

City of Albany Community Development Agency
Substantial Amendment to the Consolidated Plan 2008 Annual Action Plan for the
Community Development Block Grant- Recovery (CDBG-R) Stimulus Funding

Proposed CDBG-R Projects

A). 15-17 Clinton Street Demolition and Site Restoration Project

This project involves the demolition of 15-17 Clinton Street located on the corner of Morton Avenue and Clinton Street. It is a two-story building owned by the Union Missionary Baptist Church. The building will be demolished and restored for community use, most likely as a neighborhood garden. This area is at 80% or below of the median income for the city of Albany.

This project will provide benefit in two ways:

1)Job creation-this demolition and restoration will provide substantial temporary work for the construction trades people by employing licensed contractors to abate asbestos and other hazardous materials, demolish the structure, haul salvage to landfill and clear the lots. This project will create 14 temporary jobs.

2)Economic benefit- the elimination of blight will improve property values, encourage better upkeep of remaining buildings and stimulate reinvestment in the residential real estate market by improving the appearance of the neighborhood where the property is currently located.

Responsible Organization:

Albany Community Development Agency

200 Henry Johnson Blvd.

Albany, NY 12210

Administrator: Luis Perez, Deputy Director

(518) 434-5265

B) 299-301 Clinton Avenue Rehabilitation Project

The building located at 299-301 Clinton Avenue in the Clinton Avenue historic district, included in the Arbor Hill NSA, will be rehabilitated. This structure contains six units. The project will create 6 units of affordable housing targeted to residents at 50% or below Area Median Income (AMI). This rehabilitation will create temporary work for the construction trades people by employing licensed contractors to perform the work. It will also provide economic benefit by further eliminating blight in the Arbor Hill NSA. This project will create 6.5 FTE for a 24 week rehab project.

Responsible Organization:

Albany Community Development Agency

200 Henry Johnson Blvd.

Albany, NY 12210
Administrator: Judith Johnson, Director of Neighborhood Revitalization
(518) 434-5265

C) 34 Morton Avenue Rehabilitation Project

34 Morton Avenue is an abandoned three story building with two residential units over a commercial storefront. It is emblematic of the two-block stretch of Morton Avenue, where over 50 percent of the buildings are abandoned, and of the South End, which contains many of the over 800 abandoned buildings in the City of Albany. The building was recently foreclosed upon by Albany County and transferred to the Albany Housing Authority as part of an ongoing effort to eliminate blight and stimulate reinvestment. Pursuant to the Capital South Plan, the Authority and its developer partner, Omni Housing Development, LLC, already have developed 52 units of affordable housing and anticipate funding for another 43 units, many of which will be in abandoned buildings on Morton Avenue. AHA and Omni intend to rehabilitate 34 Morton Avenue in a similar manner, using CDBG stimulus funding leveraged with other resources provided by the City, such as lead abatement, weatherization, and training funding. The project will be used as a demonstration project for utilizing residents from the local community [Section 3]. The project will provide skill training and employment to up to 15 individuals while rehabilitating the first floor commercial space at 34 Morton Avenue for use as a construction office and employment outreach center. Additional work will be performed to stabilize the building, including replacement of rear deck and stair system, parging east common wall, repair of storefront and entry steps. A total of 9 jobs will be created through this project, 8 of those being City of Albany residents.

Responsible Organization:
Albany Housing Authority
200 South Pearl Street
Albany, NY 12202
Administrator: Steve Longo, Executive Director
(518) 641-7500

D) 27-29 North Swan Street (“King’s Way”) Rehabilitation Project

The project consists of the rehabilitation of the “King’s Way” building located at 27-29 North Swan Street by the Albany Housing Authority and used as two affordable housing units and commercial space to be occupied by the Albany County Historical Association.

The building has historical connections to the adjacent Ten Broeck Mansion, the former residence of Revolutionary War general Abraham Ten Broeck and his wife Elizabeth Van Rensselaer Ten Broeck. Since 1947, it has been open to the public as a house museum. The Albany County Historical Association, owners and operators of the Ten Broeck Mansion, would occupy the commercial space with offices, gallery and gift store, enabling them to move out of the basement of the house and return it to interpretive

museum space. The Ten Broeck Mansion is regarded as a local treasure which with its offices now on North Swan Street would significantly contribute to its revitalization.

Rehabilitation is planned in two phases: 1) exterior stabilization and 2) interior rehabilitation. The building is currently in severe distress, having been abandoned for 10 years. The scope of stabilization includes the rebuilding of the rear wall, repair of the other exterior walls, installation of a new roof, windows, and doors. Interior rehabilitation includes the build out of the two residential units and the commercial space. The Authority is working with the City of Albany and other partners to use the project as a training and employment opportunity for disadvantaged youths attempting to enter the workforce.

Responsible Organization:
Albany Housing Authority
200 South Pearl Street
Albany, NY 12202
Administrator: Steve Longo, Executive Director
(518) 641-7500

E) NSA Streets, Sidewalks, and Access Ramps Project

This project will include resurfacing of public streets, reconstruction of public sidewalks, and ramp construction to provide ADA handicap accessibility in various locations throughout the City designated Neighborhood Strategy Areas, including Arbor Hill, South End, North Albany, West Hill, and Capital Hill. This project will promote a sense of unity among community residents by creating aesthetically pleasing neighborhood environments. This project will create 17.13 FTE jobs.

Responsible Organization:
Albany Community Development Agency
200 Henry Johnson Blvd.
Albany, NY 12210
Administrator: Thomas Griner, Director
(518) 434-5265

Citizen Participation Process

An ad was published in the Times Union, the local newspaper serving Albany residents, announcing the availability of this amendment for public review or comment. The amendment is available at the Albany Housing Authority, the main branch of the Albany Public Library, as well as at the Albany Community Development Agency office. The substantial amendment and supplemental spreadsheet detailing specific projects and budgets can also be viewed on the City of Albany's website at www.albanyny.gov. The amendment and spreadsheet were posted on the website Tuesday, May 26, 2009. In

addition to the ad, a public forum was held May 11, 2009 to discuss CDBG-R funding and to give citizens the opportunity not only to better understand the program, but also to comment and ask questions. All comments received will be considered by the City of Albany prior to the submission of this amendment.

The City of Albany Community Development Agency did not receive any public comments regarding the CDBG-R Substantial Amendment.

Budget Notes:

- No more than 10% of the City of Albany's CDBG-R allocation will be spent on administration and planning
- No more than 15% of the City of Albany's CDBG-R allocation will be spent on public services
- More than 70% of the City of Albany's CDBG-R allocation will benefit persons of low and moderate income

Revisions to the original Substantial Amendment have been made. The above projects reflect the revised proposed uses for City of Albany CDBG-R funding. A notice was published in the Times Union on Monday, May 3, 2010 announcing the availability of the revised amendment and the ability to comment for 30 days. A public meeting will be held on May 11, 2010 at 5:30 in the community room at 200 Henry Johnson Blvd., Albany, NY 12210. The meeting will further discuss the new proposed projects and give citizens a chance to comment and/or ask questions. In addition, the revised Substantial Amendment and supplemental spreadsheet have been made available at the Albany Housing Authority, the main branch of the Albany Public Library, as well as at the Albany Community Development Agency office. The substantial amendment and supplemental spreadsheet detailing specific projects and budgets can also be viewed on the City of Albany's website at www.albanyny.gov.