budgeted for \$20,000.00 in the 1976 grant, Rensselaer proposes the addition of a second full-time staff person

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to expand the efforts of the rehabilitation specialist/administrator in financial counseling, self-help home and neighborhood improvement counseling, and neighborhood organization to assist neighborhood level self-help actions.

Program Operation

The City proposes that eligible repair and improvement work priorities will have to be followed in order to be eligible for a Neighborhood Improvement Program interest reduction grant or direct grant and ensure that the primary program objective of upgrading substandard housing is achieved. The property owner would have to agree to:

1. First, make repairs required to bring the residential property up to code standards. Generally, this relates to fire escapes, unsafe or inadequate wiring, obsolete plumbing and heating systems, leaking roofs, rotted or unsafe porches and walks, cracked and falling plaster, cracked and broken windows, loose chimneys, rotted gutters and downspouts, cracked and deteriorated foundations, and similar items;
2. Second, make improvements designed to increase the energy efficiency of the property, including such items as weather stripping, storm windows and doors, up-to-date insulation, replacement of deteriorated siding, replacement of deteriorated doors and windows, proper direct and indirect lighting systems, etc.;
3. Third, make improvements of a cosmetic nature which would improve the appearance and utility of the building, including interior and exterior painting, paneling, new ceilings, new carpeting and flooring; replacement of interior doors, porch screens, kitchen remodelling (excluding portable appliances), and other improvements not directly required to meet the objectives of (1) and (2) above.

In recognition of the overwhelming need for priority (1) and (2) improvements in the target area, the application of interest reduction and direct grants to priority (3) improvements will be limited.

Target Area

The selection of a general target area for the initial Neighborhood Improvement Program was based upon certain objective criteria: (1) a concentration of low and moderate income households; (2) a concentration of substandard housing conditions; (3) an opportunity to provide neighborhood municipal improvements; (4) an opportunity to encourage long-term redevelopment through infill of vacant lots; (5) an opportunity to capitalize on recent and on-going private and public investments; (6) an opportunity to serve as a model neighborhood to encourage similar efforts in other areas of the City; and (7) a reasonable expectation of success and long-term return on public and private investment.

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At this time, the older central area of the City bounded by Partition Street on the south, Third Street on the east, Washington Avenue on the north, and the AMTRAK and Troy-Greenbush Railroad tracks on the west will be considered for Neighborhood Improvement Program assistance. This neighborhood is strategically located as a connector neighborhood between the northern and southern areas of the City of Rensselaer. According to the 1970 Census, 80 percent of the City's minority population live in this central area and general observation indicates that the vast majority of persons with incomes below the Federally established poverty level reside here as well.

The 1976 survey of housing conditions noted in the earlier discussion under Statement of Needs A-3, "Improve The Housing Stock", presents the following data for this target area:

Class I	67 residential structures	13 percent of total
Class II	386 residential structures	75 percent of total
Class III	56 residential structures	11 percent of total
Class IV	7 residential structures	1 percent of total
TOTAL	516 residential structures	100 percent of total

These 516 residential structures total approximately 1140 dwelling units according to the 1970 Census, or 34 percent of the City's total housing stock. Some of the 1140 dwelling units have been lost to fire and decay since 1970 and no comparable replacement of this housing stock has occurred, indicating that further division of some residential structures has taken place and that overcrowding has probably also been increased.

1080 of the 1140 dwelling units, or 95 percent, were occupied at the time of the 1970 Census. 584 of the units, or 54 percent, were owner occupied, while the remaining 496 dwelling units, or 46 percent, were renter occupied. 60 units, or 5.6 percent of the occupied dwelling units, were overcrowded. Total population of this neighborhood was 3509, or 3.24 persons per dwelling unit.

Discussion of the median value of owner occupied properties and contract rent for rental properties is again relevant. The 1970 Census indicated owner occupied properties in this area to have a median value of \$9,900.00, while median contract rent was reported at \$69.00 per month.

From the 1976 survey (data above), it is possible to determine that fully 87 percent of the residential structures in this target area need some rehabilitation, at a total estimated cost of \$2,500,000.00 to \$3,500,000.00. Because the proposed program's funding limitations allow the generation of only \$630,000.00 in actual housing rehabilitation, the City will be compelled to select a smaller 1977 program year target area in order to maximize the impact of the Neighborhood Improvement Program in uplifting the livability and future of a given neighborhood.

The target area for the 1976 program year of the CDA Neighborhood Improvement Program was narrowed to the area from MacNaughton Avenue on the south to Washington Avenue

on the north, and from Third Street on the east to the Troy-Greenbush Railroad tracks on the west. This first year target area contains 210 residential structures, or 2 to 3 times the number of available interest reduction grants available for the program year. For this reason, it is proposed that the 1977 program will begin in the same target area. When and if a sufficient number of eligible applicants can no longer be found in this area, the boundary will be moved south. This secondary target area will be bounded by Pine Street on the south and Washington Avenue on the north, and Third Street on the east and the Troy-Greenbush Railroad tracks on the west, thus leaving the opportunity for later participation in the first year target area as well as in the area of expansion to the south.

A Citizens' Advisory Committee for the CDA Neighborhood Improvement Program has been formed from residents of the broad initial target area. This group will continue to assist City officials in making policy decisions concerning program operation.

Program Benefits

Beyond a mere recitation of the number of property owners to be directly assisted or the specific municipal improvements to be made, a variety of short-term benefits to be derived from the Neighborhood Improvement Program can be identified:

1. The deterioration of a portion of the City's housing stock will be arrested and the quality of a neighborhood improved, both physically and economically;
2. An image of residential redevelopment within the City will be created to parallel the image of major industrial redevelopment (the soon to be completed AMTRAK turbotrain service facility, an expansion of General Aniline and Film Corporation, relocation of a plastics manufacturer into an abandoned rag processing mill);
3. Residential rehabilitation employment opportunities will be created for local craftsmen;
4. Self-help home maintenance and improvement instruction can serve as motivation for further training among some of the City's unemployed or underemployed persons;
5. Cooperation will be generated in the application of public and private capital to the improvement and initial redevelopment of a long neglected area of Rensselaer; and
6. City resources will be committed in hand-to-hand cooperation with the residents of an older urban neighborhood for both the general, overall improvement of the City and the specific improvement of a local neighborhood environment.

These short-term objectives support Needs A-1 through A-4.

TABLE I: SURVEY OF HOUSING CONDITIONS

B. DEFINITIONS, DATA SOURCES, AND METHODS

1. DEFINITION: SUBSTANDARD - totals shown are taken from the 1976 Housing Conditions Survey by Brod and Barwig. All Class II (minor rehabilitation required), Class III (major rehabilitation required), and Class IV (abandoned, removal required) structures are considered substandard in that their defects go beyond minor correctable maintenance items.
2. DEFINITION: SUITABLE FOR REHABILITATION - totals shown are also taken from the 1976 Housing Conditions Survey and include all Class II and Class III structures.
3. DATA SOURCES
 - a. 1970 Census of Population and Housing
 - b. 1976 Housing Conditions Survey, Rensselaer, New York by Floyd E. Barwig, AIA and Arthur F. Brod, AIP.
 - c. 1976 HUD Special Tabulations of Housing Condition

METHODS

- A. Totals for occupied units are taken directly from 1970 U.S. Census of Housing, General Housing Characteristics
- B. Totals for substandard units based on 1976 Housing Conditions Survey as follows:

Class II.....	591 structures
Class III.....	71 structures
Class IV.....	9 structures
<hr/>	
Total Substandard Structures.....	671 structures
Structures to be assisted under 1976 CDA Neighborhood Improvement Program (1976 HAP First year goals).....	-70 structures
<hr/>	
Total Substandard Structures for 1977 CDA Program Year.....	601 structures
Dwelling Units Per Structure in Survey Area (1980 du/1181 structures).....	1.68 du/structure
Substandard Dwelling Units (601 structures)(1.68 du/structure)....	<u>1010 dwelling units</u>

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Substandard dwelling units distributed between owner and renter groups in proportion to 1970 Census totals for all dwelling units in City excluding 370 owner occupied units in Eastland Park.

- C. Totals for vacant available units based on 1976 HUD Special Tabulations of Housing Condition.
- D. Totals and distribution from 1976 HUD Special Tabulations of Housing Condition.
- E. Totals "Suitable for Rehabilitation" determined per definition above. Distribution of owner and renter occupied units suitable for rehabilitation adjusted by considering all 370 owner occupied units in Eastland Park to require no significant rehabilitation. All substandard units considered suitable for rehabilitation except 15 units identified through field survey as requiring demolition. These units have been distributed as to owner/renter type in the same ratio as substandard units.

TABLE II: HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

F. DATA SOURCES AND METHODS

1. The owner and renter households needing housing assistance are derived from HUD's special tabulations of 1970 U.S. Census data. These special tabulations list, by income category, tenure, and size, the number of households which are inadequately housed. The household needs of the City of Troy were subtracted from Rensselaer County's needs in order to arrive at a county balance. The Owner Households category of Table II is prorated from the special tabulations on the basis of what percentage of the county balance the City represents in terms of owner occupied units. This estimate was then adjusted upward in order to compensate for understatement of those needs by the special tabulations, following which the housing assistance goals established in Table III of the City's 1976 Housing Assistance Plan were subtracted to account for the anticipated accomplishments of the 1976 CDA Neighborhood Improvement Program. Renter household needs were prorated from the county balance by person size and then adjusted according to the housing assistance goals established within the 1976 HAP. Proration is necessary since the special tabulations list household needs by county, not by city. Households are considered "in need" if they are below the Section 8 income limits set by HUD for Rensselaer County and are listed in the special tabulations as being inadequately housed.

Female headed households needing assistance were estimated to be 10.9 percent of the total household needs of the City prior to adjustment for anticipated 1976 Neighborhood Improvement Program accomplishments. This percentage was derived from the ratio of female headed households to total occupied units in the City. Minority households in need of housing assistance were prorated from the total minority needs of the county balance.

2. Total jobs in the City were estimated by the Capital District Regional Planning Commission to be: 4,060. The low income ratio for Rensselaer County is determined in the following manner;

$$\frac{\text{Section 8 Income Eligibles}}{\text{Total Households}} = \frac{21,202}{144,792} = 14.6\%$$

This ratio is then multiplied by the total employment estimate in order to calculate the number of lower income working households:

$$4,060 \times 0.146 = 593 \text{ Lower Income Working Households}$$

The SMSA average percent of low income workers commuting to jobs in the community is 55 percent based upon data available for the Cities of Troy, Albany, and Schenectady. Therefore:

$$593 \times 0.55 = 326 \text{ Low Income Commuting Workers}$$

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The SMSA ratio for the Albany-Schenectady-Troy SMSA is 0.4408. The commuting ratio for Troy is estimated to be 0.4611. These ratios are HUD developed ratios based on 1970 Census data. Therefore, the final step is as follows:

$$326 \times 0.4611 \times 0.4408 = 66 \text{ ETR}$$

Accordingly, the ETR estimate is 66. The assumption is made that none of these households will be elderly or handicapped. The households are distributed between "family" and "large family" in the same ratio as total households requiring assistance.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN
TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE
CURRENT YEAR GOAL**

1. NAME OF APPLICANT City of Rensselaer Rensselaer County, New York	3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:
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2. APPLICATION/GRANT NUMBER B - - - - -	4. PROGRAM YEAR FROM: 10/1977 TO: 9/1978
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TYPES AND SOURCES OF ASSISTANCE		NUMBER OF HOUSEHOLDS TO BE ASSISTED			
		ALL HOUSEHOLDS	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)		(b)	(c)	(d)	(e)
A. NEW RENTAL UNITS					
1	1. Section 8-HUD	50	50	0	0
2	2. State Agency-Total (Sum of lines a and b)				
3	a. Section 8				
4	b. Other				
5	3. Other Assisted New Rental Housing (Identify) - Total				
6	a.				
7	b.				
8	4. Total (Sum of lines 1, 2, and 3)	50	50	0	0
B. REHABILITATION OF RENTAL UNITS					
9	1. Section 8-HUD				
10	2. State Agency-Total (Sum of lines a and b)				
11	a. Section 8				
12	b. Other				
13	3. Other Assisted Rehabilitation of Rental Housing (Identify) - Total	42	24	6	12
14	a. CD Block Grants	42	24	6	12
15	b.				
16	4. Total (Sum of lines 1, 2, and 3)	42	24	6	12
C. EXISTING RENTAL UNITS					
17	1. Section 8-HUD	40	10	18	12
18	2. State Agency-Total (Sum of lines a and b)				
19	a. Section 8				
20	b. Other				
21	3. Other Assisted Existing Rental Housing (Identify) - Total				
22	a.				
23	b.				
24	4. Total (Sum of lines 1, 2, and 3)	40	10	18	12
D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS					
25	1. CD Block Grants	42	20	16	6
26	2. Section 235				
27	3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners (Identify) - Total				
28	a.				
29	b.				
30	4. Total (Sum of lines 1, 2, and 3)	42	20	16	6
E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS					
31	1. Section 235				
32	2. Other (Identify) - Total				
33	a.				
34	b.				
35	3. Total (Sum of lines 1 and 2)	0	0	0	0
36	F. ALL HOUSING ASSISTANCE GOALS (Sum of lines A4, B4, C4, D4, and E3)	174	104	40	30

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN
TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE
THREE YEAR GOAL

1. NAME OF APPLICANT City of Rensselaer Rensselaer County, New York		3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:			
2. APPLICATION/GRANT NUMBER B - - - - -		4. PROGRAM YEAR FROM: 10/1977 TO: 9/1978			
TYPES AND SOURCES OF ASSISTANCE		NUMBER OF HOUSEHOLDS TO BE ASSISTED			
		ALL HOUSEHOLDS	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)		(b)	(c)	(d)	(e)
A. NEW RENTAL UNITS					
1	1. Section 8-HUD	125	125	0	0
2	2. State Agency-Total (Sum of lines a and b)				
3	a. Section 8				
4	b. Other				
5	3. Other Assisted New Rental Housing (Identify) - Total				
6	a.				
7	b.				
8	4. Total (Sum of lines 1, 2, and 3)	125	125	0	0
B. REHABILITATION OF RENTAL UNITS					
9	1. Section 8-HUD				
10	2. State Agency-Total (Sum of lines a and b)				
11	a. Section 8				
12	b. Other				
13	3. Other Assisted Rehabilitation of Rental Housing (Identify) - Total	120	20	70	30
14	a. CD Block Grants	120	20	70	30
15	b.				
16	4. Total (Sum of lines 1, 2, and 3)	120	20	70	30
C. EXISTING RENTAL UNITS:					
17	1. Section 8-HUD	120	40	60	20
18	2. State Agency-Total (Sum of lines a and b)				
19	a. Section 8				
20	b. Other				
21	3. Other Assisted Existing Rental Housing (Identify) - Total				
22	a.				
23	b.				
24	4. Total (Sum of lines 1, 2, and 3)	120	40	60	20
D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS					
25	1. CD Block Grants	120	50	40	30
26	2. Section 235				
27	3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners (Identify) - Total				
28	a.				
29	b.				
30	4. Total (Sum of lines 1, 2, and 3)	120	50	40	30
E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS					
31	1. Section 235				
32	2. Other (Identify) - Total				
33	a.				
34	b.				
35	3. Total (Sum of lines 1 and 2)	0	0	0	0
36	F. ALL HOUSING ASSISTANCE GOALS (Sum of lines A, B, C, D, E)	485	235	170	80
37	PERCENT OF ALL HOUSEHOLDS	100%	48.5 %	35.1 %	16.4 %

6. EXPLANATION OF PRIORITIES (Attach additional pages)

City of Rensselaer
Rensselaer County
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TABLE III: GOALS FOR LOWER INCOME HOUSING ASSISTANCE

G. EXPLANATION OF PRIORITIES

- o 50 units of Section 8 rental assistance in new housing has preliminary approval.
- o A balance of renter and owner occupied units to be assisted by CD Block Grants is proposed. The balance proposed is consistent with the the distribution of owner and renter units identified in Table I as suitable for rehabilitation.
- o Section 8 rental assistance is anticipated for units rehabilitated under the Neighborhood Improvement Program. Operation of this program through the Rensselaer Housing Authority is anticipated.
- o Elderly or handicapped, family, and large family properties are proportional to the lower income housing assistance needs of these households identified in Table II.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

TABLE IV - GENERAL LOCATIONS FOR PROPOSED LOWER INCOME HOUSING

1. NAME OF APPLICANT

City of Rensselaer
Rensselaer County, New York

3. ORIGINAL

AMENDMENT, DATE:

2. APPLICATION/GRANT NUMBER

B	-																		
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4. PROGRAM YEAR

FROM: 10/1977

TO: 9/1978

A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION

1. New Construction: Census Tract Numbers 515

2. Rehabilitation: Census Tract Numbers 515, and 516.1, 516.2 and 516.3

B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

1. New Construction

Location of preliminarily-approved 50 unit Housing for the Elderly project based upon study by its not-for-profit sponsor composed of allied area churches.

Private residential infill expected to begin in neighborhoods where rehabilitation has already occurred

2. Rehabilitation

Target Area. The selection of a general target area for the initial Neighborhood Improvement Program was based upon certain objective criteria: (1) a concentration of low - and moderate - income households; (2) a concentration of substandard housing conditions; (3) an opportunity to provide neighborhood municipal improvements; (4) an opportunity to encourage long-term redevelopment through infill of vacant lots; (5) an opportunity to capitalize on recent and on-going public and private investments; (6) an opportunity to serve as a model neighborhood to encourage similar efforts in other areas of the City; and (7) a reasonable expectation of success and long-term return on public and private investment.