

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). NSA Demolition Project**

We are proposing to demolish fourteen blighted residences in three Neighborhood Strategic Areas (NSA) of the City of Albany including West Hill, South End, and Arbor Hill. These three NSA's contain the majority of the 800 abandoned buildings in Albany. These areas are at 80% or below of the median income for the city of Albany.

This project will provide benefit in two ways:

1) Job creation-these demolitions will provide substantial temporary work for the construction trades people by employing licensed contractors to abate asbestos and other hazardous materials, demolish the structures, haul salvage to landfill and clear the lots. This project will create 42 days of work for 3-5 individuals.

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 neighborhoods where these properties are currently located. These cleared lots will then be available for new construction, side lots for adjacent structures or neighborhood gardens.

**B) Stabilization Project**

We are proposing to stabilize two historic structures located in the Clinton Avenue historic district which is included in the Arbor Hill NSA. These stabilizations will create temporary work for the construction trades people by employing licensed contractors to perform the stabilization work. It will also provide economic benefit by further eliminating of blight in the Arbor Hill NSA. This project will provide 5 skilled construction workers with 30 days of work on two buildings, or 60 days of work for 5 individuals.

**162 Clinton Avenue**

162 Clinton Avenue is an abandoned three-story masonry building with three residential units that is boarded but has crumbling masonry in the rear of the building. It is emblematic of Clinton Avenue, which has a high number of vacant and abandoned buildings. The building was owned by the Albany Community Development Agency which sold it to a private developer several years ago to be put into service as affordable housing. The developer has allowed the building to fall into disrepair and is currently in foreclosure by Albany County. We are proposing to redeem it out of the county foreclosure process and stabilize the building. It will be offered to a local affordable housing developer to be rehabilitated and put back into service with long-term affordability for the rental units.

**297 Clinton Avenue**

297 Clinton Avenue is an abandoned, unsecured four-story masonry building. It is emblematic of Clinton Avenue, which has a high number of vacant and abandoned buildings. This building is adjacent to a group of buildings in bank foreclosure that ACDA is proposing to rehab with Neighborhood Stimulus Funds. It is currently in foreclosure by Albany County. We propose to secure and stabilize this building. It will be redeemed out of the foreclosure process by ACDA and incorporated into the NSP project which has partnered with the Albany Housing Authority to provide long term affordable housing targeting the 50% or below AMI population.

**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]. In addition to two units of affordable housing, the Authority will work with the South End Action Committee, a representative body of South End stakeholders, and the City of Albany to determine the highest and best use for the commercial space located on the first floor and identify a start up business to produce a much needed economic development for the community. The business owner will be encouraged to employ several South End residents. This project will create 5 construction jobs and 3 permanent jobs from businesses working out of the two storefronts.

**D) 56 North Swan Street Rehabilitation Project**

56 North Swan Street is a vacant three story building with two residential units over a commercial space. The building is one of many vacant and abandoned buildings on North Swan Street, a four-block commercial corridor in Albany's Arbor Hill neighborhood. The Authority and its developer partner, Omni Housing Development, LLC, are in the process of purchasing the property for the purpose of rehabilitating it. Already the Authority has invested \$17M in a total of 77 residential units and seven commercial spaces on and around North Swan Street. In addition, the Authority will be constructing 10 homes for sale and anticipates funding for another 25 rental units and 15,000 square feet of commercial space as part of an adaptive reuse project on North Swan Street. 56 North Swan will be rehabilitated, using CDBG stimulus funding and other sources leveraged by the City of Albany, as affordable housing and

commercial space for a local business concern. The project will be used as a demonstration project for contracting with residents from the local community [section 3]. Also, based on guidance provided by the Business Committee of the Arbor Hill Implementation Team and its efforts to place local businesses in its newly constructed storefronts, the Authority has identified a local business to occupy the storefront. The community-oriented business publishes a monthly Latino magazine and hosts a Web site with a focus on Latino community, issues and entertainment. The business owner will be encouraged to employ residents of the Arbor Hill community. This project will create 5 construction jobs and 3 permanent jobs from businesses working out of the two storefronts.

#### **E) CDBG-R Lead Contractor Training Project**

The City of Albany Community Development Agency (ACDA) will use \$50,000 in CDBG-R funds to train and certify contractors to obtain the EPA required LEAD abatement contractor license. Approximately 30 trainees will earn their certifications and become eligible to bid on ACDA Lead abatement projects, thus creating jobs. At present, there are four local area contractors that are licensed under EPA standards and participate in the Albany Lead Program. The ACDA currently runs a very successful lead abatement program and is required to make over 200 units in the City of Albany lead safe over the next three years. Therefore, there is a clear need for additional certified contractors.

Lead training and certification is very expensive making it hard for many contractors to afford. The ACDA will provide this training free of charge with a concentration on low to moderate income individuals as well as M/WBE contractors. The ACDA will work with ATC Associates, Inc., a local environmental training firm to offer the courses. Courses planned to be offered are as follows:

- EPA Lead Worker/Supervisor/Contractor- students will learn how to perform lead-based paint abatement activities on residential and commercial projects. Course includes work area preparation, medical monitoring, regulatory requirements and hands-on training.
- EPA/HUD Lead-Safe Training for Remodelers, Renovators and Painters- A federal mandated course designed for contractors who do remodeling or rehab work on federally assisted housing.

The goal of this project is to help contractors obtain the necessary training in order to become lead certified opening them up to a whole other arena of job opportunities. The ACDA has an established working relationship with ATC Associates, Inc. so courses can be scheduled and started immediately.

#### **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 on May 26, 2009. 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](http://www.albanyny.gov). In addition to the ad, a public forum was held May 11, 2009 to discuss CDBG 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.