

CITY OF WATERTOWN, NEW YORK
AGENDA
Monday, February 6, 2017

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, February 6, 2017, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF MINUTES

COMMUNICATIONS

PRIVILEGE OF THE FLOOR

RESOLUTIONS

- Resolution No. 1 - Appointment to the Roswell P. Flower Memorial Library Board of Trustees, Frances A. Calarco
- Resolution No. 2 - Authorizing Agreement Between the City of Watertown and Strategic Development Specialists, LLC
- Resolution No. 3 - Authorizing an Application to the New York State Department of Environmental Conservation for Funding Through the Urban and Community Forestry Program
- Resolution No. 4 - Accepting Bid for Flower Memorial Library HVAC System Replacement Project – General Construction
- Resolution No. 5 - Accepting Bid for Flower Memorial Library HVAC System Replacement Project – Mechanical/Plumbing
- Resolution No. 6 - Accepting Bid for Flower Memorial Library HVAC System Replacement Project – Electrical

ORDINANCES

- Ordinance No. 1 - An Ordinance Authorizing the Issuance of \$125,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Construction or Reconstruction of Sidewalks in Special Assessment District No. 12 Within the City
- Ordinance No. 2 - An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

LOCAL LAW

PUBLIC HEARING

- 7:30 p.m. Resolution Approving the Special Use Permit Request Submitted by Rickey E. Martin, III, of KDM Kustoms, LLC to Allow An Auto Repair Shop at 925 Main Street West, Parcel Number 1-17-403.000
- 7:30 p.m. Establishing Assessment Charge for Sidewalks, Spring and Fall 2017 Pursuant to Section 93 of the City Charter

OLD BUSINESS

STAFF REPORTS

1. SAFER Grant Cost Projections
2. VL Burlington Street
3. Community Development Block Grant (CDBG) 2017 Annual Action Plan Public Hearing
4. 28th Annual Local Government Conference
5. Development Authority of the North Country – Comprehensive Housing Analysis

NEW BUSINESS

EXECUTIVE SESSION

1. The proposed acquisition, sale or lease of real property when publicity would affect the value thereof.
2. To discuss Collective Bargaining.
3. To discuss the employment history of a particular individual.

WORK SESSION

Next Work Session is scheduled for Monday, February 13, 2017, at 7:00 p.m.

ADJOURNMENT

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS TUESDAY,
FEBRUARY 21, 2017.**

Res No. 1

January 31, 2017

To: Members of City Council

From: Joseph M. Butler, Jr., Mayor

Subject: Appointment to the Roswell P. Flower Memorial Library Board,
Frances A. Calarco

After consultation with the Roswell P. Flower Memorial Library Board President Keith Caughlin and Library Director Yvonne Reff, I respectfully submit to you Ms. Frances A. Calarco in nomination to the City Council for its consideration. Ms. Calarco will make an excellent addition to this Board and has agreed to fill the unexpired term of Maxine Quigg, such term expiring on December 31, 2025. Ms. Quigg resigned last month when she moved outside of the City.

A Resolution is attached for City Council consideration.

RESOLUTION

Page 1 of 1

Appointment to the Roswell P. Flower Memorial Library Board of Trustees, Frances A. Calarco

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Steven A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

BE IT RESOLVED that the following individual is hereby appointed to the Roswell P. Flower Memorial Library Board of Trustees to fill the unexpired term of Maxine Quigg, such term expiring on December 31, 2025:

Frances A. Calarco
135 Keyes Avenue
Watertown, NY 13601

Seconded by



D. L. Calarco Funeral Home, Inc.

January 25, 2017

Mayor Joseph Butler, Jr.
245 Washington Street, Room 302A
Watertown, NY 13601

Dear Mayor Butler,

Thank you for offering me the vacant trustee position on the Flower Memorial Library board of trustees. As a citizen of Watertown, it is a privilege to receive this opportunity to serve my community. This appointment would be an honor and would fulfill a long aspiration.

Sincerely,

Frances A. Calarco



Res. No. 2

January 20, 2017

To: The Honorable Mayor and City Council
From: Sharon Addison, City Manager
Subject: Authorizing Agreement Between the City of Watertown and Strategic Development Specialists, LLC

For the past year, the City of Watertown has benefitted from the consulting services of Strategic Development Specialists, LLC. Their record of seeking New York State, Federal and other sources for funding, as well as advocating priority municipal projects and writing successful grant applications, have proved to be a valuable relationship.

During the past year, Strategic Development has successfully assisted us with the following:

RestoreNY/Masonic Temple	\$ 500,000
LISC Zombie Program	\$ 149,492
CFA/Downtown Revitalization Plan	\$ 50,000
CFA/Lincoln Building – City	\$ 500,000
CFA/Lincoln Building – Private	\$ 450,000
CFA/Downtown Waterfront Connection	\$ 30,000
NYS Water Grant/Sludge Modification	\$2,306,840 grant / \$6,920,520 loan

I recommend that City Council approve a one-year agreement to continue our relationship as we further additional projects on the horizon.

Attached for City Council consideration is a Resolution authorizing the Agreement Between the City of Watertown and Strategic Development Specialists, LLC.

RESOLUTION

Page 1 of 1

Authorizing Agreement Between the City of Watertown and Strategic Development Specialists, LLC

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

WHEREAS the City of Watertown desires the assistance of a professional firm to work in securing funding opportunities for identified priorities, programs and projects, and

WHEREAS Strategic Development Specialists, LLC, have been successful in developing processes for securing grants and other incentives for the City of Watertown,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown authorizes the Authorizing Agreement Between the City of Watertown and Strategic Development Specialists, LLC, a copy of which is attached and made part of this Resolution, and

BE IT FURTHER RESOLVED that the City Manager Sharon Addison is hereby authorized and directed to sign the Agreement on behalf of the City of Watertown.

Seconded by

AGREEMENT BETWEEN THE CITY OF WATERTOWN
AND STRATEGIC DEVELOPMENT SPECIALISTS, LLC

This writing constitutes the agreement between Strategic Development Specialists, LLC (“Strategic”), a New York Limited Liability Company with a mailing address of P.O. Box 205, Syracuse, New York 13214, and the City of Watertown (the “City”), a New York Municipal Corporation with offices located at 245 Washington Street, Watertown, New York 13601.

The City will be assisted in strategic planning efforts to advance the interests of the City with respect to identifying and securing grants and other incentives pertaining to the City’s priorities, programs and projects as identified by the Watertown City Council. Strategic will represent the interests of the City in pursuing funding for those priorities, programs and projects.

The scope of Strategic’s representation shall include, but not be limited to, the following:

1. Research local, regional, New York State and Federal opportunities for funding of identified priorities, program and projects (“Funding Opportunities”) that may have a potential benefit to the City and report its findings to the Watertown City Council;
2. Write and submit grant and other funding applications as requested by the City Council in connection with the Funding Opportunities;
3. Advocate for funding on behalf of the City’s priorities, programs and projects, including applications made in connection with the Funding Opportunities, working in conjunction with the Watertown City Manager.

This agreement shall commence on February 7, 2017, and continue for one year through and including February 7, 2018. The agreement may be terminated by either party, for any reason, upon the other party’s receipt of written notice on or before the 6th day of the month before services are to end.

As compensation for the above activities, Strategic will receive a flat-fee monthly payment of Five Thousand Dollars (\$5,000.00). The City will reimburse Strategic for mileage and travel expenses provided that Strategic notify the City of travel prior to its occurring. Mileage is currently billed at the IRS rate.

The City will be billed on a monthly basis, providing the City with a monthly statement for services rendered during the previous month and for disbursements incurred on the City’s behalf. The statement will include a summary of work performed in the billing period, and will identify all persons performing said work. Strategic reserves the right to terminate this relationship for non-payment of fees or costs. The City agrees to pay all statements for fees and disbursements within thirty (30) days from the date of the invoice.

Leann West will be the City's main contact at Strategic. The Watertown City Manager will be the City's point of contact.

Ms. West's contact information is:

Leann West
6312 Fly Road
East Syracuse, NY 13057
Telephone: 315-251-1314
Fax: 315-251-1073
Email:

lwest@strategicdevelopmentspecialists.com

The City Manager's contact information is:

Sharon Addison
245 Washington Street
Watertown, NY 13601
Telephone: 315-785-7730
Fax: 315-782-9014
Email:

saddison@watertown-ny.gov

It is specifically acknowledged and agreed that Strategic will notify the City of any of its efforts on behalf of another entity in the North Country region whose search for Funding Opportunities may conflict with the City's efforts to obtain funding. It is also acknowledged and agreed that Strategic has made no promises, representations or guarantees regarding the outcome or final resolution of any Funding Opportunity for the City.

At the conclusion of the duration of this agreement, as well as any extensions thereof, we will retain our own files. If you wish copies of our files, you can arrange to make copies of all our papers that we believe are necessary to continue representation. We will ask you to pay an additional cost of copying.

Termination of Strategic's services, for any reason, will not affect the City's obligation to pay for services rendered and all costs incurred up to the date of termination.

STRATEGIC DEVELOPMENT
SPECIALISTS, LLC

CITY OF WATERTOWN

By: _____
Leann West, Member

By: _____
Sharon Addison, City Manager

Res No. 3

February 1, 2017

To: The Honorable Mayor and City Council

From: Michael J. DeMarco, Planner

Subject: New York State Department of Environmental Conservation (NYS DEC)
Urban and Community Forestry Grant Program

At the January 17, 2017 meeting, the City Council informally agreed to have Staff apply for grant funding through the NYSDEC's Urban and Community Forestry Grant Program for Phase II of our street tree, park tree and planting site inventory. This grant will also provide funding for a City-wide tree management plan that will be prescribed by contracted certified arborists.

A complete inventory of all trees under municipal jurisdiction will provide the City with accurate information on the health, risk and benefits associated with our trees. The tree inventory will also identify potential planting sites and will provide key data about the urban forest. A tree management plan will allow Staff to better prioritize maintenance efforts and reduce the potential liability that results from hazardous trees.

Under this grant program, applications for tree inventories and management plans do not require a match from the City. The application requires that an authorizing resolution be adopted by the City Council.

The attached resolution approves and endorses the City's application to the NYSDEC for grant funding under Round 13 of the Urban and Community Forestry Grant Program for a project known as the *City of Watertown Phase II Street Tree Inventory and Management Plan Project* and authorizes and directs the City Manager to file an application for funding in an amount not to exceed \$18,000.

RESOLUTION

Page 1 of 1

Authorizing an Application to the New York State Department of Environmental Conservation for Funding Through the Urban and Community Forestry Program

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member Walczyk, Mark C.
 Mayor BUTLER, Joseph M. Jr.
 Total

YEA	NAY

Introduced by

WHEREAS the New York State Department of Environmental Conservation (NYSDEC) has announced that grant funding is available through the Urban and Community Forestry Grant Program, and

WHEREAS the City of Watertown has made the care and management of the City’s urban forest a priority over the last two decades in the wake of several devastating storms in the 1990’s, and

WHEREAS the City Council desires to apply to the program to fund Phase II of a City’s Street Tree Inventory and Tree Management Plan project, and

WHEREAS a street tree inventory will provide the City with accurate information on the health of our street trees and will also provide valuable data about the state of the urban forest and information related to the annual environmental and economic benefits that the urban forest provides, and

WHEREAS Tree Watertown, the City’s Street Tree Advisory Board, has recommended that the City Council apply for funding for a Phase II tree inventory and tree management plan,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that it hereby approves and endorses the City’s application to the NYSDEC for grant funding under Round 13 of the Urban and Community Forestry Program for a project known as the City of Watertown Phase II Street Tree Inventory and Management Plan Project, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to file an application for funding in an amount not to exceed \$18,000, and upon approval of said request, to enter into and execute a project agreement with the NYSDEC for such financial assistance to the City of Watertown for the Street Tree Inventory Project.

Seconded by

Res Nos. 4, 5, 6

February 1, 2017

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Accepting Bids for HVAC System Replacement,
Flower Memorial Library

The City Purchasing Department has advertised and received sealed bids for the Flower Memorial Library HVAC System Replacement Project, per City specifications.

Bid invitations were sent to twenty-five (25) prospective contractors, with a total of twelve (12) bids submitted to the Purchasing Department where they were publicly opened and read on Thursday, January 26, 2017, at 11:00 a.m. The bid is broken down into separate contracts as per Wicks Law, which applies to bids over \$500,000.00. The three contracts are for General Construction, Mechanical/Plumbing, and Electrical.

City Purchasing Manager Amy M. Pastuf reviewed the bids received with the City Engineering Department along with Aubertine and Currier and Jade Stone Engineering, PLLC, the Engineering firms hired for the project, and it is their recommendation that the City Council accept the bids submitted by the lowest qualifying bidder meeting City specifications for a total bid award for the project in the amount of \$1,121,270.00. The other bids received are detailed in the attached report of Mrs. Pastuf.

It is the recommended that City Council accept Alternate 1a and 1b for the General Construction bid for the Acoustic Tile and daily removal of asbestos materials. Also attached is a letter from Aubertine and Currier in support of these alternates. It is also recommended that City Council not accept Alternate 3a of the Electrical bid to reuse the current light fixtures instead of installing new, energy efficient models. We attach a letter from Jade Stone Engineering in support of not accepting this alternate.

Resolutions for Council consideration are attached. The Flower Memorial Library HVAC System Replacement Project is included in the FY 2016-17 Capital Budget. Approval of these Resolutions is contingent upon approval of the Bond Ordinance Amendment also in tonight's Council Agenda to cover the cost of this project.

RESOLUTION

Page 1 of 2

Accepting Bid for Flower Memorial Library
 HVAC System Replacement Project –
 General Construction

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

WHEREAS the City Purchasing Department has advertised and received sealed bids for General Construction for the Flower Memorial Library HVAC System Replacement Project, as per City specifications, and

WHEREAS bid invitations were sent to twenty-five (25) prospective contractors, with three (3) sealed bids submitted to the Purchasing Department, and

WHEREAS on Thursday, January 26, 2016, at 11:00 a.m., the bids received were publicly opened and read, and

WHEREAS City Purchasing Manager Amy M. Pastuf reviewed the bids received with the City Engineering Department and Aubertine and Currier, the Engineering firm hired for the project, and it is their recommendation that the City Council accept the bid submitted by Continental Construction, Inc. in the amount of \$281,900.00, as well as Alternate 1a for Acoustic Tile in the amount of \$53,300.00 and Alternate 1b for the daily removal of asbestos materials in the amount of \$570.00,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid of Continental Construction in the total amount of \$335,770.00 for the General Construction work for the Flower Memorial Library HVAC System Replacement Project as the lowest qualified bidder meeting our specifications to include Alternate 1a and 1b, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

RESOLUTION

Page 2 of 2

Accepting Bid for Flower Memorial Library
HVAC System Replacement Project –
General Construction

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to sign all contracts associated with implementing the award to Continental Construction.

Seconded by

RESOLUTION

Page 1 of 1

Accepting Bid for Flower Memorial Library
HVAC System Replacement Project –
Mechanical/Plumbing

Introduced by

Council Member HORBACZ, Cody J.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Council Member WALCZYK, Mark C.
Mayor BUTLER, Jr., Joseph M.
Total

YEA	NAY

WHEREAS the City Purchasing Department has advertised and received sealed bids for Mechanical/Plumbing for the Flower Memorial Library HVAC System Replacement Project, as per City specifications, and

WHEREAS bid invitations were sent to twenty-five (25) prospective contractors, with six (6) sealed bids submitted to the Purchasing Department, and

WHEREAS on Thursday, January 26, 2016, at 11:00 a.m., the bids received were publicly opened and read, and

WHEREAS City Purchasing Manager Amy M. Pastuf reviewed the bids received with the City Engineering Department and Jade Stone Engineering, PLLC, the Engineering firm hired for the project, and it is their recommendation that the City Council accept the bid submitted by Lawman Heating and Cooling, Inc. in the amount of \$549,000.00,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid of Lawman Heating and Cooling, Inc. in the total amount of \$549,000.00 for the Mechanical/Plumbing work for the Flower Memorial Library HVAC System Replacement Project as the lowest qualified bidder meeting our specifications, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to sign all contracts associated with implementing the award to Lawman Heating and Cooling, Inc.

Seconded by

RESOLUTION

Page 1 of 1

Accepting Bid for Flower Memorial Library
HVAC System Replacement Project –
Electrical

Introduced by

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

WHEREAS the City Purchasing Department has advertised and received sealed bids for Electrical work for the Flower Memorial Library HVAC System Replacement Project, as per City specifications, and

WHEREAS bid invitations were sent to twenty-five (25) prospective contractors, with three (3) sealed bids submitted to the Purchasing Department, and

WHEREAS on Thursday, January 26, 2016, at 11:00 a.m., the bids received were publicly opened and read, and

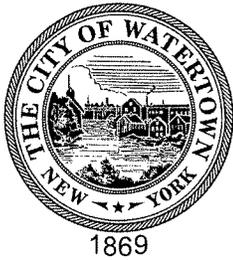
WHEREAS City Purchasing Manager Amy M. Pastuf reviewed the bids received with the City Engineering Department and Jade Stone Engineering, PLLC, the Engineering firm hired for the project, and it is their recommendation that the City Council accept the bid submitted by J&R Electric, Inc. in the amount of \$236,500.00,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid of J&R Electric, Inc. in the total amount of \$236,500.00 for the Electrical work for the Flower Memorial Library HVAC System Replacement Project as the lowest qualified bidder meeting our specifications, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to sign all contracts associated with implementing the award to J&R Electric, Inc.

Seconded by



CITY OF WATERTOWN, NEW YORK

ROOM 205, CITY HALL
 245 WASHINGTON STREET
 WATERTOWN, NEW YORK 13601-3380
 E-MAIL APastuf@watertown-ny.gov
 Phone (315) 785-7749 Fax (315) 785-7752

Amy M. Pastuf
 Purchasing Manager

MEMORANDUM

TO: Sharon Addison, City Manager
FROM: Amy M. Pastuf, Purchasing Manager
SUBJECT: Bid 2017-01 – FML Building HVAC System Replacement - Bid Recommendation
DATE: 01/31/2017

The City's Purchasing Department advertised in the Watertown Daily Times on December 31, 2016, calling for sealed bids for the Flower Memorial Library HVAC System Replacement Project per City Specifications. The City bid three separate contracts for the project as per Wicks Law. New York General Municipal Law § 101, known as Wicks Law requires that when the total cost of contract work for the erection, construction, reconstruction, or alteration of a public building exceeds \$500,000 or more, independent prime contractors must be used for the 1) plumbing and gas fitting work; 2) steam, hot water heating, ventilation and air conditioning work; and 3) electrical wiring and illuminating fixtures work. Separate specifications are required for each aspect of the project so that each may be separately and independently bid.

The City of Watertown issued Invitations to Bid to twenty-five (25) prospective contractors and twelve (12) sealed bids were as submitted to the Purchasing Department. The Purchasing Department publically opened the sealed bids on January 26, 2017, 11:00 am, local time. Please see the bid tabulation for each contract below:

General Construction - Contract #1	<i>Continental Construction, Inc.</i>	D.E.W Builder's Inc.	Northern Tier Contracting, Inc.
	<i>Gouverneur, NY</i>	Adams Center, NY	Gouverneur, NY
	<i>Total Price</i>	Total Price	Total Price
Contract #1 - GC - Lump Sum	\$281,900.00	\$386,278.00	\$312,400.00
Alt. 1a - Acoustic Ceiling Tile	\$53,300.00	\$45,070.00	\$32,000.00
Alt. 1b - Asbestos Disposal	\$570.00	\$660.00	\$600.00
Totals	\$335,770.00	\$432,008.00	\$345,000.00

The General Construction contract received three responses to the bid invitation. This contract also includes two alternates for consideration. Alternate 1a – Acoustic Ceiling Tile would replace standard ceiling tile with an improved product and Alternate 1b asbestos materials would be removed on a daily basis rather than stored in a locked disposal container on site.

Contract #2 – Mechanical/Plumbing	Black River Plumbing, Heating and AC, Inc.	C&S Technical Resources, Inc.	ENI Mechanical, Inc.	Hyde-Stone Mechanical Contractors, Inc.	J.E. Sheehan Contracting Corporation	<i>Lawman Heating and Cooling, Inc.</i>
	Black River, NY	Syracuse, NY	Gouverneur, NY		Potsdam, NY	<i>Sackets Harbor, NY</i>
	Total Price	Total Price	Total Price	Total Price	Total Price	<i>Total Price</i>
Contract #2 -Mechanical /Plumbing	\$491,600.00	\$712,942.00	\$709,900.00	\$622,926.00	\$598,500.00	\$549,000.00
Alternate 2a- Controls System	\$58,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Totals	\$549,600.00	\$712,942.00	\$709,900.00	\$622,926.00	\$608,500.00	\$559,000.00

The Mechanical/Plumbing contract received six responses to the bid invitation. This contract contained one Alternate. Alternate 2a gave an option for contractors to supply a substitute control system other than the current Siemens controls. This alternate included the addition of a new control system access site at the City Hall Codes Department location. The bid from Black River Plumbing, Heating and AC, Inc. was withdrawn shortly after the bid opening. Black River Plumbing, Heating and AC, Inc. misinterpreted the bid specifications and removed the total cost of the control system from the base bid and submitted it within Alternate #2a. The base bid of \$491,600.00 does not contain any control system work or equipment. Black River Plumbing, Heating and AC, Inc. noted that they had planned to use Siemen’s controls for the bid project. Using the provided bid figures, the City will obtain the same work at \$600.00 less for the base bid from Lawman Heating and Cooling, Inc. at \$549,000.00 as we would from the base bid plus alternate 2a from Black River Plumbing, Heating and AC, Inc. totaling \$549,600.00.

Contract #3 - Electrical	<i>J&R Electric, Inc.</i>	Lawman Heating and Cooling, Inc.	S.C. Spencer, Inc.
	<i>Pierrepont Manor, NY</i>	Sackets Harbor, NY	Constableville, NY
	<i>Total Price</i>	Total Price	Total Price
Contract #3 - Electrical	\$236,500.00	\$290,000.00	\$250,600.00
Alt. #3a - Reuse Existing Light Fixtures	-\$114,000.00	-\$75,000.00	-\$100,000.00
Totals	\$122,500.00	\$215,000.00	\$150,600.00

The Electrical contract received three responses to the bid invitation. This contract contained one Alternate. Alternate 3a gave the contractor the option to reuse the current light fixtures instead of installing new, energy efficient models.

Aubertine and Currier, the Engineering firm hired for the project, the City Engineering Department and the Purchasing Department reviewed the bid responses. It is recommended that City Council award Contract 1 General Construction to Continental Construction, Inc. as the lowest responsive responsible bidder at \$281,900.00. It is further recommended that the City Council accept Alternate 1a for Acoustic Tile for \$53,300.00. The Acoustic Tile will give better sound absorption, light reflectance, lower VOC (volatile organic compound) and higher recycled content figure. It is also recommended that the City Council accept Alternate 1b for the daily removal of asbestos materials for \$570.00. This will ease the parking situation behind the Library during the construction.

It is recommended that City Council award Contract 2 – Mechanical and Plumbing to Lawman Heating and Cooling, Inc. as the lowest responsive, responsible bidder at \$549,000.00. It is not recommended that City Council award Alternate 2a – Control Systems as the pricing for the base bid controls are within the anticipated cost.

It is recommended that City Council award Contract 3 – Electrical to J&R Electric, Inc. as the lowest responsive responsible bidder at \$236,500.00. It is not recommended that the City Council award Alternate 3a. With the anticipated cost payback of the new energy efficient lighting fixtures to be less than five years, we recommend accepting the base bid item for new energy efficient light fixtures.

Description	Continental Construction, Inc.	J&R Electric, Inc.	Lawman Heating and Cooling, Inc.
	Gouverneur, NY	Pierrepont Manor, NY	Sackets Harbor, NY
	Total Price	Total Price	Total Price
Contract #1 - GC - Lump Sum	\$281,900.00		
Alt. 1a - Acoustic Ceiling Tile	\$53,300.00		
Alt. 1b - Asbestos Disposal	\$570.00		
Contract #2 -Mechanical /Plumbing			\$549,000.00
Contract #3 - Electrical		\$236,500.00	
Totals	\$335,770.00	\$236,500.00	\$549,000.00

The total for award for the Flower Memorial Library HVAC System Replacement Project is \$1,121,270.00. If there are any questions concerning this recommendation, please contact me at your convenience.

January 31, 2017

Justin Wood
City of Watertown Engineering
245 Washington Street
Watertown, NY 13601

RE: Acoustic Ceiling Tile Alternate
Flower Memorial Library
Building HVAC System Replacement
229 Washington Street
Watertown, NY 13601

Dear Justin:

As a base bid item, we specified a “USG Fissured” acoustic ceiling tile with a standard USG DX/DXL grid option. The alternate to this product is “USG Frost” acoustic ceiling tile with a USG Fineline 1/8” grid option. The comparison of these products are as follows:

NRC ratings range from 0 to 1. An NRC of 0 means that the product absorbs no sound. An NRC of 1 means that the product absorbs all sound. The higher the NRC, the better the product is at soaking up sound. The USG Fissured tile has a NRC rating of 0.55 and the USG Frost tile has a rating of 0.70. The Frost tile alternate will perform better with respect to sound absorption.

The Light Reflectance identifies the efficiency to reflect light within a space to enhance indirect lighting, reduce energy consumption and create a warm, luminous aesthetic. The industry average for panels is LR .70 to .80. The USG Fissured tile has a light reflectance of 0.81 and the USG Frost tile has a light reflectance of 0.84. Both options have a light reflectance rating that is higher than the normal, however the USG Frost tile will outperform.

VOCs or volatile organic compounds are chemicals that have been linked to “sick building syndrome”. This is a phenomenon affecting building occupants who claim to experience acute health and comfort effects that may be linked to time spent in a building. The USG Fissured tile has a low VOC content listed in its specs, while the USG Frost tile is listed as containing zero.

The final comparison worth noting is the recycled content figure. USG Fissured tile has a 48-51% recycled content make-up and the USG Frost tile has a 72% recycled content make-up. Since this project is not applying for any environmental awards, this figure has little to no impact on the final decision.

As the evidence confirms, the USG Frost tile is a premium product compared to the Fissured tile and likewise is expected to cost a premium price. It is practically impossible for us to compare



AUBERTINE
and
CURRIER
ARCHITECTS, ENGINEERS
& LAND SURVEYORS, PLLC

NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WGSB)

aubertinecurrier.com

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Watertown, New York 13601

Phone: 315.782.2005
Fax: 315.782.1472

Managing Partner
Annette M. Mason, P.E.
Structural Engineer

Partners
Michael L. Aubertine, R.A.
Architect

Patrick J. Currier, R.A.
Architect

Brian A. Jones, AIA,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor

January 31, 2017

prices from a contractor's perspective as their suppliers and discounts will vary between contractors. That being said, the manufacturer compares the Frost tile as being approximately three (3) times more expensive than the Fissured Tile.

In our opinion, the selection between the products comes down to cost of the product and the NRC rating you are looking to achieve. Being a library, the higher NRC figure is going to benefit the most with sound absorption and for this reason we recommend accepting the alternate for the USG Frost acoustic ceiling tile.

Please contact our office with any additional questions you may have at this time.

Sincerely,



Brian Krueger
Senior Architectural Project Manager

NYS WBE/DBE Certified

SBA Woman Owned Small Business (WOSB)



February 1, 2017

Justin Wood
City of Watertown Engineering
245 Washington Street
Watertown, NY 13601

RE: Lighting and Controls Alternate
Flower Memorial Library
Building HVAC System Replacement
229 Washington Street
Watertown, NY 13601

Dear Justin:

As a base bid item we specified new energy efficient light fixtures. The alternate to this product is to remove, protect, and reinstall existing light fixtures in previous locations. The comparison and cost payback of the lighting options are as follows:

The estimated total wattage of all light fixtures to be removed under this project is around 45,000 watts. Assuming lights are on 10 hours/day for 365 days/year, and using a cost of electricity of \$0.05831/kWh, the estimated operating cost of the existing lights is \$9,577.42/year. Not included in this estimate are maintenance costs associated with replacement fluorescent bulbs. Fluorescent fixtures generally only have a lifespan of around 25,000 hours.

The approximate total wattage of all new light fixtures is around 7,000 watts. Using the same constant values as the above calculation yields an operating cost of \$1,489.82 to operate the new light fixtures. This equates to a savings of \$8,087.60/year. Theoretically LED lights will never go out, however they will lose lumen output. The majority of the new lighting fixtures for this project would maintain 92% lumen output after 100,000 hours, or in other words would only lose 8% of its light output in that time period.

Using the calculations above, we would expect an anticipated payback period in roughly 7-10 years. However, since the Library does not directly pay for electricity the payback period would be even less. Assuming the City generates enough hydro power to use at the Library for 6 months out of the year and sells the excess power to National Grid, we would estimate a payback period in less than five years, most likely in the 3-4 year time frame.



444 Vanduzee Street
Watertown, NY 13601
(P) 315.836.4062

www.jstoneeng.com

MATTHEW C. WALLDROFF, PE, LEED AP
VP of Mechanical Engineering

BENJAMIN C. WALLDROFF, PE, LEED AP
VP of Electrical Engineering

JADA L. WALLDROFF, PE
Chief Financial Officer

As a base bid item we specified Siemens controls for both the Library and City Hall. The alternate to this product is to open up the controls manufacturer to include multiple companies to provide a new head end and controls system in City hall, rather than connecting into the existing Siemen's controls. The comparison of the options are as follows:

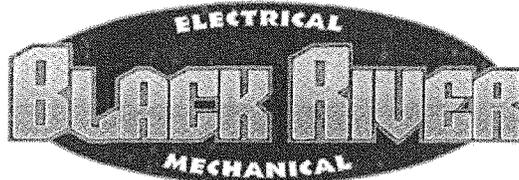
The intent of the alternate was to get a competitive controls price from Siemens Controls, and also identify if any other controls manufacturers could bid the controls portion of the project for less than Siemens. Siemens' controls price for the project ended up being lower than any other controls manufacturers.

In our opinion, the selection of the lighting and controls alternates comes down to the cost of the product and the cost payback. With the anticipated cost payback of the new energy efficient lighting fixtures to be less than five years, we recommend accepting the base bid item for new energy efficient light fixtures. With the anticipated cost of Siemens controls to be less than other controls manufacturers, we recommend accepting the base bid for Siemens controls.

Please contact our office with any additional questions you may have at this time.

Sincerely,

Jade Stone Engineering PLLC
Ryan Keefer
Mechanical Engineer



315 788-7669
29642 Co. Rt. 50, PO Box 260
Black River, NY 13612

City of Watertown
Room 205, City Hall
245 Washington Street
Watertown, NY 13601
ATTN: Ms. Amy M. Pastuf

RE: Flower Memorial Library Building
Contract # 2 – Mechanical/Plumbing

Ms. Pastuf,

After careful examination of the above-mentioned project, we are respectfully withdrawing our base bid. This decision has been made based on the misunderstanding of the alternate on the project.

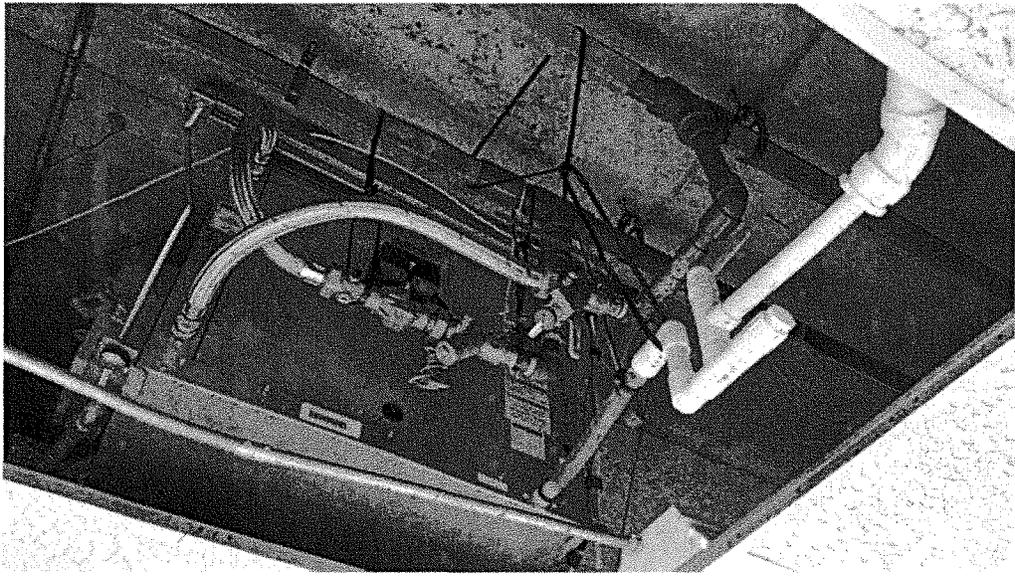
Should you have any questions or concerns, please do not hesitate to contact our office at your convenience.

Courteously,

Austin Romeo
VP

AR;kg

FISCAL YEAR 2016-2017
 CAPITAL BUDGET
 FACILITY IMPROVEMENTS
 FLOWER MEMORIAL LIBRARY

PROJECT DESCRIPTION	COST
<p>Flower Memorial Library HVAC Upgrade</p> <p>This funding supports replacement of the existing HVAC heat pump system at the Library, with a Constant Volume Central Air system. The existing heat pump system has undergone frequent and costly repairs in recent years, and developed major leaks which flooded the building. The project will provide an efficient, reliable system, minimize the risk of flooding, and ensure a humidity controlled climate consistent with museum and library standards.</p>  <p>Funding to support this project will be through the issuance of a 10 year serial bond with projected FY 2017-18 debt service of \$156,000.</p>	<p>\$1,200,000</p>
TOTAL	\$1,200,000

Ord No. 1

February 1, 2017

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Bond Ordinance – Sidewalk Special Assessment District #12

Tonight City Council considered establishing the fee for the Sidewalk Special Assessment District #12.

As in previous years, this special assessment program provides property owners with an opportunity to pay for the cost of work performed by the City over a ten-year period. This bond ordinance will allow the City to borrow for the costs associated with those property owners that choose to enroll in the 10-year special assessment program. The City's share of the costs associated with the sidewalk program are funded with a transfer from the General Fund and not through the proceeds of this bond ordinance.

ORDINANCE

Page 1 of 6

An Ordinance Authorizing the Issuance of \$125,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Construction or Reconstruction of Sidewalks in Special Assessment District No. 12 Within the City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

At a regular meeting of the Council of the City of Watertown, Jefferson County, New York, held at the Municipal Building, in Watertown, New York, in said City, February 6, 2017, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by _____, and upon roll being called, the following were

PRESENT:

ABSENT:

The following ordinance was offered by Council Member _____, who moved its adoption, seconded by Council Member _____, to wit:

BOND ORDINANCE DATED FEBRUARY 6, 2017.

WHEREAS, all conditions precedent to the financing of the class of objects or purposes hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and

WHEREAS, it is now desired to authorize the issuance of bonds of said City to finance costs of said class of objects or purposes; **NOW, THEREFORE,**

BE IT ORDAINED, by the Council of the City of Watertown, Jefferson County, New York, as follows:

ORDINANCE

Page 2 of 6

An Ordinance Authorizing the Issuance of \$125,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Construction or Reconstruction of Sidewalks in Special Assessment District No. 12 Within the City

Council Member HORBACZ, Cody J.

Council Member JENNINGS, Stephen A.

Council Member MACALUSO, Teresa R.

Council Member WALCZYK, Mark. C.

Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Section 1. For the class of objects or purposes of paying costs of the construction or reconstruction of sidewalks in Special Assessment District No. 12 within the City of Watertown, Jefferson County, New York, including incidental expenses in connection therewith, there are hereby authorized to be issued \$125,000 bonds of said City pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$125,000 and that the plan for the financing thereof is by the issuance of \$125,000 bonds of said City authorized to be issued pursuant to this bond ordinance; provided, however, that the amount of bonds ultimately to be issued will be reduced by the amount of any State or Federal aid or any other revenue received by the City from other sources for such class of objects or purposes.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is ten years, pursuant to subdivision 24 of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said City Comptroller, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said City of Watertown, Jefferson County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. There shall annually be levied upon property in Special Assessment District No. 12 determined to be specially benefitted by such construction or reconstruction of sidewalks a special assessment to pay such portion of the principal of and interest on such obligations, as the same become due and payable, as shall be established in proceedings under Title XII of the City Charter and, to the extent such assessments are

ORDINANCE

Page 3 of 6

An Ordinance Authorizing the Issuance of \$125,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Construction or Reconstruction of Sidewalks in Special Assessment District No. 12 Within the City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

insufficient, there shall annually be levied a tax to pay principal and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the City of Watertown, Jefferson County, New York, by the manual or facsimile signature of the City Comptroller and a facsimile of its corporate seal shall be imprinted thereon and may be attested by the manual or facsimile signature of the City Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the City Comptroller, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of the City, provided, however, that in the exercise of these delegated powers, he shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the City Comptroller shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of the City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the City Comptroller shall determine.

ORDINANCE

Page 4 of 6

An Ordinance Authorizing the Issuance of \$125,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Construction or Reconstruction of Sidewalks in Special Assessment District No. 12 Within the City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Section 9. This ordinance shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.1340-2. Other than as specified in this ordinance, no monies are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said City is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance, which takes effect immediately, shall be published in full in the Watertown Daily Times, the official newspaper, together with a notice of the City Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Unanimous consent moved by Council Member _____, seconded by Council Member _____, with all voting "AYE".

The question of the adoption of the foregoing ordinance was duly put to a vote on roll call, which resulted as follows:

_____ VOTING _____
 _____ VOTING _____
 _____ VOTING _____
 _____ VOTING _____
 _____ VOTING _____

ORDINANCE

Page 5 of 6

An Ordinance Authorizing the Issuance of \$125,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Construction or Reconstruction of Sidewalks in Special Assessment District No. 12 Within the City

Council Member HORBACZ, Cody J.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Council Member WALCZYK, Mark. C.
Mayor BUTLER, Jr., Joseph M.
Total

Table with 2 columns: YEA, NAY. It contains empty cells for recording votes.

The ordinance was thereupon declared duly adopted.

* * *

APPROVED BY THE MAYOR

_____, 2017.
Mayor

STATE OF NEW YORK)
) ss.:
COUNTY OF JEFFERSON)

I, the undersigned Clerk of the City of Watertown, Jefferson County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Council of said City, including the ordinance contained therein, held on February 6, 2017, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Council had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or Other News Media Date Given

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

ORDINANCE

Page 6 of 6

An Ordinance Authorizing the Issuance of \$125,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Costs of the Construction or Reconstruction of Sidewalks in Special Assessment District No. 12 Within the City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notices Date of Posting

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City on February ____, 2017.

City Clerk
(CORPORATE SEAL)

Seconded by

Ord No. 2

February 2, 2017

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Bond Ordinance – Library HVAC Project

Included in the Fiscal Year 2016-17 Capital Budget was the replacement of the HVAC system at the Library at an estimated cost of 1,200,000. Earlier tonight City Council was presented resolutions to accept the bids for the various components of the project. If the resolutions were approved, City Council needs to consider the bond ordinance to finance the project.

Continental Construction, Inc. (General Contractor)	\$ 335,770
Lawman Heating and Cooling, Inc. (Mechanical/Plumbing)	549,000
J&R Electrical, Inc. (Electrical)	236,500
Bonding fees and contingency	<u>78,730</u>
Total	\$1,200,000

ORDINANCE

Page 1 of 7

An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

At a regular meeting of the Council of the City of Watertown, Jefferson County, New York, held at the Municipal Building, in Watertown, New York, in said City, on February 6, 2017, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by _____, and upon roll being called, the following were

PRESENT:

ABSENT:

The following ordinance was offered by _____, who moved its adoption, seconded by _____, to wit:

BOND ORDINANCE DATED FEBRUARY 6, 2017.

WHEREAS, all conditions precedent to the financing of the capital purposes hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and

WHEREAS, it is now desired to authorize the financing of such capital project; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of Watertown, Jefferson County, New York, as follows:

ORDINANCE

Page 2 of 7

An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Section 1. For the class of objects or purposes of paying the cost of the replacement of heating, ventilating and air conditioning equipment with new equipment at the City's Flower Memorial Library, in and for the City of Watertown, Jefferson County, New York, including incidental expenses in connection therewith, there are hereby authorized to be issued \$1,200,000 bonds of said City pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$1,200,000 and that the plan for the financing thereof is by the issuance of the \$1,200,000 bonds of said City authorized to be issued pursuant to this bond ordinance; provided, however, that the amount of bonds ultimately to be issued will be reduced by the amount of any State and, or Federal aid or any other revenue received by the City from other sources for such class of objects or purposes, which monies are hereby appropriated therefor.

Section 3. It is hereby determined that the Flower Memorial Library building is a class "A" or class "B" building and that the period of probable usefulness of the aforesaid class of objects or purposes is ten years, pursuant to subdivision thirteen of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said City Comptroller, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said City of Watertown, Jefferson County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year.

ORDINANCE

Page 3 of 7

An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the City of Watertown, Jefferson County, New York, by the manual or facsimile signature of the City Comptroller and a facsimile of its corporate seal shall be imprinted thereon and may be attested by the manual or facsimile signature of the City Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the City Comptroller, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of the City, including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, he shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the City Comptroller shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the City Comptroller. Such notes shall be of such terms, form and contents as may be prescribed by said City Comptroller consistent with the provisions of the Local Finance Law.

Section 9. The City Comptroller is hereby further authorized, at his or her sole discretion, to execute a project financing agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the class of objects or purposes described in Section 1 hereof, or a portion thereof, by a bond, and, or note issue of said City in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 10. The intent of this resolution is to give the City Comptroller sufficient authority to execute those applications, agreements, instruments or to do any similar acts necessary to effect the issuance of the aforesaid bonds and, or notes, without resorting to further action of the City Comptroller.

ORDINANCE

Page 4 of 7

An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Section 11. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of its City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the City Comptroller shall determine.

Section 12. The validity of such bonds and bond anticipation notes may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which said City is not authorized to expend money, or
- (2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- (3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 13. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

ORDINANCE

Page 5 of 7

An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

Council Member HORBACZ, Cody J.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Council Member WALCZYK, Mark. C.
Mayor BUTLER, Jr., Joseph M.
Total

Table with 2 columns: YEA, NAY. Rows correspond to council members and a total row.

Section 14. This ordinance, which takes effect immediately, shall be published in summary in the Watertown Daily Times the official newspaper, together with a notice of the City Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Unanimous consent moved by _____, seconded by _____, with all voting "AYE".

The question of the adoption of the foregoing ordinance was duly put to a vote on roll call, which resulted as follows:

VOTING _____
VOTING _____
VOTING _____
VOTING _____
VOTING _____

The ordinance was thereupon declared duly adopted.

* * * * *

APPROVED BY THE MAYOR

_____, 2017.

Mayor

STATE OF NEW YORK)
) ss.:
COUNTY OF JEFFERSON)

I, the undersigned Clerk of the City of Watertown, Jefferson County, New York, DO HEREBY CERTIFY:

ORDINANCE

Page 6 of 7

An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

That I have compared the annexed extract of the minutes of the meeting of the Council of said City, including the ordinance contained therein, held on February 6, 2017, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Council had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media Date given

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notice Date of Posting

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

ORDINANCE

Page 7 of 7

An Ordinance Authorizing the Issuance of \$1,200,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of the Replacement of Heating, Ventilating and Air Conditioning Equipment With New Equipment at the City's Flower Memorial Library, in and for Said City

Council Member HORBACZ, Cody J.

Council Member JENNINGS, Stephen A.

Council Member MACALUSO, Teresa R.

Council Member WALCZYK, Mark. C.

Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City on February ____, 2017.

City Clerk
(CORPORATE SEAL)

Seconded by

Public Hearing – 7:30 p.m.

February 1, 2017

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Approving the Special Use Permit Request Submitted by Rickey E. Martin, III, of KDM Kustoms, LLC, to allow an auto repair shop at 925 Main Street West, Parcel Number 1-17-403.000

The City Council has scheduled a public hearing on the above subject request for 7:30 p.m. on Monday, February 6, 2017.

The City Planning Board reviewed the request at its January 3, 2017 meeting and adopted a motion recommending that the City Council approve the Special Use Permit. Attached is a copy of the special use permit application, a report prepared for the Planning Board and an excerpt from its Minutes.

The Jefferson County Planning Board reviewed the request at its January 31, 2017 meeting, pursuant to General Municipal Law Section 239-m. The Board adopted a motion that the project does not have any significant County-wide or intermunicipal issues and is of local concern only.

As the City Council will note in the application, Mr. Martin has requested that light body work and small body repair be allowed as part of the Special Use Permit. Section 310-52(a) of the Zoning Ordinance states that a garage or shop for painting of automobiles or for the repairing of automobile bodies or fenders involves hammering or other work causing loud or unusual noise or fumes or odors is not permitted within 200' of any Residence District. Residentially zoned properties are located closer than 200' so the proposed use of light body or small body repair will not be allowed at the site.

If the application is granted a Special Use Permit for the auto repair shop, a variance would be required to perform the light body work. Mr. Martin has indicated that he intends to apply to the Zoning Board of Appeals for a variance if the Special Use Permit request is granted.

After the public hearing, the City Council must respond to the questions in Part II, and Part III if necessary, of the Short Environmental Assessment Form before it may vote on the resolution. The resolution prepared for City Council consideration finds that the proposal will not have a significant effect on the environment and approves the Special Use Permit as submitted.

RESOLUTION

Page 1 of 2

Approving the Special Use Permit Request Submitted by Rickey E. Martin, III, of KDM Kustoms, LLC to Allow An Auto Repair Shop at 925 Main Street West, Parcel Number 1-17-403.000

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

Council Member Teresa R. Macaluso

WHEREAS Rickey E. Martin, III, of KDM Kustoms, LLC, has made an application for a Special Use Permit to allow an auto repair shop at 925 Main Street West, Parcel Number 1-17-403.000, and

WHEREAS the Planning Board of the City of Watertown reviewed the request for a Special Use Permit at its meeting held on January 3, 2017, and voted to recommend that the City Council of the City of Watertown approve the Special Use Permit with the following conditions:

1. The structure(s) must meet International Building Code standards as it pertains to the change of the use from one use to another.
2. The applicant shall install an oil-water separator and provide a design for a proposed connection to the City’s sanitary sewer.
3. The applicant shall obtain all necessary permits from the Bureau of Code Enforcement.
4. Per Section 169-18(1) of the City Code, no more than 10 motor vehicle may be stored at one time in an open area at a gasoline filling station or outdoors at a New York State licensed repair shop for the purpose of repair or reconditioning, only provided that the outdoor storage of a specific vehicle shall not exceed 30 days.

and,

WHEREAS the request has been referred to the Jefferson County Planning Board for review at their January 31, 2017 meeting, pursuant to General Municipal Law Section 239-m, and

RESOLUTION

Page 2 of 2

Approving the Special Use Permit Request Submitted by Rickey E. Martin, III, of KDM Kustoms, LLC to Allow An Auto Repair Shop at 925 Main Street West, Parcel Number 1-17-403.000

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

WHEREAS a public hearing was held on the proposed Special Use Permit on February 6, 2017, after due public notice, and

WHEREAS the City Council has reviewed the Short Environmental Assessment Form, responding to each of the questions contained in Part II and has determined that the project, as submitted, will not have a significant effect on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares that the proposed Special Use Permit to allow an auto repair shop at 925 Main Street West is an Unlisted Action for the purposes of SEQRA and hereby determines that the project, as proposed, will not have a significant effect on the environment, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown, that a Special Use Permit is hereby granted to Rickey E. Martin, III, LLC of KDM Kustoms, LLC, to allow an auto repair shop in a Neighborhood Business District located at 925 Main Street West, Parcel Number 1-17-403.000, contingent upon the applicant meeting the conditions listed above.

Seconded by Council Member Stephen A. Jennings



CITY OF WATERTOWN, NEW YORK

245 Washington Street, Watertown, NY 13601
Office: (315) 785-7740 - Fax: (315) 785-7829

Special Use Permit Application

APPLICANT INFORMATION

Name: KDM Kustoms, LLC

Mailing Address: P.O. Box 6553 Watertown, New York 13601

Phone Number: 315 955-4810 Email: rickey@KdmKustoms.net

PROPERTY INFORMATION

Property Address: 241 West Main Street

Tax Parcel Number(s): 1-17-403

Property Owner (if not applicant): REDAN HOLDINGS, LLC / Rickey E. Martin, III

If applicant is not owner or owner's representative, indicate interest in the property:

Signed Purchase Agreement (attach) Signed Lease (attach) None yet

Zoning District:

Land Use:

Required Attachments:

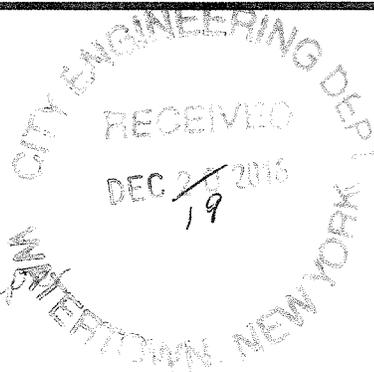
- 8.5x11 parcel map with property outlined with heavy black ink
- Sketch of the site drawn to an engineering scale (e.g. 1"=20')
- Completed Part I of the Environmental Assessment Form (SEQR)

REQUEST DETAILS

Proposed Use:

Explain proposal (use additional 8.5x11 sheets if necessary):

See Attached



I certify that the information provided in this application is true to the best of my knowledge.

Signature:

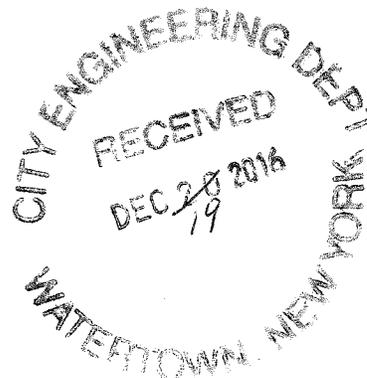
Date:

12/19/15

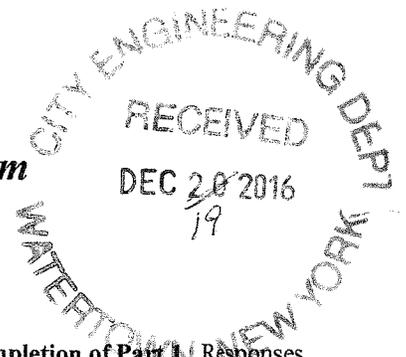
December 1, 2015

We would like to open an Auto Repair Shop with light body at 941 West Main Street Waterown, New York 13601. Our daily duties will include motor repair, small body repair, transmission repair and light mechanical (bulbs, brakes, etc...).

I feel this will not negatively affect the area due to there being multiple repair shops within a 5 block section. There is West Main Auto which required a special use permit. There is Parsons and also Robert Sales. There is plenty of parking which I will outline on the map attached.



Short Environmental Assessment Form
Part 1 - Project Information



Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: <i>Proposed Auto Repair Shop with light body</i> KDM Kustoms, LLC				
Project Location (describe, and attach a location map): <i>941 W. Main St. Waterbury, NY 13601</i>				
Brief Description of Proposed Action: <i>We would like to open an auto repair shop with light body. we would like to conduct motor repair, transmission repair, light body work, light mechanical work (bule, brakes, etc...)</i>				
Name of Applicant or Sponsor: <i>Rickey E. Martin, III</i>		Telephone: <i>315-955-4810</i>	E-Mail: <i>Rickey@kdmkustoms.net</i>	
Address: <i>P.O. Box 6553</i>				
City/PO: <i>Waterbury</i>	State: <i>NY</i>	Zip Code: <i>13601</i>		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>New York State Dept of Motor Vehicles</i>			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1.11</i> acres		
b. Total acreage to be physically disturbed?		<i>0</i> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.11</i> acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

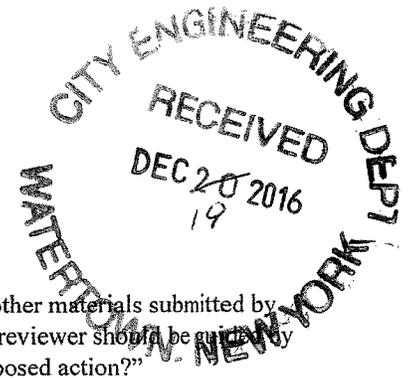
Applicant/sponsor name: Richard Martin Date: 12/19/16

Signature: [Handwritten Signature]

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**



Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

***Short Environmental Assessment Form
Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

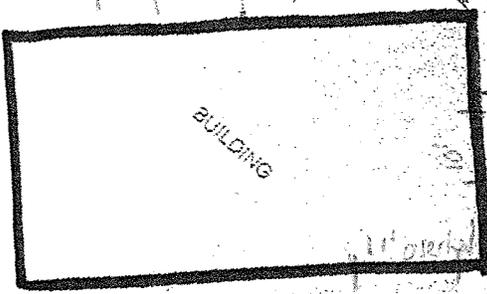
Frank J. Granger
Recorded November 05, 2012
Tax Map Parcel No. 1-17-402.001

GRANGER
NURSERY

44°03'23" E — 57.08'

Parking

Building Corner
1.5' over
Margin line



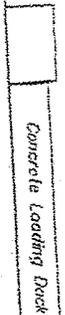
BUILDING

Parking

DEED REFERENCE
to
Frank Cota
Instrument # 2014-00017050
Recorded December 03, 2014
Tax Map Parcel No. 1-17-403

Area = 1.11 Acres

Asphalt



Concrete Loading Dock

BUILDING

N 1°53'00" E
E 694.165' ±

S 39°13'31" E
39.57'

S 45°24'59" E
55.06'

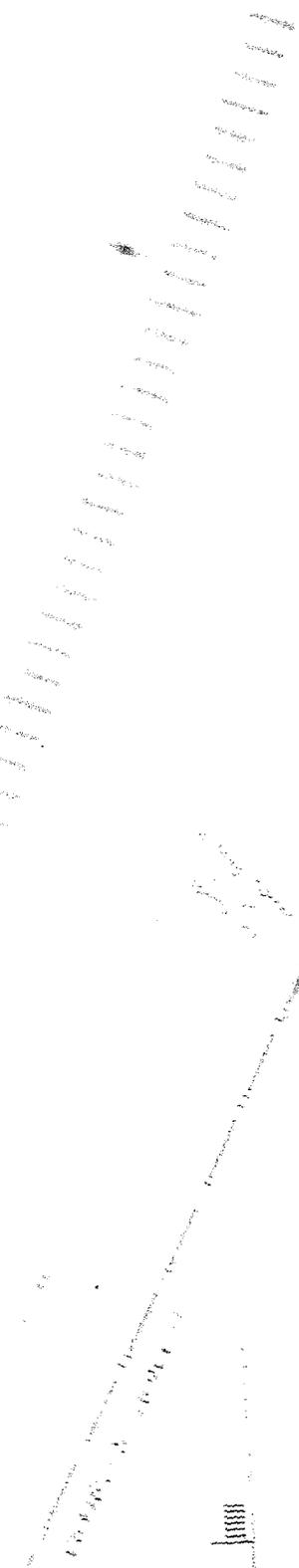
S 42°29'11" E
8.61'

S 42°40'08" E
36.45'

S 45°11'41" E

MAIN STREET WEST
(width varies)

Curb





MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7740 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Special Use Permit Approval – 925 Main Street West

DATE: December 29, 2016

Request: Special Use Permit to allow an auto repair shop.

Applicant: Rickey E. Martin, III, of KDM Kustom, LLC

Proposed Use: Auto repair shop

Property Owner: Reban Holdings, LLC

Submitted:

8 ½" x 11" Copy of Parcel Map: Yes A Sketch of the Site to Scale: Yes

Completed Part I of an Environmental Assessment Form: Yes SEQRA: Unlisted Action

County Planning Board Review Required: Yes

Comments: The applicant proposes to convert an existing structure to an auto repair shop. Proposed services would include motor repair, transmission repair, light body work and light mechanical work (bulbs, brakes, etc.). The property is in a Neighborhood Business zoning district, and was previously used as storage for Cota Flooring. The use of garages for adjusting and repairing motor vehicles is permitted only by special approval of City Council, as per Section 310-8 of the Zoning Ordinance. This requires the applicant to apply for a Special Use Permit.

If the Special Use Permit is approved, the structure(s) must meet International Building Code standards as it pertains to the change of use from one use to another. The applicant will also be required to install an oil-water separator as well as provide a design for a proposed connection to the City's sanitary sewer. Permits will be required.

Section 310-52(a) of the Zoning Ordinance states that a garage or shop for painting of automobiles or for the repairing of automobile bodies or fenders involving hammering or other work causing loud or unusual noise or fumes or odors is not permitted within 200' of any Residence District. Residentially zoned properties are located closer than 200' so the proposed use of "light body or small body repair" as stated in the application will not be allowed at the site.

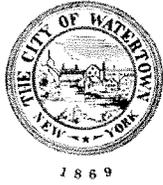
In addition, Section 169-18(1) of the City Code states that no more than 10 motor vehicles may be stored at one time in an open area at a gasoline filling station or outdoors at a New York State licensed repair shop for the purpose of repair or reconditioning, only provided that the outdoor storage of a specific vehicle shall not exceed 30 days.

Special Use Permits require City Council approval after recommendation from the Planning Board and a Public Hearing. The procedure is outlined in Section 310.67 of the Zoning Ordinance.

Summary: The following should be included as contingencies in the motion to approve the Special Use Permit.

1. The structure(s) must meet International Building Code standards as it pertains to the change of use from one use to another.
2. The applicant shall install an oil-water separator and provide a design for a proposed connection to the City's sanitary sewer.
3. The applicant shall obtain all necessary permits from the Bureau of Code Enforcement.
4. Per Section 169-18(1) of the City Code, no more than 10 motor vehicles may be stored at one time in an open area at a gasoline filling station or outdoors at a New York State licensed repair shop for the purpose of repair or reconditioning, only provided that the outdoor storage of a specific vehicle shall not exceed 30 days.

cc: City Council Members
Rickey E. Martin, KDM Kustoms, LLC, P.O. Box 6553 Watertown, NY 13601
Justin Wood, City Engineer



CITY OF WATERTOWN, NEW YORK

CITY PLANNING BOARD
ROOM 304, WATERTOWN CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
(315) 785-7740

MEETING: January 3, 2017

PRESENT:

Larry Coburn, Chairperson
Michelle Capone
Linda Fields
Anthony Neddo
Steve Rowell

ABSENT:

Neil Katzman

ALSO:

Michael A. Lumbis, Planning & Community
Development Director
Jennifer Voss, Senior Planner
Geoffrey Urda, Planner
Michael DeMarco, Planner
Justin Wood, City Engineer
Carolyn Meunier, Code Enforcement Officer

The January 3, 2017 Planning Board Meeting was called to order at 2:59 p.m. by Planning Board Chair Larry Coburn. Mr. Coburn called for a reading of the Minutes from the December 6, 2016 Planning Board Meeting. Ms. Fields made a motion to accept the minutes as written. Mr. Neddo seconded the motion and all voted in favor.

SPECIAL USE PERMIT

925 MAIN STREET WEST – PARCEL # 1-17-403.000

First on the agenda was a request submitted by Rickey E. Martin, III, of KDM Kustoms, LLC on behalf of Reban Holdings, LLC for a Special Use Permit to allow an auto repair shop at 925 Main Street West, Parcel Number 1-17-403.000.

Mr. Martin was in attendance to represent the project.

Mr. Coburn began by saying that Mr. Neddo had a comment. Mr. Neddo said that he wished to note for the record that his firm has represented Mr. Martin in various real estate matters, but that he had no involvement with the subject property, so there was no conflict of interest in this case.

Mr. Neddo then asked if Section 310-52 of the Zoning Ordinance, Location of certain activities restricted, would preclude Mr. Martin from performing body work on the site. Mr. Lumbis replied in the affirmative. Mr. Neddo then asked what exactly a Special Use Permit would allow Mr. Martin to do on the property. Mr. Lumbis replied that it would allow the applicant to perform normal auto repair activities, but because the property was within 200 feet of a residential zoning district, body work would not be allowed.

Mr. Neddo then asked what options Mr. Martin's had for relief if he wished to include body work as part of his proposed business. Mr. Lumbis replied that the only relief from the Zoning Ordinance is for the applicant to seek a variance from the Zoning Board of Appeals to allow body work.

Mr. Neddo then asked Mr. Martin if he understood what had just been discussed. Mr. Martin replied in the affirmative.

Ms. Fields then asked Mr. Martin how he would police the legal storage limits of 10 vehicles at a time and 30 days per vehicle. Mr. Martin replied that his business would need to bear responsibility for controlling it. Ms. Fields then asked about sprinklers. Mr. Coburn replied that sprinklers were a Code Enforcement issue.

Mr. Coburn then asked for some clarification on the application, noting that Staff's memorandum stated that the applicant proposed to convert the existing building into an auto repair shop to include light body work, but later in the memorandum, it referenced Section 310-52 of the Zoning Ordinance to note that body work could not be allowed at the site.

Mr. Lumbis replied that the first paragraph of Staff's memorandum simply summarized the applicant's request to convert the existing building into an auto repair business. Mr. Lumbis then reiterated that while the Planning Board could grant that request, the applicant could not perform body work as a part of that business even if he received the Special Use Permit; it was an exclusion from the approval.

Ms. Fields then asked Mr. Martin why he wanted to open an auto repair business. Mr. Martin replied that he wanted to make an investment in something that he thought was profitable, and added that he was an entrepreneur by nature. Ms. Fields said that she knew Mr. Martin was an entrepreneur.

Ms. Capone then moved to recommend that City Council approve the request submitted by Rickey E. Martin, III, of KDM Kustoms, LLC on behalf of Reban Holdings, LLC for a Special Use Permit to allow an auto repair shop at 925 Main Street West, Parcel Number 1-17-403.000, contingent upon the following:

1. The structure(s) must meet International Building Code standards as it pertains to the change of use from one use to another.
2. The applicant shall install an oil-water separator and provide a design for a proposed connection to the City's sanitary sewer.
3. The applicant shall obtain all necessary permits from the Bureau of Code Enforcement.
4. Per Section 169-18(1) of the City Code, no more than 10 motor vehicles may be stored at one time in an open area at a gasoline filling station or outdoors at a New York State licensed repair shop for the purpose of repair or reconditioning, only provided that the outdoor storage of a specific vehicle shall not exceed 30 days.

Ms. Fields seconded the motion and all voted in favor.

Mr. Coburn then said that the request would go to City Council, and noted that there was a Council meeting later that evening but he doubted this would be on the agenda. Mr. Urda verified that it would not, but that it would be on the agenda for the Council's next meeting in two weeks. Mr. Lumbis then clarified that all that City Council would do at its January 17, 2017 meeting was set a public hearing, which would occur on February 6, 2017, at which time the Council would be free to make a decision.

Ms. Fields then moved to adjourn the meeting. Mr. Rowell seconded the motion and all voted in favor. The meeting was adjourned at 3:07 p.m.

Public Hearing – 7:30 p.m.

February 1, 2017

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Establishing Assessment Charge, Sidewalk Special Assessment
District 12, Spring and Fall 2017

On November 21, 2016, the City Council approved the establishment of the Sidewalk Improvement Special Assessment for District 12 (see adopted Resolution attached). As you will recall, under the Charter provisions related to Special Assessment Programs, after a Public Hearing, the City Council must officially determine whether all or a portion of the cost for the proposed sidewalk improvements should be a charge or expense upon the abutting property owner.

Notices were sent to all property owners in the defined area notifying them of their inclusion in this year's program and also notifying them of the Public Hearing to consider whether all or a portion of the cost for the proposed sidewalk improvements should be a charge or expense upon the abutting property owner. The attached report provides a detailed listing of the properties that will be included in Sidewalk Special Assessment District 12.

Staff prepared the notices to property owners using the \$5.75 per sq. ft. price.

As in previous years, this Special Assessment Program provides taxpayers with an opportunity to pay the cost of work performed by the City over a ten-year period. Property owners will have the option of having the City perform the work, hiring a contractor to do the work, or doing the work themselves.

A Public Hearing for Special Assessment District 12 has been scheduled for Monday, February 6, 2017, at 7:30 p.m. in City Council Chambers. Following the Public Hearing, the City Council can consider the attached resolution, which establishes the assessment charge for the Special Assessment District 12.

RESOLUTION

Page 1 of 1

Establishing Assessment Charge for Sidewalks, Spring and Fall 2017 Pursuant to Section 93 of the City Charter

- Council Member HORBACZ, Cody J.
- Council Member JENNINGS, Stephen A.
- Council Member MACALUSO, Teresa R.
- Council Member WALCZYK, Mark C.
- Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

WHEREAS a public hearing was held in accordance with Section 93 of the City Charter on February 6, 2017 at 7:30 p.m. to hear public comment concerning whether all or a portion of the cost for proposed sidewalk improvements to the properties identified in the attached report, which constitutes Special Assessment District 12, shall be a charge or expense upon the abutting properties, and

WHEREAS the City Council has determined that it shall fix the charge to be paid by the abutting property owner at \$ _____ per square foot, with the remaining cost being paid by the City,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, pursuant to Section 93 of the City Charter, hereby fixes the charge to be paid for by the abutting property owner's of Special Assessment District 12 at \$ _____ per square foot, with the remaining cost being paid by the City.

Seconded by



1869

CITY OF WATERTOWN, NEW YORK

DEPARTMENT OF ENGINEERING

Room 305, Municipal Building

245 Washington Street

Watertown, New York 13601

Tel. (315) 785-7740

Fax (315) 785-7829

**City of Watertown
Sidewalk Maintenance Program**

**Proposed Work Areas:
District #12 (2017)**

November 4th, 2016

Proposed By:

Sean O'Connor, Sr. Engineering Tech.



1869

CITY OF WATERTOWN, NEW YORK

DEPARTMENT OF ENGINEERING

Room 305, Municipal Building

245 Washington Street

Watertown, New York 13601

Tel. (315) 785-7740

Fax (315) 785-7829

The purpose of this report is to provide information so that locations can be chosen for District #12 of the sidewalk program.

The proposed streets and the specific blocks are as follows:

- Lansing St 500 Block
- Mundy St 500 Block
- Lynde St E 100 Block

This area is suggested to be updated due to the repeated sidewalk complaint calls around this specific area. After further inspection, over 80% of the walks need to be replaced and even in some areas; walks have deteriorated to the point of not existing.

The Sidewalk Program (SWP) District 11 consisted of the 800 and 900 blocks of Mill Street and the 100 block of Division st E. This proposed district would enhance improvements made along Main St E, and the fairly new St. Mary Street. Sidewalk improvements in this area would especially improve the walk ability for families and children traveling from Main St E, and Mill Street improving the walk ability to Lansing St, the main path taken to get to North Elementary. By concentrating on this area, the City will be able to greatly improve the pedestrian corridor from the two main arteries on the north side into the school neighborhoods.

Lynde Street East is connected to Mill Street, so any improvements here have a direct impact upon the main pedestrian travel route. This district will serve as a stepping stone to further connections to the 100 and 200 Blocks of Lynde Street West, and compliment the sidewalk improvements to the 300 block of Lynde street west, as part of SWP District 12.

Mundy Street 500 Block is the next logical selection based on its location and the number of calls over the past few years to include into District 12. Most of Mundy Street is in poor condition again making it a good candidate for District 12 selection.

Lansing Street 500 Block connects Main Street East and Mill Street with intersecting Lynde Street East. It is also one of the main pedestrian corridors for North Elementary and the Pool. Inspections of this area revealed well over 60-70% of sidewalk are in need of repairs or complete frontage replacement.



CITY OF WATERTOWN, NEW YORK

DEPARTMENT OF ENGINEERING

Room 305, Municipal Building

245 Washington Street

Watertown, New York 13601

Tel. (315) 785-7740

Fax (315) 785-7829

Table A: Estimated Area Of Work Per Street

Main streets include corner properties with their sqft estimates

Street	Est. SF Area	% Non-chargeable SQFT	Approx. Total SF Area Of Work
Lansing St 500	1448	5	1500
Lynde St E 100	5004	5	5250
Mundy St 500	2888	5	3050
Total	9340		9800

5% of non chargeable sqft is due to any entrance walk replacement

Lansing St. 500 Block





1869

CITY OF WATERTOWN, NEW YORK

DEPARTMENT OF ENGINEERING

Room 305, Municipal Building

245 Washington Street

Watertown, New York 13601

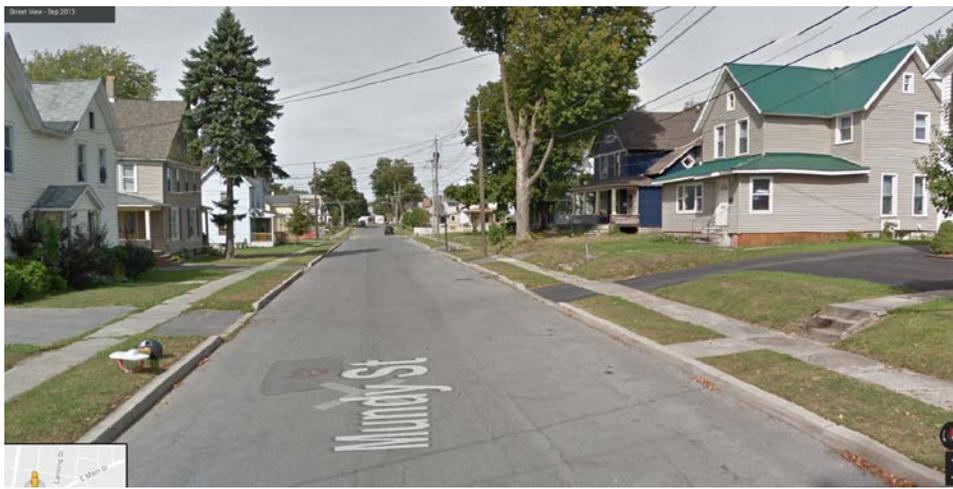
Tel. (315) 785-7740

Fax (315) 785-7829

Lynde St. E 100 Block



Mundy St. 500 block





1869

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A three person DPW crew, along with 2 temporary seasonal workers will be necessary for the proposed work. Based on a 9800 SQFT district, a properly trained 5 person crew should produce 900 - 1000 SQFT/week taking into account: bad weather, delays, equipment failures, traffic, employee turnover, and home owner last minute requests for full frontage work. This would take approximately 13 weeks to complete. The start date for District 12 is tentatively set for July 1st 2017. Immediately following the completion of a 2017 CDBG funded project located on Huntington St which consists of replacing 850' of 4' to 5' sidewalks. The outlined work is scheduled to be completed by the onset of winter.

District 11 is currently under construction and numbers for its completion are not yet finalized.

Proposed Residents in District #12: Please Reference Attached:

SIDEWALK PROGRAM DISTRICT 12

11/10/2016

#	Street Name	Parcel	Owner FN	Owner LN	Adress A	Adress B	Orig. Sq. Ft.	Adj. Sq. Ft.	Cost/ft	Sub-total	Tax	Total
505	Lansing St	3-03-321.000	Jeffrey & Ethel	French	6703 Old State Rd	Natural Bridge NY 13665	16		\$5.75	\$92.00	\$7.36	\$99.36
508	Lansing St	3-03-206.000	Amber	Edick	412 Brainard St	Watertown NY 13601	100		\$5.75	\$575.00	\$46.00	\$621.00
511	Lansing St	3-03-320.000	Gary W	Currier	PO Box 325	Calcium NY 13616	336		\$5.75	\$1,932.00	\$154.56	\$2,086.56
514	Lansing St	3-03-207.000	Alfred D Jr	Rosacia	PO Box 417	Watertown NY 13601	212		\$5.75	\$1,219.00	\$97.52	\$1,316.52
516	Lansing St	3-03-208.000	Todd W	Granger	516 Lansing St	Watertown NY 13601	80		\$5.75	\$460.00	\$36.80	\$496.80
517	Lansing St	3-03-318.000	Thomas D	Mack	144 Shaffer Rd	Remsen NY 13438	96		\$5.75	\$552.00	\$44.16	\$596.16
518	Lansing St	3-03-209.000	Barbara & Mark	Delosh	PO Box 315	Watertown NY 13601	592		\$5.75	\$3,404.00	\$272.32	\$3,676.32
108	Lynde St E	3-03-418.000	Jo Rosanne	Townsend	108 E Lynde St	Watertown NY 13601	264		\$5.75	\$1,518.00	\$121.44	\$1,639.44
109	Lynde St E	3-04-204.000	Mary	Pecori	107 E Lynde St	Watertown NY 13601	192		\$5.75	\$1,104.00	\$88.32	\$1,192.32
113	Lynde St E	3-04-203.000	Omar D	Jack	92 - 477 Hoanu St	Kapolei HI 96707 - 3405	192		\$5.75	\$1,104.00	\$88.32	\$1,192.32
114	Lynde St E	3-03-419.000	Andre & Renata	Kuhner	CMR 469, Box 233	APO AE 09227 - 0003	212		\$5.75	\$1,219.00	\$97.52	\$1,316.52
119	Lynde St E	3-04-202.000	Jennifer A	Brown	119 E Lynde St	Watertown NY 13601	344		\$5.75	\$1,978.00	\$158.24	\$2,136.24
133	Lynde St E	3-04-106.000	Daniel C	Johnson	4064 New Grange Circle	Clarksville TN 37040 - 2531	352		\$5.75	\$2,024.00	\$161.92	\$2,185.92
137	Lynde St E	3-04-105.000	Abel & Miriam	Larkin	137 E Lynde St	Watertown NY 13601	160		\$5.75	\$920.00	\$73.60	\$993.60
143	Lynde St E	3-04-103.000	Douglas D	Griffith	143 E Lynde St	Watertown NY 13601	336		\$5.75	\$1,932.00	\$154.56	\$2,086.56
146	Lynde St E	3-03-315.000	John & Candace	Damon	146 E Lynde St	Watertown NY 13601	32		\$5.75	\$184.00	\$14.72	\$198.72

SIDEWALK PROGRAM DISTRICT 12

11/10/2016

149	Lynde St E	3-04-102.000	Greg A	Geyer	428 Flower Ave E	Watertown NY 13601	344		\$5.75	\$1,978.00	\$158.24	\$2,136.24
152	Lynde St E	3-03-316.000	Brian & Jacquelyn	LaClair	152 E Lynde St	Watertown NY 13601	16		\$5.75	\$92.00	\$7.36	\$99.36
156	Lynde St E	3-03-317.000	Franklin C & Calvin	Massa	156 E Lynde St	Watertown NY 13601	48		\$5.75	\$276.00	\$22.08	\$298.08
157	Lynde St E	3-04-101.000	Secretary of Veterans Affairs		1240 East Ninth St	Cleveland OH 44199	344		\$5.75	\$1,978.00	\$158.24	\$2,136.24
VL	Lynde St E	3-03-418.001	Mary S	Dorr	24085 NYS Rt 37	Watertown NY 13601	96		\$5.75	\$552.00	\$44.16	\$596.16
139	Main St E	3-03-401.000	Mario & Kelley	Hernandez	38 B Bridge St	Carthage NY 13619	192		\$5.75	\$1,104.00	\$88.32	\$1,192.32
193	Main St E	3-03-301.000	Lora	Soluri	193 E Main St	Watertown NY 13601	268		\$5.75	\$1,541.00	\$123.28	\$1,664.28
209	Main St E	3-03-205.000	Georgina	Harrienger-Linzner	209 E Main St	Watertown NY 13601	952		\$5.75	\$5,474.00	\$437.92	\$5,911.92
564	Mill St	3-03-417.000	Mary S	Dorr	24085 NYS Rt 37	Watertown NY 13601	484		\$5.75	\$2,783.00	\$222.64	\$3,005.64
602	Mill St	3-04-206.000	Florence & Philip	Bajjaly	614 Mill St	Watertown NY 13601	176		\$5.75	\$1,012.00	\$80.96	\$1,092.96
504	Mundy St	3-03-306.000	Helen L	Bahou	504 Mundy St	Watertown NY 13601	400		\$5.75	\$2,300.00	\$184.00	\$2,484.00
507	Mundy St	3-03-426.000	Steven & Donna	Chidester	507 Mundy St	Watertown NY 13601	200		\$5.75	\$1,150.00	\$92.00	\$1,242.00
512	Mundy St	3-03-308.000	Wade A	Swatsworth	23499 Swan Rd	Watertown NY 13601	164		\$5.75	\$943.00	\$75.44	\$1,018.44
516	Mundy St	3-03-309.000	Patrick	Saumier	516 Mundy St	Watertown NY 13601	48		\$5.75	\$276.00	\$22.08	\$298.08
519	Mundy St	3-03-424.000	Terry	Reiley	519 Mundy St	Watertown NY 13601	296		\$5.75	\$1,702.00	\$136.16	\$1,838.16
525	Mundy St	3-03-423.000	William M	Bonner	2440 Stevens Circle	Carlsbad CA 92009	112		\$5.75	\$644.00	\$51.52	\$695.52
528	Mundy St	3-03-312.000	Ian C	Schmidt	6 Rabel Ct., Apt. D	Fort Benning GA 31905 - 8815	196		\$5.75	\$1,127.00	\$90.16	\$1,217.16

February 2, 2017

To: The Honorable Mayor and City Council
From: Sharon Addison, City Manager
Subject: SAFER Grant Cost Projections

Fire Chief Dale Herman provided City Council with a Staff Report identifying the SAFER Grant opportunity as part of the January 17, 2017 Agenda. As a result of discussing this topic, Council Member Horbacz requested cost projections for overtime savings and hiring of six firefighters. Attached is a report which summarizes the cost projections for the hiring options of two, four and six firefighters. These projections represent wages and benefits which would be covered by the grant. Non-reimbursable costs such as training and outfitting of a new firefighter are not included, nor are projected savings due to possible pending retirements.

I do not support the City's application for the SAFER Grant and furthermore, I recommend that City Council decline this opportunity.

PER FIREFIGHTER COST (excluding overtime implications)	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Total</u>	<u>Year 4</u>
Base Salary	\$ 44,799	\$ 46,760	\$ 48,819	\$ 140,378	\$ 50,982
Holiday Pay	<u>1,896</u>	<u>1,978</u>	<u>2,065</u>	<u>5,939</u>	<u>2,157</u>
	\$ 46,695	\$ 48,738	\$ 50,884	\$ 146,317	\$ 53,139
FICA (7.65%)	3,572	3,728	3,893	11,193	4,065
Retirement (14.50%)	6,771	7,067	7,378	21,216	7,705
Health Insurance (Family coverage)	<u>15,013</u>	<u>15,013</u>	<u>15,013</u>	<u>45,039</u>	<u>15,013</u>
	\$ 72,051	\$ 74,546	\$ 77,168	\$ 223,765	\$ 79,922
Federal Grant	<u>\$ (54,038)</u>	<u>\$ (54,038)</u>	<u>\$ (25,218)</u>	<u>\$ (133,294)</u>	<u>\$ -</u>
Net Cost to City	\$ 18,013	\$ 20,508	\$ 51,950	\$ 90,471	\$ 79,922

OPTION #1 - HIRE TWO FIREFIGHTERS

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Total</u>	<u>Year 4</u>
Base Salary	\$ 89,598	\$ 93,520	\$ 97,638	\$ 280,756	\$ 101,964
Holiday Pay	<u>3,792</u>	<u>3,956</u>	<u>4,130</u>	<u>11,878</u>	<u>4,314</u>
	\$ 93,390	\$ 97,476	\$ 101,768	\$ 292,634	\$ 106,278
FICA (7.65%)	7,144	7,456	7,786	22,386	8,130
Retirement (14.50%)	13,542	14,134	14,756	42,432	15,410
Health Insurance (Family coverage)	<u>30,026</u>	<u>30,026</u>	<u>30,026</u>	<u>90,078</u>	<u>30,026</u>
Total Cost	\$ 144,102	\$ 149,092	\$ 154,336	\$ 447,530	\$ 159,844
Federal Grant	<u>(108,076)</u>	<u>(108,076)</u>	<u>(50,436)</u>	<u>(266,588)</u>	<u>-</u>
Net Cost / (Savings) to City excluding affect to overtime	<u>\$ 36,026</u>	<u>\$ 41,016</u>	<u>\$ 103,900</u>	<u>\$ 180,942</u>	<u>\$ 159,844</u>
Overtime Decrease Assumption:					
Overtime Wages (\$600,000 to \$470,000)	\$ (130,000)	\$ (130,000)	\$ (130,000)	\$ (390,000)	\$ (130,000)
Fringe Benefits (31.75%)	<u>(41,275)</u>	<u>(41,275)</u>	<u>(41,275)</u>	<u>(123,825)</u>	<u>(41,275)</u>
	\$ (171,275)	\$ (171,275)	\$ (171,275)	\$ (513,825)	\$ (171,275)
Net Cost / (Savings) to City	\$ (135,249)	\$ (130,259)	\$ (67,375)	\$ (332,883)	\$ (11,431)

OPTION #2 - HIRE FOUR FIREFIGHTERS

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Total</u>	<u>Year 4</u>
Base Salary	\$ 179,196	\$ 187,040	\$ 195,276	\$ 561,512	\$ 203,928
Holiday Pay	<u>7,584</u>	<u>7,912</u>	<u>8,260</u>	<u>23,756</u>	<u>8,628</u>
	\$ 186,780	\$ 194,952	\$ 203,536	\$ 585,268	\$ 212,556
FICA (7.65%)	14,288	14,912	15,572	44,772	16,260
Retirement (14.50%)	27,084	28,268	29,512	84,864	30,820
Health Insurance (Family coverage)	<u>60,052</u>	<u>60,052</u>	<u>60,052</u>	<u>180,156</u>	<u>60,052</u>
Total Cost	\$ 288,204	\$ 298,184	\$ 308,672	\$ 895,060	\$ 319,688
Federal Grant	<u>(216,152)</u>	<u>(216,152)</u>	<u>(100,872)</u>	<u>(533,176)</u>	<u>-</u>
Net Cost / (Savings) to City excluding affect to overtime	<u>\$ 72,052</u>	<u>\$ 82,032</u>	<u>\$ 207,800</u>	<u>\$ 361,884</u>	<u>\$ 319,688</u>
Overtime Decrease Assumption:					
Overtime Wages (\$600,000 to \$385,000)	\$ (215,000)	\$ (215,000)	\$ (215,000)	\$ (645,000)	\$ (215,000)
Fringe Benefits (31.75%)	<u>(68,263)</u>	<u>(68,263)</u>	<u>(68,263)</u>	<u>(204,789)</u>	<u>(68,263)</u>
	\$ (283,263)	\$ (283,263)	\$ (283,263)	\$ (849,789)	\$ (283,263)
Net Cost / (Savings) to City	\$ (211,211)	\$ (201,231)	\$ (75,463)	\$ (487,905)	\$ 36,425

OPTION #3 - HIRE SIX FIREFIGHTERS

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Total</u>	<u>Year 4</u>
Base Salary	\$ 268,794	\$ 280,560	\$ 292,914	\$ 842,268	\$ 305,892
Holiday Pay	<u>11,376</u>	<u>11,868</u>	<u>12,390</u>	<u>35,634</u>	<u>12,942</u>
	\$ 280,170	\$ 292,428	\$ 305,304	\$ 877,902	\$ 318,834
FICA (7.65%)	21,432	22,368	23,358	67,158	24,390
Retirement (14.50%)	40,626	42,402	44,268	127,296	46,230
Health Insurance (Family coverage)	<u>90,078</u>	<u>90,078</u>	<u>90,078</u>	<u>270,234</u>	<u>90,078</u>
Total Cost	\$ 432,306	\$ 447,276	\$ 463,008	\$ 1,342,590	\$ 479,532
Federal Grant	<u>(324,228)</u>	<u>(324,228)</u>	<u>(151,308)</u>	<u>(799,764)</u>	<u>-</u>
Net Cost / (Savings) to City excluding affect to overtime	<u>\$ 108,078</u>	<u>\$ 123,048</u>	<u>\$ 311,700</u>	<u>\$ 542,826</u>	<u>\$ 479,532</u>
Overtime Decrease Assumption:					
Overtime Wages (\$600,000 to \$300,000)	\$ (300,000)	\$ (300,000)	\$ (300,000)	\$ (900,000)	\$ (300,000)
Fringe Benefits (31.75%)	<u>(95,250)</u>	<u>(95,250)</u>	<u>(95,250)</u>	<u>(285,750)</u>	<u>(95,250)</u>
	\$ (395,250)	\$ (395,250)	\$ (395,250)	\$ (1,185,750)	\$ (395,250)
Net Cost / (Savings) to City	\$ (287,172)	\$ (272,202)	\$ (83,550)	\$ (642,924)	\$ 84,282

January 25, 2017

To: The Honorable Mayor and City Council

From: James E. Mills, City Comptroller

Subject: VL Burlington Street

The individual that offered \$100 for VL Burlington Street no longer wishes to purchase the lot so a resolution was not prepared for tonight's meeting.

January 31, 2017

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Community Development Block Grant (CDBG) 2017 Annual Action Plan
Public Hearing

Planning Staff is beginning the process of developing the City's 2017 Annual Action Plan for the CDBG Program. One of the requirements in developing the plan is to hold a public hearing to obtain input from citizens, involved agencies and interested persons regarding the development of funding priorities and projects that will be included in the plan.

In addition to the public hearing, we will be contacting constituency groups and organizations that are identified in our Citizen Participation Plan and will discuss the plan at an upcoming City Council work session.

In order to remain on schedule for submitting the final plan to HUD by the May 15, 2017 deadline, Staff is recommending that the City Council schedule a public hearing for the CDBG 2017 Annual Action Plan for 7:30 p.m. on Monday, March 6, 2017.

January 31, 2017

To: The Honorable Mayor and City Council
From: Sharon Addison, City Manager
Subject: 28th Annual Local Government Conference

The NYS Tug Hill Commission is again offering their Annual Local Government Conference. This year it will be held on March 30, 2017 at Jefferson Community College.

Please review the Conference Sessions and let us know if you would like to attend, noting the Workshop for each session for which you would like to join. So that we are able to process the payment, I ask that you return the Registration Information page by the next regular Council Meeting.

ABOUT US

ASSISTANCE

PROJECTS

PUBLICATIONS AND RESOURCES

LINKS

Registration is now open!

**NYS Tug Hill Commission
28th Annual Local Government Conference
Thursday, March 30, 2017**

Jefferson Community College, 1220 Coffeen Street, Watertown, NY 13601

TWO EASY WAYS TO REGISTER

- 1. Online:** Go to <https://lgc2017.eventbrite.com> to pay electronically.
- 2. Mail:** Complete and print the registration form to pay with a check or voucher.

The form is a fillable pdf, which can be typed in, printed, and mailed to the office with payment. Alternatively, the blank form can be printed and filled in by hand, and then mailed to the office with payment.

Detailed session descriptions are available [here](#).

Please call our office toll-free in the region at 888-785-2380 with questions about the event or if you have a problem registering.

**\$50 Early Registration (by March 15th)
\$100 Late Registration (March 16th thru March 26th)
No refunds will be issued after March 15th. No registrations by phone, fax, or email**

Please join us for this opportunity to interact with associates and other local government of from across the state as we work together to find solutions to problems and issues that chal our communities. Jefferson Community College in Watertown, NY continues to be a wonde host for our conference. Over 30 vendors will be showcased in the gym where you will regis the morning, have lunch at noon and a reception at 4 p.m. Please join us for the day!

Overview of the Day

7:30 a.m. – 8:30 a.m. Registration & Breakfast w/ Exhibitors

8:30 a.m. – 9:00 a.m. Welcoming Remarks & Keynote

9:15 a.m. – 10:30 a.m. 1st Concurrent Session

10:45 a.m. – Noon 2nd Concurrent Session

Noon – 1:00 p.m. ~ Lunch

1:15 p.m. – 2:30 p.m. 3rd Concurrent Session

2:45 p.m. – 4:00 p.m. 4th Concurrent Session

4:00 p.m. ~ Reception

SEARCH

NYS TUG HILL COMMISSION

Dulles State Office Building
317 Washington Street
Watertown, NY 13601-3782

Registration Information

Please complete this registration form and mail it with your check or voucher.

Payable to: NYS Tug Hill Commission, 317 Washington Street, Watertown, NY 13601

Registration forms will not be accepted by phone, fax or email.

- Amount Paid \$50 (postmarked by March 15, 2017)
 \$100 (postmarked March 16 - 26, 2017)

No refunds will be issued after March 15, 2017.

First Name	<input type="text"/>	Last Name	<input type="text"/>		
E-mail	<input type="text"/>	Phone	<input type="text"/>		
Title	<input type="text"/>	Organization	<input type="text"/>		
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip Code	<input type="text"/>
Town/Village	<input type="text"/>	County	<input type="text"/>		

Session 1

Session 2

Session 3

Session 4

- Assessors AM
Session PM

Complete session descriptions at www.tughill.org/LGC2017.
Questions please call (888) 785-2380.

Attendees will receive a certificate of attendance for 5-1/2 hours of training.



March 30, 2017 Conference Sessions

Town Boards ~ Village Boards ~ Clerks ~ Planning Boards ~ Zoning Boards ~ Highway Departments ~ Assessors

Opening Remarks & Keynote 8:30 - 9:00 a.m.

Assessor Training - 9:15 a.m. - 4:00 p.m.

This five hours of certified training for assessors will focus on veteran's exemptions in the morning session and what is and what is not considered income for both the Senior Citizen and the Enhanced STAR exemptions in the afternoon. There will be plenty of time for questions and answers.

Session 1 ~ 9:15-10:30 a.m.

1A. Workers' Compensation & Your Community

The New York Workers' Compensation Law was enacted in 1914 to protect both injured workers and their employers. The laws of New York are clear. With few exceptions, if your municipality has employees, you are required to provide workers' compensation insurance to protect injured workers. Is your municipality covered?

1B. Cemetery Management Overview: Legal Responsibilities & Obstacles Towns & Villages Face in Preserving Cemeteries

NYS is home to thousands of neglected or abandoned cemeteries, many of which are technically the responsibility of their surrounding communities. Legal responsibilities and obstacles that communities face when they attempt to preserve or restore abandoned local cemeteries will be discussed in this session.

1C. Ethical Considerations for Planning Boards & ZBAs

This session will cover a wide range of issues that members of local land use decision-making bodies are confronted with. Discussion will include gray areas involving conflicts that arise from appearances before local decision-making bodies known to create ethical dilemmas.

1D. Motions, Criteria & Decision Making

Discussion of basic goals and guidelines for making sound motions and decisions is the topic of this session, including: review of decision criteria, complex and/or controversial applications, recording detailed and accurate minutes, and dealing with precedents.

1E. Reasonable Suspicion Training for Highway & DPW

This session will review reasonable suspicion testing and the role of the supervisor in making the determination to send safety sensitive employees for drug or alcohol testing. Who is required to be tested, when testing should occur, the testing procedures and what should happen if an employee does not pass the test will also be covered.

1F. Leadership through Effective Communication & Decision Making

This session will incorporate examples, stories, and tools that will provide the skills to understand and better manage interactions with staff, board members, and residents of the community; introduce tools to help reduce conflict and plan for the future; and improve participants' abilities to turn dry numbers into a compelling story and message.

1G. NYS Shared GIS Program

Two key features of the Data Sharing Cooperative are: data creators retain ownership of their GIS data sets, but agree to share it with other Cooperative members for free or, at most, for the cost of copying it; and users of the GIS data pass updates, corrections, and revisions back to the creators of the data set, resulting in improved data quality.

Session 2 ~ 10:45 a.m.-Noon

2A. Comp Plans & Your Bottom Line: What Town & Village Boards Need to Know

The greatest benefit of comprehensive planning is getting through difficult discussions about the character of your community and the direction it should follow. This session will cover: why comprehensive planning is vital; why it should have a competitive edge; local commitment; a return on investment; and marketing the plan.

2B. Rise of Cemetery Abandonment in the Age of the Tax Cap

In an era of tax caps and shrinking revenue, the last thing a town wants to do is become a cemetery operator. However, that is exactly what state law and circumstances may require them to do. There are options to help in dealing with this new responsibility or perhaps in preventing cemetery abandonments that this session will discuss.

2C. Site Plan Review: Process & Paperwork

An overview of the statutory authority local governments have to review site plans. Discussion will include scope and content of a site plan and role of the site plan in municipal review of development projects. A discussion of site plan design will also be included in this session.

2D. Use & "Misuse" of Alternate Planning Board & ZBA Members

This session will discuss how all existing provisions of law relating to training, continuing education, attendance, conflict of interest, compensation, eligibility, vacancy in office, compatibility of office and service on other boards, also apply to alternate members in the same manner as they apply to regular members.

2E. All the Things a Highway Department Should Know About the Emerald Ash Borer

With an emerald ash borer (EAB) infestation on the horizon, the time to act is now. A highway department's most strategic response is to start EAB preparations now, utilize a mix of treatment, removal, and replacement of trees, and to leverage as many public and private partnerships as possible to create the capacity needed to effectively respond to this threat.

2F. Leadership through Effective Communication & Decision Making

(Continued from Session 1)
A continuation from the first session at 9:15 a.m. To provide the skills to understand and better manage interactions with staff, board members and residents of the community.

2G. Community Choice Aggregation

Community choice aggregation (CCA) is a state policy that allows local governments to aggregate residential electricity and natural gas demand within their jurisdictions. CCA can provide residential customers with more competitive energy rates, as well as protect them from predatory marketing and bad energy deals. This session will discuss all that is involved.

Session 3 ~ 1:15-2:30 p.m.

3A. True Cost of Services

This presentation will provide local officials with a more meaningful and understandable budget document. By identifying the direct and indirect costs associated with a government service as well as any revenues realized by offering the service, local officials will be able to determine and communicate to taxpayers the "true cost" of services being offered.

3B. Which Way Do I Go? How to Prepare a "Blueprint for Funding" Your Next Project.

A review of the steps involved in preparing a Funding Quilt for your next project will be the focus of this session. Participants will review how to prioritize, select, prepare and promote their project before a grant deadline as well as learn key points in developing successful applications.

3C. Planning & Zoning for Solar

This session will cover information on current solar topics, including relevant property tax topics related to solar development, Real Property Tax Section 487 and PILOTS, and agricultural lands. This workshop will also review strategies and best practices for developing a clear, comprehensive, and enforceable solar permitting and regulatory framework.

3D. SEQR Basics

An introduction to the State Environmental Quality Review Act includes an overview of the environmental assessment form (EAF), Type I, Type II, and Unlisted actions and the sequence of making a positive or negative declaration on a project's potential to have an adverse impact on the environment. The relationship between the administration of local regulations and SEQR will also be discussed.

3E. Roadway & Roadside Drainage

This session will cover: extent of drainage problems; properties and effects of soil and subsurface water; what subsurface drains do not do; purpose of cross section elements and maintenance techniques; how to maintain, inspect, and install culverts; purpose and maintenance of ditches; and much more.

3F. Protecting Municipal Data & Computer Systems: A Non-Technical Guide For Beginners

Improve local government cybersecurity by reviewing the fundamentals. This session includes identifying common cybersecurity threats and methods to reduce risk of becoming a victim. Participants will be given the tools to evaluate their cybersecurity policies, procedures, and technologies.

3G. Fort Drum Joint Land Use Study Overview

The goal of the Fort Drum Joint Land Use Study (FD JLUS) is to reduce potential conflicts between FD and the surrounding communities while accommodating new growth and economic development, sustaining economic vitality, and protecting the operational missions of FD. JLUS programs traditionally have three core objectives: understanding, collaboration, and action.

Session 4 ~ 2:45-4:00 p.m.

4A. Are Cost Effective Low Pressure Sewers In Your Future?

Low Pressure Sewer (LPS) systems are a reliable and economical alternative to gravity sewers. This presentation will review what a LPS is and its potential advantages over a gravity sewer system. A review of design engineering and financing required to support a sewer project will also be covered.

4B. Public Sector Wage & Hour Laws: The Top Ten Employer Myths & Misconceptions

Attendees will gain a better understanding of the federal Fair Labor Standards Act, the New York State Labor Law, the New York State Taylor Law, and other laws, rules and regulations that impact payroll issues in the public sector including but not limited to the minimum wage, overtime pay, compensatory time off, and paid leave requirements.

4C. Exploring the Regulation of Signs in NYS

This session will explore the strategies and pitfalls that municipalities should be aware of when adopting, updating or enforcing local sign regulations. Hot topics such as political signs and digital and electronic signage will be discussed as well as the latest from the Supreme Court on sign issues.

4D. Q&A for Planning & Zoning Boards

This is your chance to ask the expert your burning legal questions. Back by popular demand, for the sixth year in a row, this session is an open floor format for questions on planning and zoning issues with land use attorney Scott Chatfield.

4E. Implementing GIS from the Ground Up

How to build and utilize GIS from the ground up. Knowing your GIS needs and finding partners is always a good place to start.

4F. Workplace Violence Prevention Training

Municipal clerks will learn the basics and details of required training for sexual harassment, discrimination and workplace violence. On June 7, 2006 New York State passed a law requiring public employers to provide workplace violence prevention training to their employees.

4G. North Country Health Compass & Your Community

The North Country Health Compass brings non-biased data, local resources and a wealth of information to one, accessible, user-friendly location. The intent is to give communities the tools needed to read and understand public health indicators that affect quality of residents' lives. Local governments can use this data to establish goals on a variety of platforms.

****Sessions subject to change due to speaker availability.****

Lunch: Noon to 1:00 p.m.

Reception: 4:00 p.m.



Development Authority of the North Country
Dulles State Office Building
Watertown, New York 13601

Gary Turck
Chairman of Board

James W. Wright
Executive Director

January 26, 2017

Honorable Joseph Butler, Jr.
Mayor, City of Watertown
245 Washington Street, Room 302A
Watertown, New York 13601

Dear Mayor Butler:

As you are aware, the Development Authority of the North Country engaged Gar Associates on behalf of the City to complete a comprehensive housing analysis for the Watertown housing market and vacant and distressed housing concerns in the City. The report has been completed and I am pleased to present it to you.

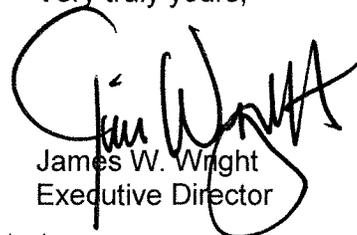
The results, I believe, reaffirm the discussion that the City needs to invest in the quality of its existing housing stock, both single family and rentals. Some of the highlights from this report are as follows:

- Most people who own private homes in the City will remain in the City
- When excluding the former 801 housing units, the overall vacancy rate in the City was around 6.31%. There is continued strong demand for affordable housing units.
- The City projects an aging population that may require housing options for senior populations in the future.

The report concludes that there are opportunities for the City to improve its existing housing stock to meet current and future housing demands, including zombie and foreclosure properties. We would be happy to set up a presentation by Gar Associates to you and the Council, if you would like.

As you know, the Authority remains committed to assisting the City with initiatives to address housing concerns.

Very truly yours,



James W. Wright
Executive Director

cc: Sharon Addison, Manager, City of Watertown

**COMPREHENSIVE HOUSING ANALYSIS
WATERTOWN HOUSING MARKET AND
VACANT AND DISTRESSED HOUSING CONCERNS
CITY OF WATERTOWN, JEFFERSON COUNTY, NEW YORK**

DATE OF ANALYSIS

FALL/WINTER 2016

DATE OF REPORT

JANUARY 25, 2017

PREPARED FOR:

Ms. Michelle Capone
Director of Regional Development
The Development Authority of the North Country (DANC)
317 Washington Street, Suite 414
Watertown, New York 13601

ANALYST:

GAR Associates LLC
2399 Sweet Home Road
Amherst, New York 14228-1193

David M. Carlon
Senior Analyst

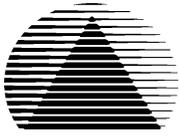
Joseph D. Sievert
Analyst

M. Scott Allen
Principal Housing-Market Analysis

GAR FILE NO.:

2016310

Report Issued: January 25, 2017



GAR ASSOCIATES LLC
Real Estate Appraisers and Consultants

January 25, 2017

Ms. Michelle Capone
Director of Regional Development
The Development Authority of the North Country (DANC)
317 Washington Street, Suite 414
Watertown, New York 13601

Re: Comprehensive Housing Analysis
Watertown Housing Market and
Vacant and Distressed Housing Concerns
City of Watertown, Jefferson County, New York
GAR File No. 2016310

Dear Ms. Capone:

At your request, we have completed provided a comprehensive analysis and overview of the housing market in the City of Watertown.

There are many variable influences impacting the local housing market as it relates to both owner-occupied and rental units. We are very familiar with the influences associated with your market related to the presence of Fort Drum and the economic characteristics that are unique to this region. The context of this analysis has initiated from conversations with the city, your organization and others related to some concerns pertaining to housing needs, influences on the housing market, and the need to set and establish some key priorities and goals/objectives as it relates to various decision-making relating to housing decisions.

Generally, we are aware of the older and dated nature of the housing inventory within the City of Watertown, and many of the current concerns relate to the influences regarding price and value trends. The inventory of vacant housing including both single family and rentals has increased; foreclosures and out-of-area owners who have simply abandoned various properties, and a dated housing stock that is being replaced in part by new market rate and affordable housing rentals.

Some of the key housing concerns that require evaluation include:

- Homeowners and renters/tenants leaving the City of Watertown boundaries, and moving to new housing options that have been developed outside of the city. There has been recent, historical and ongoing development that has occurred in surrounding and periphery areas of the City of Watertown and also on the Fort Drum Base. In part, this is being stimulated by what is perceived as substandard housing options within the City of Watertown and the somewhat aged and dated nature of many of the physical properties.
- Analysis of what are known as "Zombie" homes or those abandoned and in a foreclosure status. We understand that some identification of numbers, and the evaluation of the impact on property values and residential trends are desired.

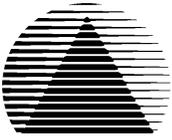
i

CORPORATE OFFICE:

2399 SWEET HOME ROAD AMHERST, NEW YORK 14228 TEL.716-691-7100 FAX.716-691-7770 TOLL FREE: 1.800.836.0382

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Ms. Michelle Capone
January 25, 2017

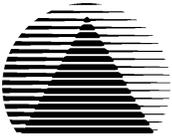
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- Evaluate and analyze prospective homeownership opportunities. The thinking is that the ratio of rental units within the city is fairly high and one of the goals and objectives is to attempt to create an environment that will stimulate a shift in the tenure ratio from renters to owners.
- Consider the impact of the former 801 housing complexes throughout the community and how they have and will continue to influence housing options.
- Other areas of consideration include determination of whether affordable or market rate housing/rental options are necessary, and evaluation of the impact of the trends at Fort Drum on the housing market within the City of Watertown.

The focus of this study will relate to the concerns of the community as a result of a declining population base, declining military troop strength, increasing number of rental housing options, and increasing number of vacant “zombie” or foreclosure homes, and overall housing market concerns. **Key aspects** that will be evaluated and overviewed within the document include:

- A timeline of new housing options and population change from 2005 to current based on historical review of housing reports and building permits. The addition of new housing has provided options for new and existing households in this market that would have otherwise been attracted to the city.
- Current issues impacting the local housing market including vacant/abandoned properties commonly referred to as “zombie” homes, stabilized troop strength, vacancy levels in the market for single and multifamily properties, the quality of the existing housing stock, and the mobility patterns of local residents.
- Future issues related to fixing these vacant/abandoned buildings, the aging and declining local population, and future additions to the housing inventory.
- Census data pertaining to income levels, median home values, renter/owner ratios, and other critical demographics for the city as a whole and individual census tracts.
- Neighborhood revitalization strategies identifying locations with the greatest need to address vacant/abandoned properties, identifying the potential buyers/residents of these properties, and future options.
- Local level policy and strategy options for the community including the establishment of block clubs, a landlord registry and tax incentives. This includes an increase in staffing for inspections, the potential creation of a Land Bank, recommendations on CDBG/HOME funding expenditures, and expanding the utilization and awareness of NYSERDA programs for building improvement and renewable energy creation.

This type of research and consulting relies on historical trends related to development, population changes, and the status of the housing stock in order to identify important aspects of the market that represent the greatest need in the future.



Ms. Michelle Capone
January 25, 2017

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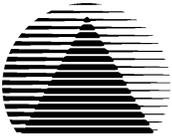
Critical factors to recognize when reviewing the remainder of this report include:

- Our analysis has relied in part on previous GAR work efforts related to the Watertown market, current Census/HISTA data and troop strength reports gathered over time, which has all been updated to the current time frame.
- Conversations with municipal officials including the Watertown Assessor, Planning Department, Housing Authority and other local stakeholders including realtors, housing management companies and developers. Conversations with these groups have identified current issues and perceptions of certain members of the community.
- Data related to home sales is from the Multiple Listing Service and data related to vacant/abandoned homes was provided by the city's Assessor and the New York State Zombie Home Hotline recently enacted to track what is being perceived as an increasing concern. We have also provided data from an internet source known as RealtyTrac that identifies and analyzes homes that are in pre-foreclosure, foreclosure, bank owned or listed/sold.

It is important to recognize that this study represents a compilation of data gathered from various sources, including competitive properties surveyed, local municipal records, and interviews with market participants, town officials and review of secondary demographic data. Although the sources used are felt to be reliable, it is impossible to thoroughly verify and authenticate all data utilized. The analysis does not guarantee the data and assumes no liability for errors of a factual nature, analysis, or judgment provided.

Among the sources utilized and cited throughout this study are the U.S. Census of Population and Housing, demographic information compiled (2000 and 2010 Census and forecasts for the market). We have also utilized HISTA Data (Households by Income, Tenure, Age and Size). This information was used in part to establish the demand model, and capture analysis. The data reflects current projections prepared by Claritas in conjunction with Ribbon Demographics. The information used applies predominately to the 2016 operating year, but we also referenced some of the data that they consolidated from the 2000 Census and also forecasts through 2021.

Further, it must be recognized that the recommendations and conclusions provided in this market analysis are objective opinions based on the data gathered and interpretation of current and prospective supply and demand variables. Real estate markets are very dynamic in nature and continually effected by demographic, economic and developmental changes. The site visit, research and analysis undertaken were completed in Fall/Winter of 2016. Utilization of this report and the recommendations/ conclusions undertaken are reflective of trends at this time. The results are being presented in a summary report, and we do issue some caution in using this report for specific application to financing or funding, as the unit mix, product concept, rent structures and other variables may differ. Based on the preliminary nature of the project, we would recommend that the report be reviewed and updated to apply specifically to your advanced development concept.



Ms. Michelle Capone
January 25, 2017

Page 4

Respectfully,

GAR ASSOCIATES LLC

David M. Carlon
Senior Analyst

Joseph D. Sievert
Analyst

M. Scott Allen
Principal Housing-Market Analysis

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ADDENDUM

Additional Hista Data	
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Qualifications of Analysts	

This analysis is comprehensive in that it examines multiple aspects of the City of Watertown market including single and multifamily housing stock, population and household changes, market occupancy levels, and recommendations for future actions based on the greatest need and available resources identified.

The City of Watertown has an older housing stock with the majority of the single family and smaller multifamily buildings constructed in the early 1900s. The feeling is that there are an increasing number of single family homes that are currently vacant/abandoned and becoming a detraction from the existing uses in the community. Concurrently the market vacancy for single and multifamily housing is higher than in previous years due to both the quality of the existing stock, added inventory and stagnant growth patterns.

Various media outlets and community members have reported on this occurrence, and this report intends to provide information related to the current housing options, population and movement patterns of city residents, so that policy and strategies can be implemented.

Each of the sections of the report will examine particular aspects of Watertown related to the housing market. Our *initial summary of findings and conclusions* relates to the following:

- There is *evidence of increased vacancy* of both single and multi-family housing in the City of Watertown as the result of new inventory that has been created throughout the region, aging housing options in the city, and subsequently stagnant population and household change that has continued in the city. While an increase in overall vacancy is evident in the city, it is also occurring throughout the region, and also across other Rust Belt Cities.
- 2010 American Community Survey (ACS) data suggests that around 10.2% of the housing units are vacant, with 5.7% consisting of vacant rental units.
- We have provided details on larger housing complexes within the city, including those with 20+ apartments, and the former 801 housing developments. Our findings indicate a *weighted vacancy of 6.31% for all rental housing* based on surveyed properties in the City of Watertown when including market rate and affordable housing. The market rate housing vacancy is 12.55% and the affordable housing vacancy is 1.96%, and when weighted based available units (see page 18) and total units surveys the results are at 6.31% overall.
- Our findings indicate that there are approximately *253 vacant single/two-family homes* in the City of Watertown, reflecting a ratio of about 1.9% of all housing units, and 4.8% of owner-occupied housing units. Rochester has a higher ratio of vacant, dilapidated and zombie housing stock as a percentage of total housing units than the city of Watertown, while other cities like Buffalo, Syracuse, Oswego and Auburn have a lower ratio.

City of Watertown Rental Market Vacancy:	6.31%
City of Watertown Vacant Single/Two-Family Homes:	253

- Countywide *growth* has been evident over the past 5+ years, while the city changes have been less significant. Total population in the city has increased by only 885 persons from 2000 to 2014, or 3.3% based on census projections, with just over 1,000 new household formations. This impacts the need for additional housing units in the city, and should allow for a focus on stabilization and revitalization of existing housing stock.
- Within the city, a total of *nearly 600 new apartments and 320 new single or multi-family units (4 or more apartments)* have been created since 2005, based on review of building permits and development activity, which has adequately accommodated population and household growth. Much of this rental product has been targeted to lower income families, and very little new market rate housing has been evident.

- As evident by absorption of new rental housing outside the city, the population and household growth that has occurred has been attracted to ***new product types***. There has been substantial new construction outside the city that has accommodated much of the regional demand for housing. Discussions with property managers at places like Beaver Meadows, Eagle Ridge and The Preserve at Autumn Ridge indicate tenant profiles that include empty nesters, relocations and smaller families, but there has not been significant movement from existing city residents to these projects. Households that have never lived in the City of Watertown appear to be choosing newer products as opposed to the existing but older housing that is available within the city when given the option. This has resulted in rental concessions and in many cases increased vacancy for city properties.
- ***Funding sources*** must be created in order to help identify and stabilize declining neighborhoods and allow for this revitalization and redevelopment strategy on a block by block or neighborhood by neighborhood basis. There is no quick fix to ending decline when the housing stock is older and less efficient, and economic conditions are sluggish, however sources must be created to slow the decline.
- ***Concerns*** related to vacant homes and zombie homes are scattered throughout the city, and by identifying options for reinvestment these can be mitigated. Homes can be acquired and repaired and returned to the market as a better quality housing option to serve the local community at pricing levels that reflect the local population. There are home ownership programs and other options available that provide for subsidy to offset renovations costs, closing costs and ultimately create a more affordable option to potential homeowners.
- ***Review of movement patterns of residents of the City of Watertown*** does indicate that there is less movement by homeowners. Only around 10% of homeowners move annually, while the rental population is more transient with 50% to 60% annual movement. Repairing and selling vacant or older but updated single-family housing to owner-occupants will help to stabilize population and households shifts.
- ***Create a more extensive monitoring program*** either through landlord registry or through an expanded permit and building code review. Identify problem homes, blocks and neighborhoods and be proactive in providing assistance to slow the growth of vacancy and dilapidation.
- ***Focus on redevelopment of existing infrastructure and inventory*** to create modern and efficient options in the city, offering new features, amenities and finishes. The market is nearing saturation, and additional supply of housing should concentrate more on reinvestment. Any additional housing that is created should consider the growing senior population and affordable populations with documented housing needs.
- Properties like the ***former 801 complexes*** are discounting rents to compensate for older and inefficient utility sources, and older, dated finishes and designs, in an effort to stabilize occupancy. Many are in or nearing financial troubles, and there is a glut of larger unit types (mostly 3 and 4 bedrooms) that remain available. The concession in rent has resulted in some improvement to occupancy from June 2016 to November 2016, but at rent levels that are now more consistent with affordable housing options, as opposed to market rate housing. This tends to create a false representation of the rental housing market, given these concession and rents cannot be sustained. These units will require modernization and redevelopment, and cost can be significant.
- ***Housing values*** are showing instances of decline as the result of the aging physical conditions, and with funding available to allow for modernizing and weatherized, there could be increased interest.

Some *conclusions* that can be drawn include:

Owner-Occupied Housing

- Continue to ***improve the existing stock of single-family housing*** through use of homeownership and modernization grants. Homeowners tend to stay in place for a longer time frame, and are less transient when compared to renters. Providing good quality ownership options that are updated, modernized and affordable is a key component to improving the housing market. With 253 housing units identified to be in various stages of transition (foreclosure or vacant/abandoned), these housing units would be a good start to a land bank type program where housing can be updated and resold, or other programs that help to improve the existing housing quality and condition.
- The housing market in the city of Watertown has been influenced by the number of vacant homes and foreclosures, as overall values have shown decline over the past few years, and days on market has increased. It is taking longer to sell a home, and the homes are selling at levels that are lower on average than they have been in the past. The ***most current MLS data shows a decline in pricing*** in 2016 from the same period in 2015 from \$136,500 to \$110,900. This is related to the quality of housing that has been selling, which is mostly older and dated stock, as opposed to homes that have been updated. In terms of volume, there has been a consistent number of homes selling each year, but again the quality of the homes have influenced the pricing.
- The ratio of homeowners versus renters is heavily weighted towards renters, and stabilization of neighborhoods will require some shifts in this ratio.
- Provide ***access and education*** related to the various incentives available to first time homebuyers, and modernization programs that are offered. In many cases there is a lack of knowledge, but in most cases there is feeling that the benefits would not outweigh the challenges of obtaining the funding.

Rental Housing

- There has been ***very little new housing or redevelopment*** of rental units in the city, and the existing options are mostly older and dated. As evident by the absorption of new housing in the surrounding communities, when given the chance, renters will choose new over older housing. New housing in the city has been mostly affordable in nature, but has been well received and remains well occupied. Older and dated product is less desired and has higher availability and vacancy.
- Rent rates and occupancy levels have improved over the past 12 months, however the city maintains a ***6.31% overall vacancy rate*** based on the surveyed properties. The vacancy of the market rate housing is greater at 12.55% while the affordable housing is lower at 1.96%. The former 801 housing development are impacting these ratios, as they have a higher vacancy and low rent thresholds. When excluding the former 801 housing units, the market rate housing vacancy is 4.55%.
- The vacancy levels in the city are actually lower than the market vacancy for the Watertown region based on our independent survey that shows a 13.45% vacancy for market rate housing units and a 2% vacancy for affordable housing, or 6.79% overall weighted vacancy. The regional vacancy is impacted by the amount of new housing that has been added to the market, deployment and military population.
- There remains high demand in the city, as occupancy levels are higher than many of the suburban projects, and there is proximity to services that are desired by renters.

INTRODUCTION

- There remains a need for affordable housing in the city, as existing housing can be considered an overburden when including rent and utilities or substandard when compared with newer affordable housing options. As evidenced by wait lists and occupancy at all affordable housing complexes which is less than 2% overall, there would be additional support for affordable housing, but this would create additional vacancy in older and inefficient rentals that exist. Consideration for redevelopment and/or preservation of existing affordable housing, and the potential conversion of underperforming market rate housing projects (former 801 housing as an example), could alleviate some of these concerns.
- With an aging population in the city, there will be shifts that will occur in the *needs for senior housing*, or smaller unit types. The 801 housing offers larger units for families, while many of the existing rental that are not senior oriented do not offer the accessibility, features or amenities required by seniors. Existing housing dedicated to seniors is in deep subsidy housing for very low income seniors. Some consideration to affordable or mixed-income housing for seniors should be provided to allow seniors to remain within the city, but move from a home ownership situation into a desirable rental unit.
- By providing seniors with a rental housing option in the City, there will be additional opportunity for younger families to move into a home ownership situation, as in most cases senior will look to sell their homes and move into a rental situation.

HISTORICAL SUMMARY OF MARKET CHANGES

Timeline of Housing and Population Changes 2000-2016

The regional market including not only the City of Watertown but also surrounding communities in Jefferson and Lewis counties has been fairly dynamic over the past decade with new single and multi-family housing built, as population and household growth has occurred from the expansion at Fort Drum and the general shift that have continued in population and households. Census data has been analyzed and presented, in addition to changes that have occurred at Fort Drum.

Below is a summary of household and population trends specific to the City of Watertown during this time period:

CITY OF WATERTOWN POPULATION DATA*		
Year	Total Population	% Change
2000 Census	26,705	
2010 Census	27,023	+1.19%
Growth 2000 - 2010	+318	
2006-2010 ACS 5 Year Estimates	26,753	
2007-2011 ACS 5 Year Estimates	26,945	+.72%
2008-2012 ACS 5 Year Estimates	27,161	+.80%
2009-2013 ACS 5 Year Estimates	27,453	+1.08%
2010-2014 ACS 5 Year Estimates	27,590	+.50%
Growth 2010 – 2014	+567	

*US Census Bureau

CITY OF WATERTOWN HOUSEHOLD DATA*					
Survey Year	Total Households	Owners	% Change	Renters	% Change
2005-2009 ACS 5 Year Estimates	10,856	5,080		5,776	
2006-2010 ACS 5 Year Estimates	11,075	4,944	-2.68%	6,131	+6.14%
2007-2011 ACS 5 Year Estimates	11,585	4,978	+.68%	6,607	+7.76%
2008-2012 ACS 5 Year Estimates	11,645	4,942	-.72%	6,703	+1.45%
2009-2013 ACS 5 Year Estimates	11,687	4,861	-1.63%	6,826	+1.84%
2010-2014 ACS 5 Year Estimates	11,865	4,709	-3.12%	7,156	+4.83%

*US Census Bureau

Housing Statistics

Total troop strength reached a high in 2011 with nearly 20,000 assigned to Fort Drum, but on various deployments, so as the full strength was never realized, in regards to its impact on the local residential market. Through constant deployment sessions of 9 to 15 months, those assigned to Fort Drum, and those living at Fort Drum were vastly different totals. Meanwhile, from 2010 to 2013, nearly 3,000 new units (rentals and single-family) had been created both on and off base, with an increased ratio of soldiers living off-base. This increased by another 900 additional rental units added off base by early 2016.

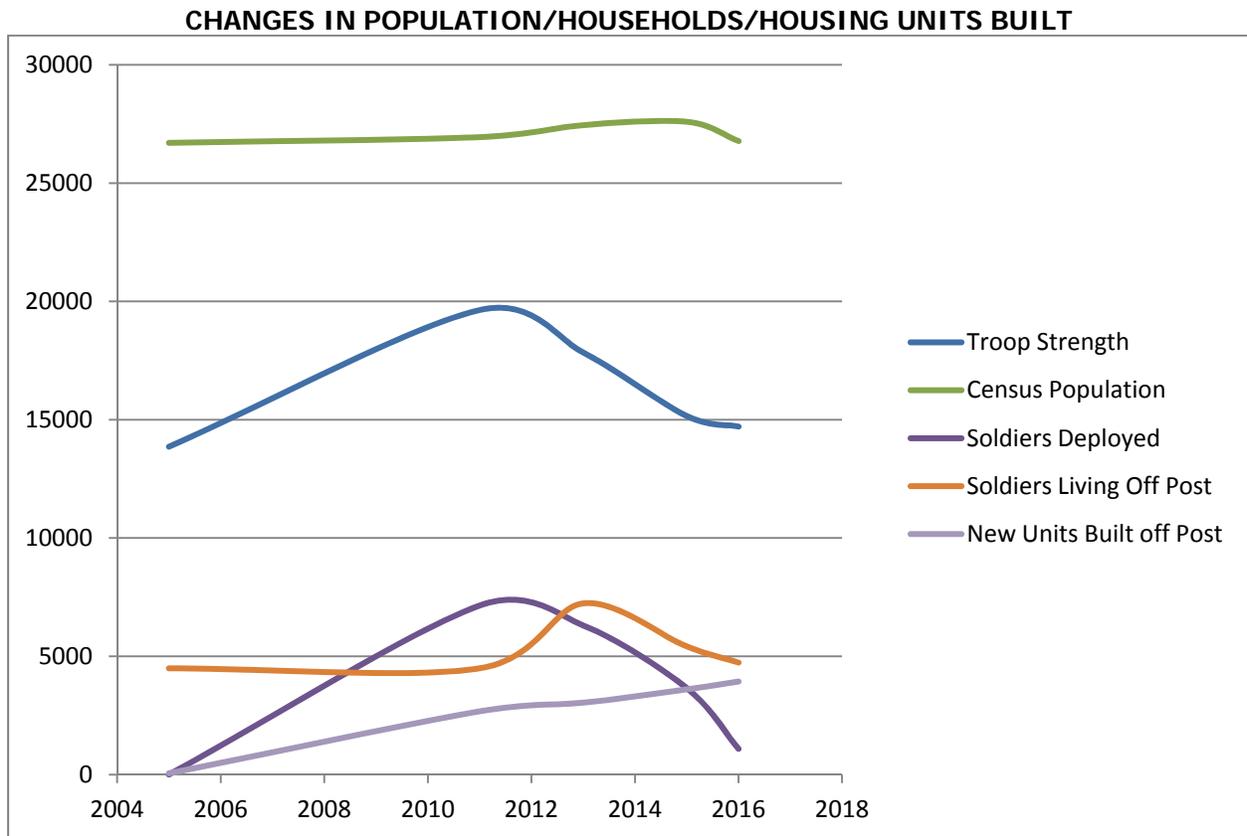
On base housing was initially increased by nearly 1,600 units to accommodate the growth through the RCI, while private sector new construction began to house the growing population by 2012/2013. The addition of 365 new single-family homes and over 1,950 new rental units would provide good quality and modern housing for military and local residents throughout the region, including the City of Watertown and also other nearby communities. All together the Watertown region has absorbed an additional 3,900 to 3,950 new housing units during this time frame. In the city, nearly 920 new housing units have been created (based on review of permits).

HISTORICAL SUMMARY OF MARKET CHANGES

Occupancy levels of multi-family rental properties continued to fluctuate with deployment, and new development patterns, with 100% occupancy attained at certain times within a year, and lows of 60% to 70% occupancy as recently as the Summer/Fall of 2015 to specific properties both within the City of Watertown and also surrounding communities.

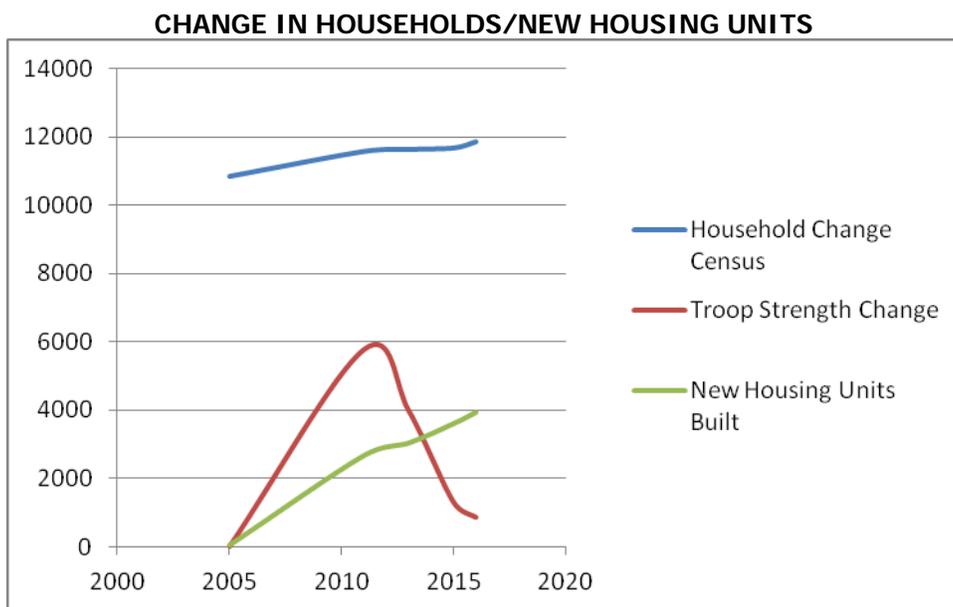
By late 2014, it was clear that the initially anticipated end troop strength (total troop levels stationed at Fort Drum) would not be achieved, with the maximum troop strength lowered from an anticipated 18,000 to only 15,100. The most current (July 2016 provided) strength stands at 14,709, with only 1,088 soldiers on deployment. Meanwhile, there were many entrants to the regional housing market during this time frame, with a heavy focus on new multi-family development – with much of the new activity stimulated and based on the anticipation of up to 18,000 troops being stationed at the Fort on a more permanent basis.

The following charts show some of the variable changes in the totals over the past 10+ years as a result of the Ft. Drum soldier growth in this market:



The chart indicates a positive trend in new housing units added (both rental and single-family), while population changes were not as evident or recognized during this time. This has occurred as much of the housing that has been built was located outside the City of Watertown, and was attracting any new households. The lack of available supply in the city, coupled with aging infrastructure and finishes was cause for some of the movement trends, as new entrants into the market were choosing new housing options over existing options in the city.

HISTORICAL SUMMARY OF MARKET CHANGES



This chart further exemplifies the flat changes in households (growth of households in the local market) that had been evident in the City while changes in the military troop strength and new housing units were occurring. So while the troop strength was known to be increasing, the placement of these soldiers into the local community was not entirely recognized by the Census Data. The need for housing was evident from the household and population growth, and new housing was built to accommodate this need, yet population and household growth was not and has not been fully recognized by the census data. There has been a history of lower demand from the military, compared with a higher ratio of supply in the Watertown market.

Current Issues Impacting the Local Housing Market

This section will describe the current condition of the City of Watertown housing market that was most recently influenced by both the creation of new housing units both within the city and in surrounding communities, and also troop strength changes and population spikes as a result of the military transition. In addition, we address perceptions related to increasing concerns with vacant/abandoned properties aka zombie homes, and increased vacancy in the rental housing market. A discussion of the local housing inventory will be presented along with an assessment of mobility patterns in the local market.

Current Watertown Housing Market

The following chart show housing data from the county, city and nearby towns. The data includes 2010 to 2015 annual statistics, plus a comparison of year to date 2016 with the same period in 2015.

Residential Sales History												
Location/Year	# of Transactions	% Change from Previous # of Transactions	Average List Price	Average Sale Price	% Change from Previous Average Sale Price	Median List Price	Median Sale Price	% Change from Previous Median Sale Price	Median Days on Market	Average Days on Market	% Change from Previous Average DOM	
Jefferson County												
Year to Date 2016	674	9.42%	\$191,413	\$153,053	-8.44%	\$157,000	\$137,900	-10.45%	91	135	8.00%	
Year to Date 2015	616	N/A	\$183,671	\$167,166	N/A	\$154,900	\$154,000	N/A	78	125	N/A	
2015 Annual	865	-4.42%	\$175,443	\$161,332	2.86%	\$159,500	\$148,750	3.05%	83	129	1.57%	
2014 Annual	905	4.87%	\$169,619	\$156,844	-4.64%	\$149,900	\$144,350	-3.77%	76	127	-8.63%	
2013 Annual	863	-10.20%	\$176,787	\$164,478	2.07%	\$159,900	\$150,000	0.33%	80	139	17.80%	
2012 Annual	961	12.14%	\$171,991	\$161,138	2.27%	\$155,500	\$149,500	1.70%	74	118	-1.67%	
2011 Annual	857	1.42%	\$167,376	\$157,554	4.74%	\$150,000	\$147,000	5.08%	66	120	5.26%	
2010 Annual	845	N/A	\$158,660	\$150,425	N/A	\$145,000	\$139,900	N/A	65	114	N/A	
City of Watertown												
Year to Date 2016	147	31.25%	\$134,298	\$109,297	-18.36%	\$129,900	\$110,900	-18.75%	93	124	25.25%	
Year to Date 2015	112	N/A	\$137,030	\$133,879	N/A	\$128,000	\$136,500	N/A	60	99	N/A	
2015 Annual	153	-15.47%	\$137,447	\$125,007	-6.82%	\$134,500	\$121,250	-9.16%	71	107	2.88%	
2014 Annual	181	1.69%	\$143,613	\$134,154	-6.41%	\$139,800	\$133,480	-7.59%	72	104	-10.34%	
2013 Annual	178	-16.43%	\$151,211	\$143,347	2.12%	\$149,900	\$144,450	6.21%	62	116	31.82%	
2012 Annual	213	25.29%	\$147,773	\$140,368	10.66%	\$139,900	\$136,000	7.94%	61	88	-12.87%	
2011 Annual	170	-18.27%	\$132,381	\$126,841	-6.12%	\$129,900	\$126,000	0.00%	53	101	6.32%	
2010 Annual	208	N/A	\$140,073	\$135,109	N/A	\$129,900	\$126,000	N/A	57	95	N/A	
Town of Watertown												
Year to Date 2016	30	0.00%	\$213,905	\$217,313	-3.62%	\$224,900	\$215,500	849.34%	93	115	59.72%	
Year to Date 2015	30	N/A	\$206,318	\$225,465	N/A	\$189,950	\$22,700	N/A	27	72	N/A	
2015 Annual	37	5.71%	\$223,251	\$207,300	15.47%	\$214,900	\$206,186	30.50%	46	79	-38.28%	
2014 Annual	35	29.63%	\$190,866	\$179,527	15.34%	\$169,700	\$158,000	-15.46%	90	128	-25.15%	
2013 Annual	27	-38.64%	\$193,719	\$155,652	-20.33%	\$219,000	\$186,900	10.59%	114	171	128.00%	
2012 Annual	44	18.92%	\$203,299	\$195,361	13.01%	\$174,900	\$169,000	-4.52%	45	75	-32.43%	
2011 Annual	37	-17.78%	\$178,347	\$172,874	-4.88%	\$186,000	\$177,000	-4.84%	63	111	26.14%	
2010 Annual	45	N/A	\$191,127	\$181,750	N/A	\$194,800	\$186,000	N/A	56	88	N/A	
Town of LeRay												
Year to Date 2016	48	-18.64%	\$186,246	\$168,873	-8.43%	\$186,250	\$187,500	5.34%	72	88	29.41%	
Year to Date 2015	59	N/A	\$182,205	\$184,427	N/A	\$184,900	\$178,000	N/A	50	68	N/A	
2015 Annual	76	5.56%	\$188,488	\$179,891	-2.31%	\$184,900	\$185,000	-3.12%	59	76	-39.68%	
2014 Annual	72	24.14%	\$189,433	\$184,151	12.76%	\$194,850	\$190,950	12.32%	80	126	-19.23%	
2013 Annual	58	-17.14%	\$177,776	\$163,315	-7.48%	\$180,500	\$170,000	-7.86%	103	156	56.00%	
2012 Annual	70	1.45%	\$190,334	\$176,528	0.79%	\$191,950	\$184,500	5.88%	77	100	29.87%	
2011 Annual	69	15.00%	\$183,189	\$175,149	13.26%	\$175,000	\$174,250	15.97%	52	77	-8.33%	
2010 Annual	60	N/A	\$158,950	\$154,640	N/A	\$157,350	\$150,250	N/A	66	84	N/A	

As of: September 28, 2016
Source: nys.mxchange.com

Housing Statistics

Total sales are up in Watertown from 112 in 2015 to 147 in 2016 based on year to date transactions as of the month of September. The City of Watertown reflects around 20% of the total sales in the county, and has a median sale price of \$110,900. This is down from 8% to 23% over the prior years (\$144,450 in 2013, \$133,480 in 2014, and \$121,250 in 2015) not only as a result of a stagnant housing market, but more so as a result of the quality of housing that is selling. Most are lower priced, and many are formerly bank owned, short sales or have other influences.

Data provided by the Jefferson-Lewis Board of Realtors shows bank owned and/or short sales have increased from less than 1% of City and County sales in 2011 to 14% for the City and 8% for the County in 2015, and 28% for the city, and 17% for the County, year-to-date in 2016. This is a significant increase in activity for these lower priced housing options, which in turn has impacted median pricing statistics throughout the City. The median price in 2015 for bank/short City homes was \$36,100 compared to an overall median of \$121,250. In the County it was \$45,000 versus \$148,750 over all.

Of the County's 1227 current listings, 57 or 5% are identified as bank owned or short sales. In the City, 23 of the 247 active listings (about 9%) are so designated.

The days on market is significantly higher in 2016 (average days in 2016 are 124 versus 99 during the same time frame in 2015), which is likely as a result of inferior quality of housing stock as new product has been added, and also limited demand from local buyers. The days on market are higher overall in the county, but the City of Watertown has a longer marketing time than the Town of Watertown and Leray.

Vacant/Abandoned Properties AKA Zombie Homes

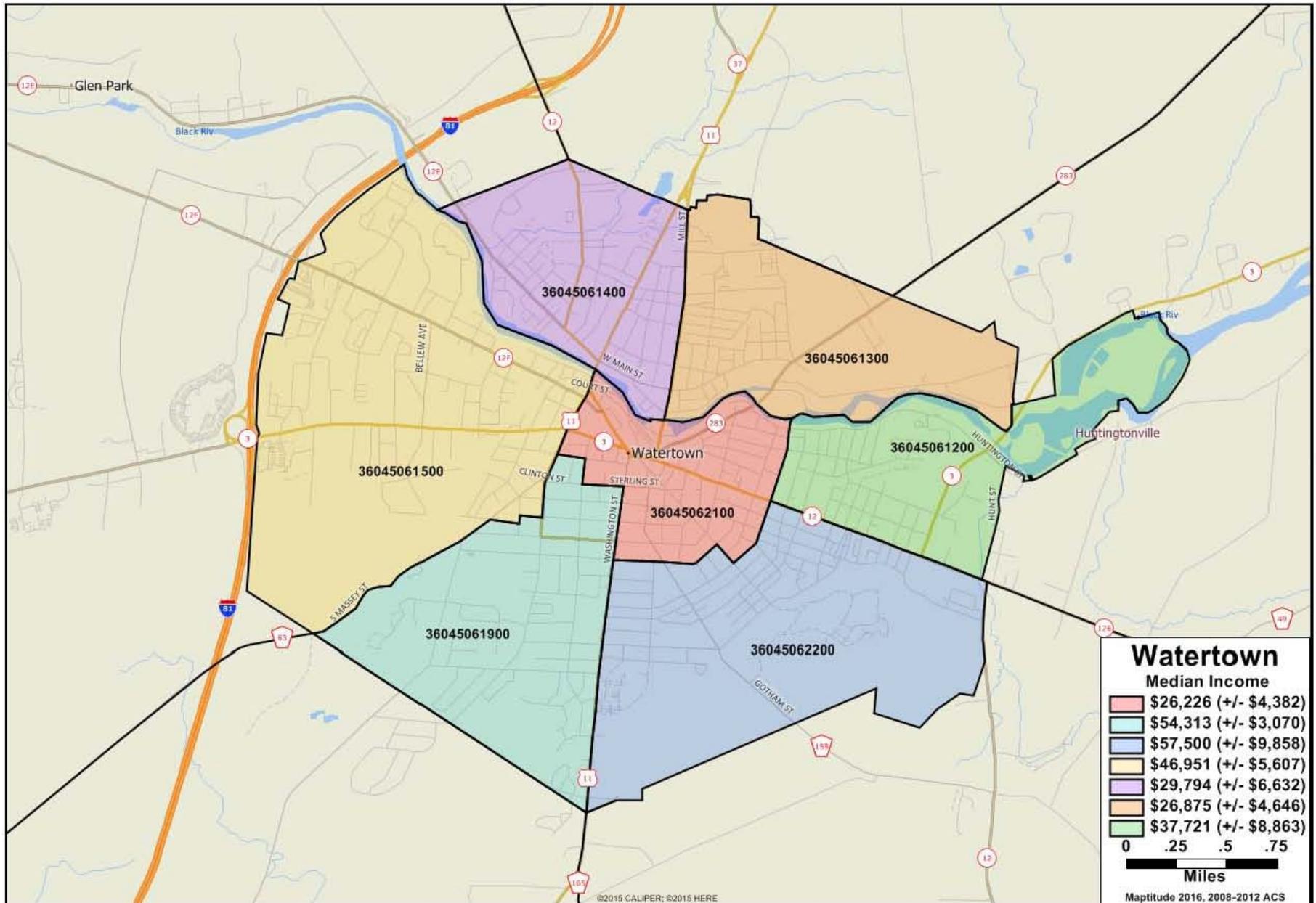
We previously presented Census data related to housing occupancy by tenure, and this section will differ as it deals with properties identified as vacant by the Watertown City Assessor and the recently created New York State Zombie Home Hotline. The City assessor performed a survey of properties in March 2016 and identified **351 properties** in total. These properties were identified as vacant by exterior physical inspection, and confirmed as either having the water shut off to the property (95 properties), a Lis Pendens or foreclosed situation (187 properties), bank or institutionally owned (52 properties), or other reasons including non-deliverable mail, lights out, etc (17 properties).

In analyzing the previous vacant properties in more detail, of those 95 with removed water meters 91 appear to be vacant and/or abandoned, with only 4 reported to be occupied. 15 of these properties are actively marketed for sale. Of the 256 properties that have operating water, 94 are currently occupied, 162 are vacant and/or abandoned. Of these 256 properties, 37 have new owners and 4 were undergoing renovations. In total there are believed to be around 253 vacant homes and 98 occupied.

The New York State list identified another 38 properties by residents calling the hotline and providing the address, but no other confirmation of vacancy was included. Additionally 30 of the properties appeared on both lists, so four additional properties were identified, with four on the NYS list were outside the city limits.

Prior to showing the data related to the vacant home totals and property types, which is provided for the city as of whole, and by the individual census tracts, we have provided a Census Tract Map that identifies the different areas of the city. This map will be referenced again later in the report as it relates to the median home values, population, and market demographics.

LOCAL HOUSING MARKET



LOCAL HOUSING MARKET

Below is a breakdown of property type by the number of vacancies and the proportion of all vacancies recorded by the city assessor. Note that this does not include otherwise occupied rental units awaiting tenants or homes that are unoccupied and listed for sale.

Vacant Homes by Property Type*		
Property Type	Total Count	Ratio
<i>Single Family</i>	258	74%
<i>2-Family</i>	66	19%
<i>3-Family</i>	11	3%
<i>4-Family</i>	8	2%
<i>Multifamily</i>	6	2%
<i>Other</i>	<u>2</u>	<u>1%</u>
Total	351	100%

*Data provided by City Assessor related to the 351 total identified vacant homes as of March 2016

As expected, the overwhelming majority of vacant properties are single family homes, followed by 2-4 family and larger 5+ unit multifamily buildings or complexes. The other category includes vacant lots and commercial uses. The six multifamily properties account for 181 units, but 124 of them are the Mountaineer Estates complex, a former 801 housing project that is in the foreclosure process and beset by extended vacancy for certain unit types.

The following chart shows totals for each census tract and the individual property type. Note that this excludes "Other" properties which is why the totals differ slightly.

Vacant Homes By Census Tract*						
Census Tract	Total Count	Single	2-Family	3-Family	4-Family	Multifamily
612	39	32	7	0	1	0
613	43	39	3	0	0	1
614	50	34	12	3	0	0
615	59	45	10	2	1	0
619	31	27	2	0	0	2
621	68	35	24	3	3	3
622	<u>61</u>	<u>46</u>	<u>8</u>	<u>3</u>	<u>3</u>	<u>0</u>
Totals	351	258	66	11	8	6

*Data provided by City Assessor related to the 351 total identified vacant homes as of March 2016

The following chart shows the same totals by property type and census tract as a ratio of the total vacancies in that tract. This is based on the total counts within each census tract and the ratio of the property type also within that specific tract. The results show a high ratio of vacant or abandoned housing is single-family orientated.

Percentage of Vacant Homes By Census Tract*						
Census Tract	Ratio of Total	Single	2-Family	3-Family	4-Family	Multifamily
612	11%	82%	18%	0%	3%	0%
613	12%	91%	7%	0%	0%	2%
614	14%	68%	24%	6%	0%	0%
615	17%	76%	17%	3%	2%	0%
619	9%	87%	6%	0%	0%	6%
621	19%	51%	35%	4%	4%	4%
622	17%	75%	13%	5%	5%	0%

*Data provided by City Assessor related to the 351 total identified vacant homes as of March 2016

Based on the charts presented above points of consideration include:

- Tract 621 has the greatest number of vacancies at 68 or 19% of the total, and tract 619 has the fewest with 31 or just 9% of the total. Census Tract 621 represents the lowest median income at \$26,226 of cities 7 districts, while Census Tract 619 is the second highest median income district at \$54,313.
- Tract 613 has the greatest ratio of vacant single family homes representing 39 of 43 total homes or 91%. The greatest total of single family vacancies is in tract 622 with 46. Census Tract 613 represents the second lowest median income at \$26,875 of the 7 census tracts in the city.
- Tract 621 has the lowest ratio of vacant single family homes with 35 of 68, but the highest number of two-family home vacancies with 24 of 68 vacant.
- Three+ unit dwellings represent only a small ratio of the totals, an indication that the concern is most evident in single family and formerly owner occupied residences within the city.
- Only tract 621 has at least one of each property type, while tracts 613 and 619 have the fewest vacant property types.

National Statistics Related to Bank-Owned Homes

On a national level, the statistics are significant, and continue to show concerns with bank owned residential housing. ATTOM Data Solutions provided 3rd Quarter 2016 data from the Vacant and Zombie Foreclosure Report that shows nearly 1.4 million residential properties representing 1.6% of all residential 1 to 4 units were vacant at the end of the third quarter. This number is down 3% from the previous quarter, and down 9% from 1 year ago.

In relation to the City of Watertown, the ratio of identified vacant and zombie foreclosure homes by ATTOM is 264 total as of August 2016 or around 2.0% of the total housing units in the city (13,214), and 274 as of November 2016. This is higher than the national levels and well higher than many of the other nearby cities in Upstate New York. It is lower than the City of Rochester which does have the highest ratio of foreclosure and vacant homes in the state.

Community Description	Ratio of Vacant or Zombie Units
National Average	868,540 / 1.6%
City of Syracuse	139 / .02%
City of Auburn	66 / .05%
City of Buffalo	758 / .057%
City of Oswego	45 / .08%
City of Rochester	3,634 / 3.72%
City of Watertown	274 / 2.07%

Stabilized Troop Strength

The troop strength levels over time were presented earlier and coupled with the timeline of recent development projects, there is a definitive overlap of the increase in troop strength and the addition of new projects, mostly in mixed income complexes. The current July 2016 troop strength as per the Fort Drum Regional Liaison Organization is 14,709 with 1,088 troops deployed resulting in 13,621 living in the area. This is much lower than the initial projections from 2010, where end troop strength projections were over 18,000 citing a need for additional housing units.

Vacancy Levels in Multi-Family Housing – Regional Market

First, we will present some of the regional data as compiled through surveys and interviews with a variety of property types including those within the City of Watertown, and also those outside the city.

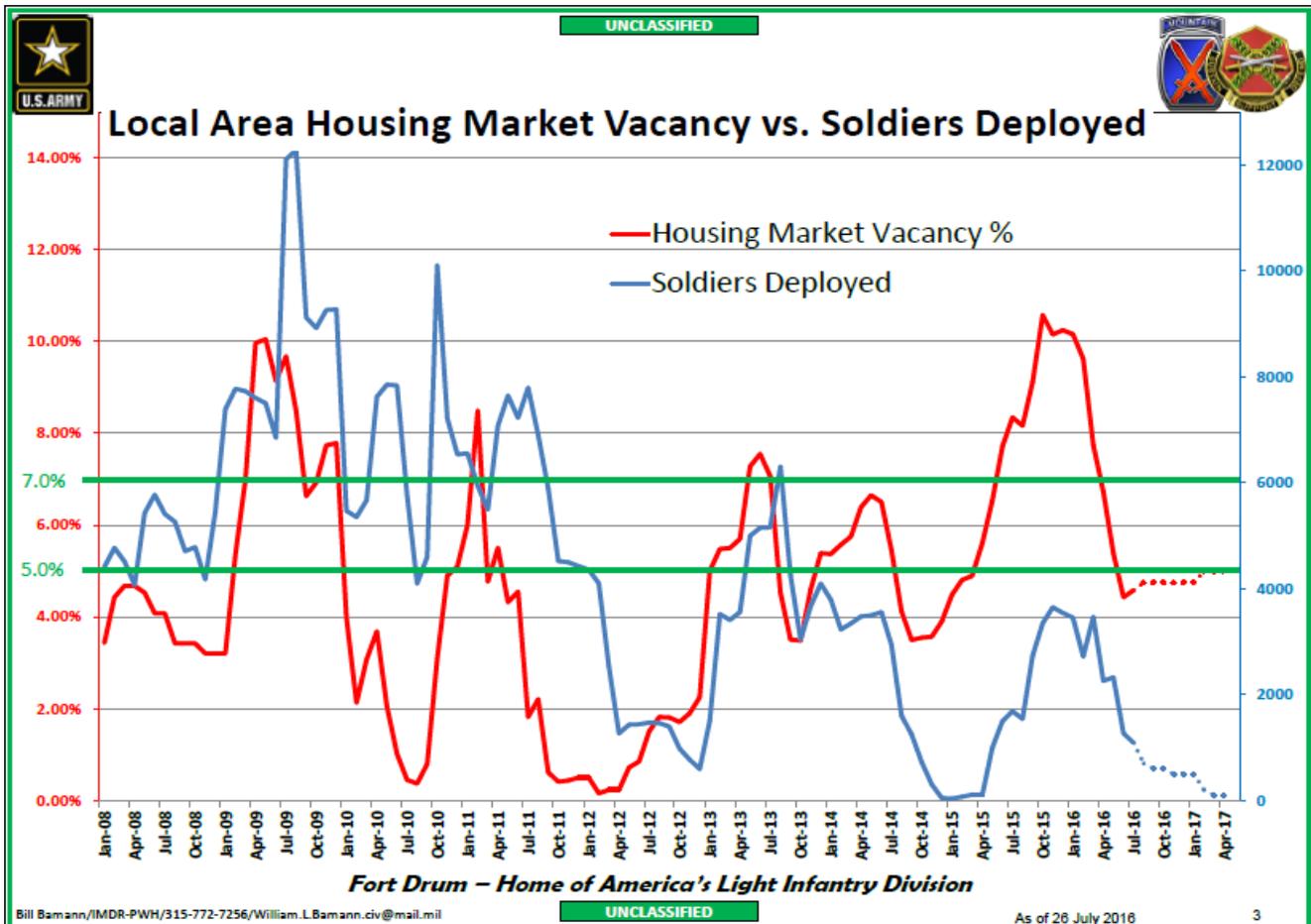
The Watertown market has experienced unprecedented population shifts and household growth in the past decade as demand for housing adapted to the changes in tenancy patterns.

Fort Drum Housing Survey

As of the Fall of 2016 the overall **market rate housing** physical vacancy rate was around **3.52%**, which is a significant improvement from periods over the past 12 months, where overall levels were over 10% on average. A recent return from deployment in March 2016 has helped to stabilize the market.

This vacancy relates to the largest apartment projects in the market, and again includes only market orientated housing, and only those units that offered for rent. In some cases there are units off line or intentionally being left vacant, that are not included in this total.

This current rate suggests that market rate complexes are relatively stable once again, with around 179 units out of 5,090 available in these larger complexes (physical vacancy), and not withstanding smaller 2 to 19 unit rentals and converted residential units which based on census data in the City show a vacancy of around 5.7%. These survey results were provided through the Fort Drum housing division, and include 38 market rate projects totaling around 5,090 apartments. The full survey is included in the addendum.



GAR Survey – Regional Data*

We have provided a summary of a wide range of complexes throughout the region (Jefferson County only) that does show a different trend in physical occupancy levels. The following is a sample of a variety of different properties (20+ apartment units) from throughout the region reflecting around 12% of the total rentals in the county:

Market Rate - Jefferson County Surveyed						
Site Name	Type	Yr. Built	Total Units	Total Available	Stated Occupancy	Physical Vacancy
<i>Beaver Meadow Apartments</i>	<i>Market</i>	<i>2012/2015</i>	<i>296</i>	<i>38</i>	<i>87%</i>	<i>12.84%</i>
<i>Emerald Acres</i>	<i>Market</i>	<i>2013/2014</i>	<i>53</i>	<i>1</i>	<i>98%</i>	<i>1.89%</i>
<i>Preserve at Autumn Ridge</i>	<i>Market</i>	<i>2013-2015</i>	<i>394</i>	<i>6</i>	<i>98%</i>	<i>1.52%</i>
<i>Woodcliff Community</i>	<i>Former 801</i>	<i>1985</i>	<i>300</i>	<i>45</i>	<i>85%</i>	<i>15.00%</i>
<i>Forest Hills (Warwick Place)</i>	<i>Former 801</i>	<i>1986</i>	<i>126</i>	<i>3</i>	<i>98%</i>	<i>2.38%</i>
<i>The Ledges</i>	<i>Market</i>	<i>1990</i>	<i>100</i>	<i>10</i>	<i>90%</i>	<i>10.00%</i>
<i>Colonial Manor Apartments</i>	<i>Market</i>	<i>1972</i>	<i>72</i>	<i>7</i>	<i>90%</i>	<i>9.72%</i>
<i>Heather Acres Apartments</i>	<i>Market</i>	<i>1960's</i>	<i>94</i>	<i>17</i>	<i>82%</i>	<i>18.09%</i>
<i>Eagle Ridge Village</i>	<i>Market</i>	<i>2008/2009/2010</i>	<i>648</i>	<i>130</i>	<i>80%</i>	<i>20.06%</i>
<i>Woodcliff Community West</i>	<i>Former 801</i>	<i>1985</i>	<i>300</i>	<i>45</i>	<i>85%</i>	<i>15.00%</i>
<i>Gabriel Court at Watertown</i>	<i>Former 801</i>	<i>1986</i>	<i>120</i>	<i>12</i>	<i>90%</i>	<i>10.00%</i>
<i>Mountaineer Estates at Watertown</i>	<i>Former 801</i>	<i>1986</i>	<i>224</i>	<i>90</i>	<i>62%</i>	<i>40.18%</i>
<i>Ontario Village</i>	<i>Market</i>	<i>1985</i>	<i>208</i>	<i>4</i>	<i>98%</i>	<i>1.92%</i>
<i>Palmer Street Apartments</i>	<i>Market</i>	<i>1986</i>	<i>70</i>	<i>0</i>	<i>100%</i>	<i>0.00%</i>
<i>Washington Manor</i>	<i>Market</i>	<i>1950</i>	<i>28</i>	<i>0</i>	<i>100%</i>	<i>0.00%</i>
Market Rate Survey Totals			3033	408	90%	13.45%
Census Data - County Rentals			25772			4.10%

Overall, physical vacancy is 13.45% for the surveyed market rate housing projects, compared with just under 4% from the Fort Drum survey. The average occupancy for the 15 properties is closer to 90%, or a 10% vacancy, while the physical occupancy totals show a more micro analysis of the market which gets the totals closer to 13.45%.

We do reference the specifics on a few of the more recent housing projects that have entered the market, which provides some additional comfort that stated levels at 13% are reasonable.

- **Beaver Meadows** has 296 apartments completed with a total of 38 vacant or 12.8% vacancy.
- **Preserve at Autumn Ridge** has 394 apartments completed with a total of 6 vacant or 1.52% vacancy. Nearly 80% of the tenants are military or relocations from outside the area.
- **Eagle Ridge Village** has 648 apartments completed with a total of 130 vacant or a 20% vacancy. Majority of the tenants are military related.

In the county, 3,424 of the 25,772 apartments are located in HUD projects or public housing, and another approximately 800 units that were built or renovated/converted using tax credits. These 4,224 units in affordable housing throughout the county generally are well occupied with limited vacancy indicated based on market surveys and calls to property managers, and our recent surveys indicate that occupancy levels are around 99% overall with only around 85 total units available.

***NOTE: details of all comparable market rate projects referenced from the regional and citywide surveys are presented in the addendum.**

Conclusions – Market Vacancy – Regional

When combining the surveyed market rate projects with the surveyed affordable projects, the overall physical weighted vacancy on a regional basis is closer to **6.8% overall (493 divided by 7,257)**.

Market Rate - Jefferson County Surveyed				
Type	Total Units	Total Available	Stated Occupancy	Physical Vacancy
Market Rate	3033	408	90%	13.45%
Affordable	4224	85	99%	2.01%
Totals	7257	493	95%	6.79%

Vacancy Levels in Multi-Family Housing – City of Watertown*

The City of Watertown rental market is significantly influenced by the former 801 housing units that are contained in three properties with 600 of the 1,633 surveyed units, and also many of the smaller 2, 3 and 4 family residential dwellings located throughout the city.

The former 801 housing in the city has not been renovated, and the units are large and inefficient for the needs of the local community. This is evident by the fact that many of the vacant units are located in the larger 3 and 4 bedroom apartments. Management has taken steps to fill these units by significantly reducing rents, and in many case to levels that are below the rents for affordable projects, and are offering concessions, move-in specials and other incentives to existing and new renters.

So while the occupancy at these projects has improved to some degree in the past 12 months, there are concerns related to the continued operations of these properties, with low rents and no intended capital reinvestment. Some are having financial difficulties as reported by local news outlets, and it does not appear the current rent thresholds will continue to the support the operations moving forward.

We understand that these projects have been considered for acquisition/renovation under 4% tax exempt bond financing, that would convert many of the units affordable housing under the tax credit guidelines, with some units remaining at market, but this has not progressed to the point of any firm commitments.

There has been very little in terms of new development activity in the city, with only Creek Wood, Starwood and Summit Wood reflecting new construction rentals. There are some cases of renovations and smaller projects that have been redeveloped, but no significant new housing or inventory added.

The results of our housing survey for the city, does indicate a very tight rental housing market, with existing projects well occupied. Again the former 801 units do influence the ratio levels, and we present the following data with and without the 801 housing:

With 801 Housing Included

Market Rate - City of Watertown Surveyed						
Site Name	Type	Yr. Built	Total Units	Total Available	Stated Occupancy	Physical Vacancy
<i>Clinton Court Apts</i>	<i>Market</i>	1962	42	1	98%	2.38%
<i>Coffeen Heights Apartments</i>	<i>Market</i>	1989	25	0	100%	0.00%
<i>College Heights</i>	<i>Market</i>	1960's	30	0	100%	0.00%
<i>Gabriel Court at Watertown</i>	<i>Former 801</i>	1986	120	12	90%	10.00%
<i>Kelsey Creek Apts (Market Rate)</i>	<i>Market</i>	1989	100	0	100%	0.00%
<i>Mountaineer Estates at Watertown</i>	<i>Former 801</i>	1986	224	90	62%	40.18%
<i>Ontario Village</i>	<i>Market</i>	1985	208	4	98%	1.92%
<i>Palmer Street Apartments</i>	<i>Market</i>	1986	70	0	100%	0.00%
<i>Washington Manor</i>	<i>Market</i>	1950	28	0	100%	0.00%
<i>Thompson Park Apartments</i>	<i>Market</i>	2008	39	0	100%	0.00%
<i>Truscott Terrace</i>	<i>Former 801</i>	1987	256	56	78%	21.88%
<i>Creek Wood Apartments</i>	<i>Mixed-Income</i>	2012-2013	96	7	95%	7.29%
<i>Creek Wood- Phase II</i>	<i>Mixed-Income</i>	2013	104	9	95%	8.65%
<i>Starwood Apartments</i>	<i>Mixed-Income</i>	2007	91	6	94%	6.59%
<i>Summit Wood Apartments</i>	<i>Mixed-Income</i>	2008/2009	200	20	93%	10.00%
Market Rate Survey Totals			1633	205	94%	12.55%
Census Data - City Rentals			7968			5.70%

*** NOTE: details of all comparable market rate projects referenced from the regional and citywide surveys are presented in the addendum.**

Without 801 Housing Included

Market Rate - City of Watertown Surveyed						
Site Name	Type	Yr. Built	Total Units	Total Available	Stated Occupancy	Physical Vacancy
Clinton Court Apts	Market	1962	42	1	98%	2.38%
Coffeen Heights Apartments	Market	1989	25	0	100%	0.00%
College Heights	Market	1960's	30	0	100%	0.00%
Kelsey Creek Apts (Market Rate)	Market	1989	100	0	100%	0.00%
Ontario Village	Market	1985	208	4	98%	1.92%
Palmer Street Apartments	Market	1986	70	0	100%	0.00%
Washington Manor	Market	1950	28	0	100%	0.00%
Thompson Park Apartments	Market	2008	39	0	100%	0.00%
Creek Wood Apartments	Mixed-Income	2012-2013	96	7	95%	7.29%
Creek Wood- Phase II	Mixed-Income	2013	104	9	95%	8.65%
Starwood Apartments	Mixed-Income	2007	91	6	94%	6.59%
Summit Wood Apartments	Mixed-Income	2008/2009	200	20	93%	10.00%
Market Rate Survey Totals			1033	47	98%	4.55%
Census Data - City Rentals			7968			5.70%

Within the city, there are a number of units contained in HUD projects, tax credit developments and public housing units. Of the total rental housing units in the city of 13,214, a total of 1,644 are located in HUD or public housing complexes, with another 700 located in affordable tax credit housing projects. This total of 2,344 affordable housing units maintains a very low vacancy of around 99% or only 46 units currently available.

Conclusions – Market Vacancy – City of Watertown

When combining the surveyed market rate projects with the surveyed affordable projects, the overall physical weighted vacancy on a city wide basis is closer to **6.31% overall (251 divided by 3,977)**.

Market Rate - City of Watertown Surveyed				
Type	Total Units	Total Available	Stated Occupancy	Physical Vacancy
Market Rate	1633	205	94%	12.55%
Affordable	2344	46	99%	1.96%
Totals	3977	251	97%	6.31%

Market Rent Thresholds

Review of the City of Watertown market for properties surveyed that offer 20+ apartments and are market orientated, we present the following summaries for rent thresholds:

Bedroom Type	Avg Unit Size	Avg Gross Rent	Avg Rent/SF
One-bedroom	748	\$903	\$1.21
Two-bedroom	987	\$1,027	\$1.04
Three-bedroom	1,372	\$1,295	\$.94
Four-bedroom	1,656	\$1,441	\$.87

*Gross rents are presented inclusive of all utilities.

Secondary Rent Thresholds

Both market rate and affordable projects indicate stability as of the Fall of 2016, as there is low deployment, and fewer housing units being created. Affordable housing projects are mostly full with some form of wait list, and the remaining rentals in the market are comprised of mostly 1-4 family homes, small multifamily units and mixed-use buildings that would be considered classified listings. Generally speaking these properties have not undergone any large-scale upgrades or renovations, instead are adequately maintained over time with necessary repairs completed at turnover. While the average gross rents are described in the demographics above, the rents for these properties are considered applicable for the city given that they are present in all parts of the city and are generally consistent in relation to amenities and features.

The table below shows current classified listings from various internet sources. We understand this is not a comprehensive list as some available units are not advertised online, but this is a good representative sample of available rentals in smaller 2, 3 and 4 family dwellings or mixed-use and smaller 4 to 19 unit apartment buildings. First we provide a summary of rental rates from each census tract, and then provide the details of the various unit types.

AREA CLASSIFIEDS – SUMMARY*			
Tract	1 BR	2 BR	3 BR
612	\$683	\$843	\$1,180
613	\$648	\$833	\$1,138
614	\$705	\$830	\$1,219
615	\$673	\$873	\$1,184
616	\$670	\$893	\$1,213
617	\$685	\$872	\$1,270
621	\$747	\$842	\$1,065
City Wide	\$700	\$854	\$1,191

*All rents are presented as gross rent. Inclusive of all utilities for comparison purposes.

AREA CLASSIFIEDS - 1 BRM						
Location	Asking Rent	Gross Rents	Census Tract	Type of Rental (Apt, TH, House, duplex)	Source	Additional Comment
1 Bedroom						
548 Jefferson	\$825	\$860	21	lower	HotPads	heat, hot water, hardwood, parking, no laundry
223 State	\$700	\$700	21	upper	HotPads	all utilities, hardwood, parking, laundry
234 Coffeen	\$550	\$660	21	apt	HotPads	carpet, parking, no laundry
624 Franklin	\$600	\$600	21	lower	HotPads	carpet, all utilities, parking, no laundry
423 Gotham	\$575	\$685	21	3rd floor	HotPads	heat, hot water, hardwood, parking, no laundry
146 Ten Eyck	\$875	\$875	21	upper	HotPads	all utilities, in unit laundry, carpet, wifi, parking
239 Ten Eyck	\$725	\$835	21	upper	HotPads	carpet, parking, yard, no laundry
156 High	\$500	\$610	21	lower	MLS	private entry, carpet, parking, 900sf, yard
605 Washington	\$895	\$895	21	upper	MLS	all utilities, private entry, parking, laundry
Academy & Flower	\$550	\$660	22	upper	Craigslist	900sf, parking, no laundry, basic unit
1112 State	\$600	\$710	22	upper	Craigslist	carpet, parking, yard, no laundry
418 Sherman	\$700	\$735	19	upper	Craigslist	porch, carpet, garage, no laundry
Keyes & Washington	\$550	\$585	19	upper	Craigslist	parking, heat, hot water, cable, no laundry
Clinton & Sherman	\$600	\$635	19	upper	Craigslist	heat, hot water, parking, no laundry
264 S Massey	\$650	\$685	19	upper	Craigslist	carpet, heat, hot water, laundry, parking
Massey & Stone	\$675	\$710	19	lower	Craigslist	heat, hot water, parking, no laundry
Coffeen St	\$575	\$685	15	lower	Craigslist	parking, carpet, private entry
316 Waltham	\$550	\$660	15	upper	Craigslist	800sf, parking, hardwood, storage, no laundry
232 W Main	\$650	\$650	14	apt	HotPads	all utilities, parking, carpet, laundry, basic unit
3674 Leray	\$650	\$760	14	upper	Craigslist	hardwood, fan, storage, hookups, parking
616 Mundy	\$675	\$710	13	upper	Craigslist	700sf, heat, hot water, in unit laundry, parking
555 Mill	\$600	\$635	13	upper	Craigslist	parking, carpet, basic unit, no laundry
557 Mill	\$600	\$600	13	upper	Craigslist	carpet, porch, hookups, parking
1136 State	\$700	\$735	12	upper	MLS	heat, hot water, carpet, parking, storage
1034 Bronson	\$500	\$610	12	upper	Craigslist	hardwood, hookups, storage, parking
1007 State	\$595	\$705	12	upper	Craigslist	carpet, storage, private entry, no laundry
Average	\$641	\$700				

LOCAL HOUSING MARKET

AREA CLASSIFIEDS - 2 BRM						
Location	Asking Rent	Gross Rents	Census Tract	Type of Rental (Apt, T.H., House, duplex)	Source	Additional Comment
2 Bedroom						
612 Bronson	\$700	\$830	21	house	HotPads	parking, dw, carpet, yard, no laundry
662 Bronson	\$750	\$880	21	upper	HotPads	private entry, carpet, parking, laundry, porch
261 Ten Eyck	\$795	\$925	21	lower	HotPads	hardwood, 1500sf, dishwasher, porch, laundry
110 Winslow	\$600	\$730	21	upper	HotPads	hookups, hardwood, garage, storage, yard
419 Clay	\$675	\$805	21	upper	HotPads	900sf, carpet, storage, parking, no laundry
122 N Rutland	\$725	\$855	21	ss duplex	HotPads	hardwood, hookups, parking, storage, private entry
902 Myrtle	\$725	\$855	21	upper	HotPads	hardwood, parking, yard, no laundry
165 Winthrop	\$700	\$830	21	upper	HotPads	900sf, laundry, dishwasher, parking, carpet
524 Factory	\$750	\$880	21	apt	MLS	parking, carpet, laundry, storage, walkup building
125 N Hamilton	\$700	\$830	21	upper	MLS	parking
448 S Pleasant	\$700	\$830	22	house	Craigslist	parking, carpet, fans, yard
Ward & Gotham	\$700	\$830	22	ss duplex	Craigslist	850sf, hardwood, hookups, storage, parking
Flower St	\$650	\$780	22	upper	Craigslist	garage, hardwood, porch, no laundry
122 N Rutland	\$600	\$730	22	lower	Craigslist	in unit hookups, parking, private entry, 680sf
1017 Washington	\$875	\$1,005	22	lower	Craigslist	hardwood, 1600sf, 1.5 bath, hookups, dw
1414 State	\$950	\$950	22	lower	MLS	all utilities, hookups, parking, carpet, storage
1118 Gotham	\$850	\$980	22	upper	MLS	hardwood, garage, porch, AC, hookups, storage
416 Holcomb	\$675	\$805	19	upper	Craigslist	parking, private entry, deck, no laundry
945 Kieff	\$850	\$980	19	townhouse	Craigslist	1.5 bath, hardwood, ss apps, hookups, att garage
140 Willow	\$900	\$1,030	15	house	Craigslist	garage, dw, 1200sf, laundry, hardwood, yard
123 Cedar	\$750	\$880	15	ss duplex	Craigslist	hookups, garage, dw, ss apps, porch, prvt entry
N Meadow	\$675	\$805	15	ss duplex	Craigslist	hardwood, parking, private entry, no laundry
N Orchard & N Prospect	\$750	\$880	15	lower	Craigslist	1200sf, hookups, hardwood, parking
816 Coffeen	\$800	\$930	15	house	Craigslist	900sf, hookups, parking, in unit laundry
700 Lawrence	\$650	\$695	15	upper	Craigslist	porch, heat, hot water, storage, 1100sf
522 Cross	\$750	\$880	15	upper	MLS	parking, carpet, dishwasher, no laundry
140 N Meadow	\$750	\$880	15	lower	MLS	private entry, hardwood, parking, hookups
827 Anne	\$675	\$805	14	lower	Craigslist	in unit hookups, parking, hardwood, 800sf
W Lynde	\$750	\$880	14	lower	Craigslist	carpet, garage, hookups, dw, porch, yard
527 Leray	\$675	\$805	14	lower	Craigslist	1000sf, hookups, parking, carpet
524 Factory	\$750	\$880	13	apt	MLS	parking, carpet, laundry, storage, walkup building
Mill & Haven	\$950	\$950	13	apt	Craigslist	all utilities, parking, yard, no laundry
686 Mill	\$600	\$730	13	upper	Craigslist	parking, 765sf, basic unit, no parking
624 Mundy	\$700	\$830	13	upper	Craigslist	parking, basic unit, storage, no laundry
Pearl St	\$700	\$830	13	house	Craigslist	laundry, parking, carpet, storage
156 E Main	\$650	\$780	13	upper	HotPads	parking, hardwood, no laundry
20736 Hunt	\$750	\$880	12	lower	MLS	parking, dw, carpet, yard, private entry, laundry
246 Pleasant	\$675	\$805	12	upper	HotPads	carpet, hookups, storage, parking, 700sf
Average	\$733	\$854				

LOCAL HOUSING MARKET

AREA CLASSIFIEDS - 3 BRM						
Location	Asking Rent	Gross Rents	Census Tract	Type of Rental (Apt, TH, House, duplex)	Source	Additional Comment
3 Bedroom						
212 Central	\$1,000	\$1,150	21	ss duplex	MLS	1348sf, hookups, parking, fan, dw, carpet, porch
209 William	\$850	\$1,000	21	upper	HotPads	1300sf, 2 bath, laundry, garage, carpet, storage
706 Nellis	\$895	\$1,045	21	lower	HotPads	1650sf, parking, hardwood, hookups, 1.5 ba, porch
908 Salina	\$1,099	\$1,249	22	house	MLS	1456sf, 1.4 bath, garage, hookups, hardwood
405 Brainerd	\$1,250	\$1,400	22	house	HotPads	1300sf, porch, carpet, garage, hookups, fans
1207 State	\$1,200	\$1,350	22	2nd & 3rd floor	Craigslis	garage, AC, in unit laundry, 2 bath, yard
1204 Boyd	\$850	\$1,000	22	lower	Craigslis	1100sf, hookups, parking, hardwood
315 S Indiana	\$1,500	\$1,650	22	house	Craigslis	2 bath, 2172sf, garage, hookups, hardwood, fp
Thompson Park	\$1,200	\$1,350	22	ss duplex	Craigslis	1400sf, parking, dw, carpet, finished attic
931 Franklin	\$950	\$1,100	22	ss duplex	Craigslis	1.5 bath, in unit laundry, parking, carpet
145 Ward	\$1,200	\$1,350	22	house	Craigslis	1.5 bath, dw, garage, hookups, deck
212 Park	\$1,500	\$1,650	22	house	MLS	1813sf, garage, 1.5 bath, hardwood, ss apps
385 Pawling	\$875	\$1,025	22	ss duplex	MLS	1020sf, parking, hookups, carpet, storage
103 S Hamilton	\$700	\$850	22	upper	Craigslis	parking, hardwood, private entry, no laundry
625 Sherman	\$850	\$1,000	19	upper	Craigslis	2 bath, parking, hookups, carpet, fans
Greensview & Massey	\$1,400	\$1,550	19	house	Craigslis	2 bath, att garage, hookups, carpet, dw
1318 Richards	\$1,150	\$1,300	19	house	Craigslis	att 2 car garage, hardwood, fireplace, dw, hookups
537 Stone	\$850	\$1,000	19	ss duplex	Craigslis	carpet, parking, hookups, deck, yard
113 N Meadow	\$950	\$1,100	15	upper	HotPads	ss apps, dishwasher, parking, carpet, yard
334 S Massey	\$1,199	\$1,349	15	house	Craigslis	2 car garage, dw, hookups, porch, 1209sf
523 Arsenal	\$900	\$1,050	15	house	HotPads	1400sf, 1.5 bath, carpet, in unit laundry, parking
Massey & Pine	\$900	\$1,050	15	ss duplex	Craigslis	hookups, porch, fans, parking
Arsenal & Meadow	\$925	\$1,075	15	house	Craigslis	1.5 bath, 1450sf, carpet, laundry, parking
201 Breen	\$1,000	\$1,150	15	house	Craigslis	2 bath, 1117sf, 2 car garage, hardwood
700 Lawrence	\$875	\$930	15	lower	Craigslis	private entry, hookups, heat, hot water, carpet
152 Breen	\$1,100	\$1,250	15	house	MLS	1.5 bath, 1252sf, parking, carpet, hookups
832 Emmett	\$1,550	\$1,700	15	house	MLS	2 car garage, 2 bath, 1800sf, hardwood, hookups
121 W Lynde	\$1,000	\$1,150	14	house	MLS	1326sf, 2 bath, hardwood, parking, hookups
1015 Superior	\$1,100	\$1,250	14	ss duplex	Craigslis	1350sf, 1.5 bath, laundry, deck, carpet, dw
Frontenac St	\$1,200	\$1,350	14	house	Craigslis	1296sf, laundry, hardwood, porch, fans, yard
577 Morrison	\$1,000	\$1,150	14	house	Craigslis	1.5 bath, 2 car garage, hookups, carpet
920 Summer	\$1,100	\$1,250	14	house	HotPads	deck, carpet, 1.5 bath, 1480sf, hookups, dw, yard
710 Griffin	\$1,100	\$1,250	14	house	Craigslis	laundry, garage, 2 bath, carpet, deck,
732 Leray	\$1,100	\$1,250	14	house	Craigslis	hardwood, 1.5 bath, hookups, fenced yard
Leray St	\$950	\$1,100	14	house	Craigslis	first floor laundry, 2.5 bath, carpet, fenced yard
135 Francis	\$1,100	\$1,250	13	house	MLS	hardwood, 1672sf, deck, parking, hookups, yard
238 Seymour	\$1,150	\$1,300	13	house	Craigslis	AC, 1248sf, 1.5 bath, garage, laundry, carpet
126 Seymour	\$999	\$1,149	13	ss duplex	Craigslis	1100sf, in unit laundry, hardwood, dw, porch
125 Charles	\$775	\$925	13	lower	HotPads	hardwood, fan, private entry, 1 bath, porch
131 Stuart	\$850	\$1,000	13	house	Craigslis	1345sf, hookups, garage, hardwood, yard
626 Mundy	\$800	\$950	13	lower	Craigslis	parking, basic unit, storage, no laundry
Mundy St	\$900	\$1,050	13	house	Craigslis	1213sf, att garage, 1.5 bath, hardwood, laundry
253 St. Mary	\$1,300	\$1,450	13	house	HotPads	1458sf, 3 car garage, 1.5 ba, laundry, pool, deck
146 E Main	\$1,000	\$1,150	13	ss duplex	Craigslis	1000sf, hookups, parking, carpet, yard
415 Sward St	\$900	\$1,050	13	house	Craigslis	garage, hardwood, laundry, dw, porch
710 Hancock	\$800	\$950	13	lower	Craigslis	private entry, hookups, parking, porches, carpet
211 Stuart	\$1,299	\$1,429	13	house	Craigslis	1373sf, garage, hookups, porch, hardwood, granite
315 Indiana	\$1,250	\$1,400	12	house	MLS	2172sf, hardwood, garage, 2 bath, dw, ss apps
Bronson & N Pleasant	\$850	\$1,000	12	house	Craigslis	in unit hookups, hardwood, 1.5 bath, parking
209 N Pleasant	\$800	\$950	12	ss duplex	Craigslis	hookups, garage, carpet, storage
1033 Gill	\$1,075	\$1,225	12	house	MLS	1st floor laundry, hardwood, garage, 1415sf
207 S Indiana	\$1,000	\$1,150	12	ss duplex	Craigslis	2 bath, in unit hookups, garage, carpet, dw
1207 State	\$1,300	\$1,450	12	house	HotPads	laundry, AC, diwashwasher, 2 bath, carpet, granite
109 Wyoming	\$1,099	\$1,249	12	house	Craigslis	hardwood, storage, hookups, parking
137 Pearl	\$900	\$1,050	12	ss duplex	Craigslis	carpet, hookups, parking, private entry
1003 Academy	\$825	\$975	12	ss duplex	HotPads	private entry, parking, hardwood, hookups, porch
124 Monroe	\$1,200	\$1,350	12	house	Craigslis	2 bath, laundry, garage, 2320sf, carpet, yard
Average	\$1,043	\$1,191				
Date: 10/15/2016						

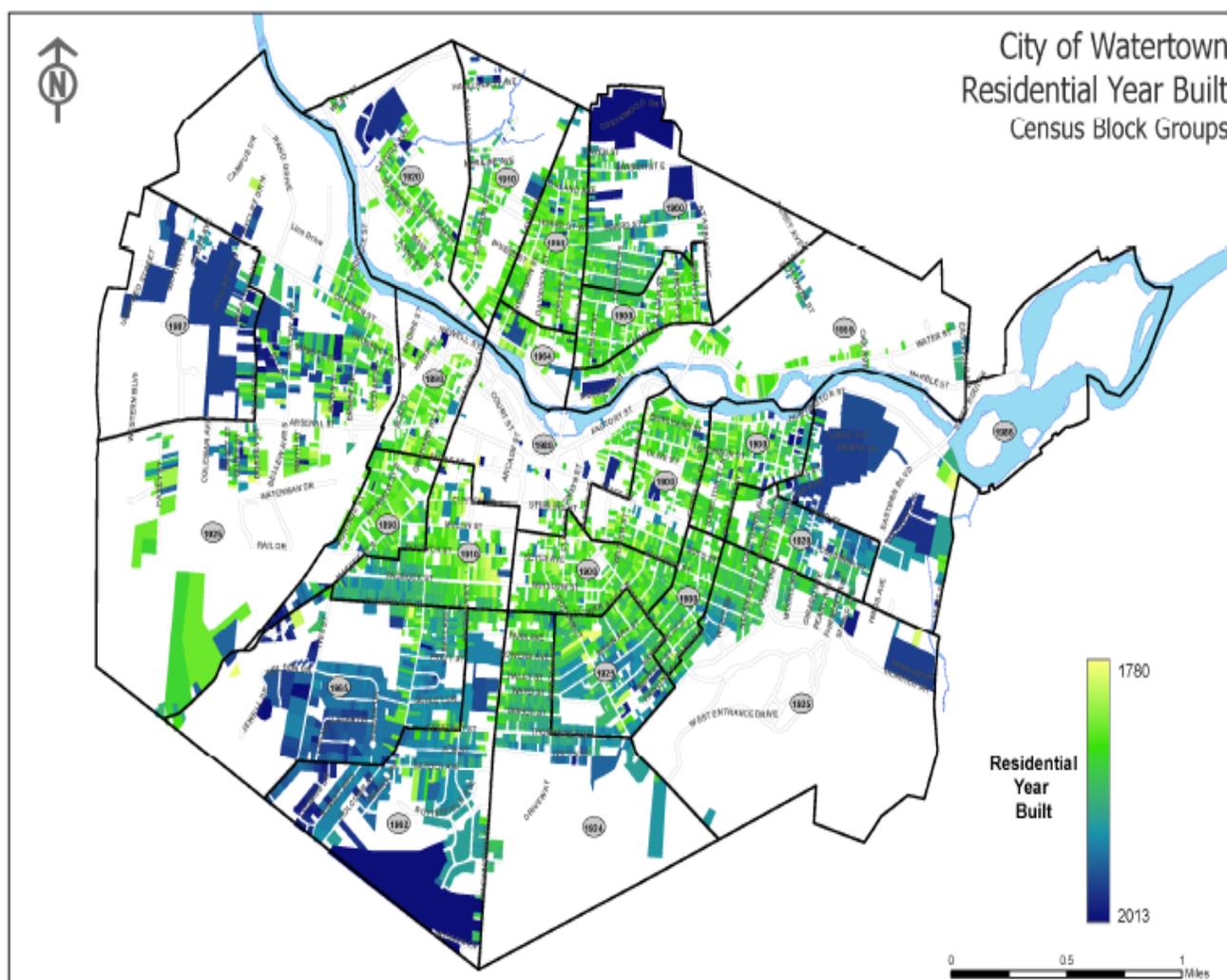
LOCAL HOUSING MARKET

While the rents for these properties do vary, they are within a reasonable range for the unit type and the variance appears to be related to unit size, renovation status, and the presence of amenities like parking and laundry. Single family homes are generally priced higher than apartments, but they are usually only available in three or more bedroom sizes. Furthermore, rentals of single-family homes tend to carry a higher utility expense, in comparison the various rental options in two, three or four-family dwellings.

Clearly most apartments have not been renovated to any significant degree, but there are instances of complete renovations, and others that upgraded bathrooms, kitchens, or flooring out of necessity or in an effort to improve quality and garner a higher rent. Also of note many of these listings advertise accepting DSS or Section 8 vouchers for payment which does suggest the local renter base is fairly mobile.

Age of Existing Housing Stock

The Map below from the city's Assessor office shows the year built for residential properties in the city and was used in the Analysis of Impediments report in 2015 produced by the City's Planning Department. The darker blocks indicate a newer year built, with the downtown corridor indicating a mostly white area as these are mixed-use and non-residential properties that are over 100 years in age. Much of the existing housing stock reflects a year built in the the early 1900's.



Source: City of Watertown City Assessors Office

Resident Mobility Patterns

Movement patterns of renters and owners are important to review as the city reflects a fairly high ratio of renters versus owners, and census data does indicate that owners are more likely to remain in place for a longer period of time, where renters are more transient.

Throughout most Upstate New York communities we see mobility for renters anywhere from 20% to 40% annually, with homeowner mobility at much lower levels.

Census data for the City of Watertown and Jefferson County related to movement patterns are provided below:

B25026 | **TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT**
 Universe: Total population in occupied housing units
 2010-2014 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

1 - 15 of 15	Jefferson County, New York	Watertown city, Jefferson County, New York	Watertown town, Jefferson County, New York	
	Estimate	Estimate	Estimate	
Versions of this table are available for the following years: 2014 2013 2012 2011 2010 2009	Total population in occupied housing units:	112,937	26,720	3,969
	Owner occupied:	65,304	11,716	3,166
	Moved in 2010 or later	7,237	1,229	443
	Moved in 2000 to 2009	26,790	5,042	1,284
	Moved in 1990 to 1999	14,850	2,224	776
	Moved in 1980 to 1989	8,297	1,295	339
	Moved in 1970 to 1979	4,657	1,160	145
	Moved in 1969 or earlier	3,473	766	179
	Renter occupied:	47,633	15,004	803
	Moved in 2010 or later	28,913	8,912	538
	Moved in 2000 to 2009	15,527	4,685	219
	Moved in 1990 to 1999	2,038	1,009	18
	Moved in 1980 to 1989	666	298	28
	Moved in 1970 to 1979	295	38	0
	Moved in 1969 or earlier	194	62	0

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

For renters in the City of Watertown, movement has included 8,912 of 15,004 renters having moved since 2010, or 59% mobility. During this same time period in the county, 28,913 of 47,633 renters moved or 60.7%. This transient renter population is related to the shifts in military personal and deployment patterns. These types of movement patterns are fairly consistent in military communities.

For homeowners in the City of Watertown, movement has included 1,229 of 11,716 owners having moved since 2010, or 10.5% mobility. During this same time period in the county, 7,237 of 65,304 owners moved or 11.8%. Movement patterns for owners in Watertown is below the county average, and well below the levels experienced in rental projects. In comparison, the City of Auburn, NY with 12,311 total housing units (roughly half of the City of Watertown), 1,369 of 12,569 owners moved since 2010, or 10.9%.

In Oswego with 17,270 total housing units, the movement patterns of owners since 2010 was 10.06% annually. In Syracuse, 7,258 of 50,322 owners moved since 2010 or 14.4%.

Future Issues Impacting the Housing Market

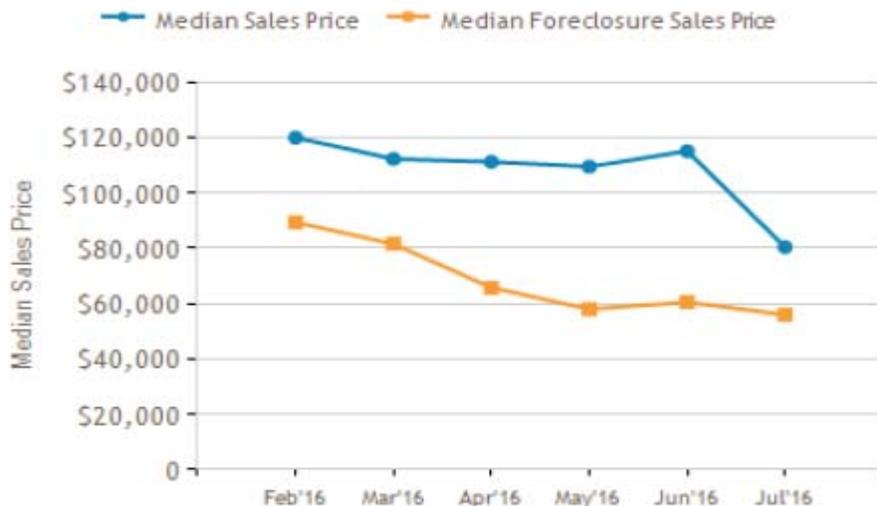
This section will investigate solutions for selling, renting and repairing these vacant properties in a market where there is an aging population base that is also losing non-military households. Additionally, there have been new units added to the market in recent years for market rate, mixed income and affordable housing that will continue to impact the local rental market while other new units are added and renovated.

Vacant Single-Family Dwellings

The vacant/abandoned properties identified by the assessor and NYS hotline are clearly the most visible and tangible aspect of a perceived housing problem in Watertown. In terms of the single family stock, they represent a range of physical features but are generally similar in terms of construction style and the major differences being number of bedrooms and square footage. Fixing these homes will require a more standardized approach at least in the incipient stages primarily because the ownership/occupation issues will need to be resolved before any work can be completed on these houses. This would involve starting the foreclosure process for Lis Pendens properties and the bank taking possession of these now-foreclosed properties.

Throughout the city, vacant housing reflects around 10% of the total housing stock, or around 1,300 vacancies. In addition to the 350+ homes that have been identified as “zombie homes”, there are families at risk of losing their home through foreclosure, and other means, in addition to an active housing market for listings of properties. This will continue to create pressure on pricing, as the prices for foreclosures are trending at lower levels than conventional home sales.

We have presented statistical data from RealtyTrac related to current housing statistics:



WATERTOWN REAL ESTATE STATISTICS & FORECLOSURE TRENDS SUMMARY

Summary

Market Trends

Foreclosure Trends

MEDIAN LIST PRICE
\$148,000

1% (\$1,250) vs Jul 2015

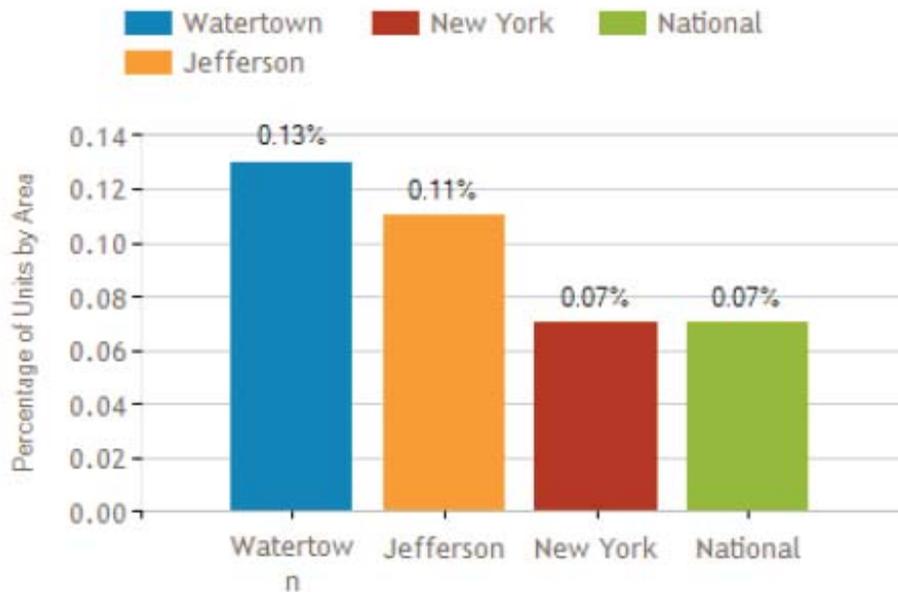
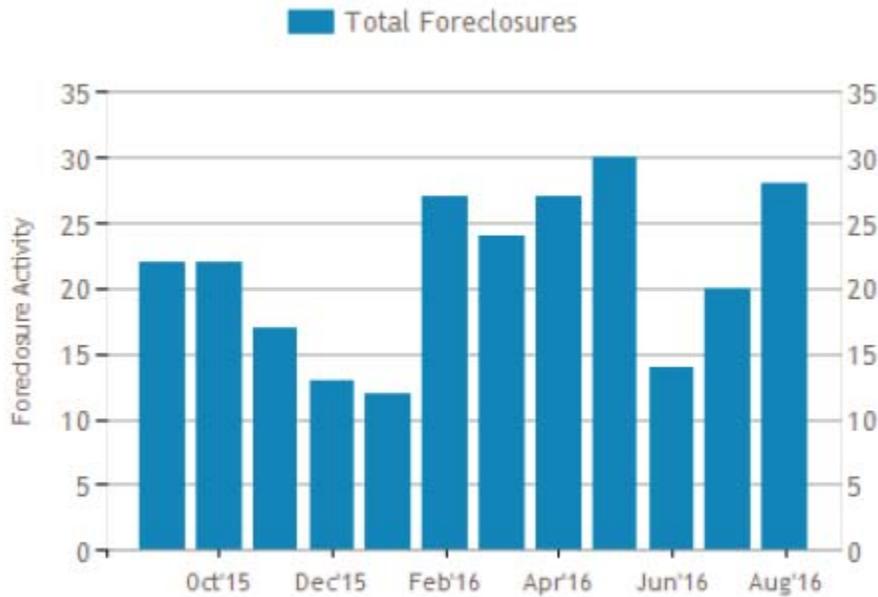
MEDIAN SALES PRICE
\$80,425

30% (\$34,714) vs Jul 2015

MEDIAN FORECLOSURE SALES PRICE
\$55,931

8% (\$4,588) vs Jul 2015

Foreclosures	264
Homes for Sale	313
Recently Sold	102



Conversion of Former 801 Housing

There are many of these units that are in an aged condition, and without significant reinvestment, these units will continue to remain or become vacant. Owners at many former 801 housing projects both within the City and outside have reduced rents or are offering concessions that provide below market thresholds in an attempt to maintain occupancy levels, while essentially creating an affordable or mixed-income housing situation. Rent thresholds are in many cases for the larger 3 and 4 bedroom apartments, now at levels that are consistent with 50% and 60% AMI rents at tax credit and other affordable housing projects in the city, and have become an attractive alternative to larger families, roommates, etc. These properties have historically trailed the market in terms of occupancy since they were converted from military housing.

Aging and Declining Population

The Watertown region has experienced population shifts over the last 15 years mostly related to changes in the troop strength at Fort Drum, and the aging of the existing population. In reference to the demographic summaries on pages 35 thru 41, only one location, census tract 614 is expected to gain population over the next five years after previous decreases. All other census tracts have lost population and are expected to continue to do so over the coming years. Now this can be attributed to the aging of the population into the senior category, but as is the case with many Upstate cities, there are households moving out of the city into the town or other locations for various reasons including employment, schools, the condition of the housing stock or other factors. Given that the troop strength is expected to remain stable with potential increases as overseas activities are scaled back, we will adopt the current levels.

HISTA/Demographic Data

The following pages show population and household counts for the seven census tracts that are contained in the City of Watertown. We will include individual census tract data in the addendum but for the purpose of this section we are intending to show the family-age population shifts for the city as a whole.

This does includes military that reside in rental or owner-occupied units within the City of Watertown, but does not account for military that resides on the base, as that is a separate census tract.

POPULATION DATA

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Nielsen Claritas

Population by Age & Sex

City of Watertown

Census 2010				Current Year Estimates - 2016				Five-Year Projections - 2021			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,254	1,170	2,424	0 to 4 Years	1,215	1,147	2,362	0 to 4 Years	1,175	1,109	2,284
5 to 9 Years	865	884	1,749	5 to 9 Years	1,043	1,013	2,056	5 to 9 Years	1,059	1,021	2,080
10 to 14 Years	793	695	1,488	10 to 14 Years	828	820	1,648	10 to 14 Years	1,008	979	1,987
15 to 17 Years	443	499	942	15 to 17 Years	455	415	870	15 to 17 Years	496	495	991
18 to 20 Years	557	607	1,164	18 to 20 Years	484	421	905	18 to 20 Years	462	419	881
21 to 24 Years	1,036	1,060	2,096	21 to 24 Years	767	697	1,464	21 to 24 Years	588	507	1,095
25 to 34 Years	2,348	2,301	4,649	25 to 34 Years	2,729	2,443	5,172	25 to 34 Years	2,348	2,043	4,391
35 to 44 Years	1,593	1,575	3,168	35 to 44 Years	1,721	1,587	3,308	35 to 44 Years	2,000	1,940	3,940
45 to 54 Years	1,558	1,697	3,255	45 to 54 Years	1,334	1,413	2,747	45 to 54 Years	1,336	1,305	2,641
55 to 64 Years	1,201	1,322	2,523	55 to 64 Years	1,220	1,350	2,570	55 to 64 Years	1,173	1,331	2,504
65 to 74 Years	645	891	1,536	65 to 74 Years	803	986	1,789	65 to 74 Years	868	1,065	1,933
75 to 84 Years	447	822	1,269	75 to 84 Years	413	752	1,165	75 to 84 Years	469	753	1,222
85 Years and Up	184	576	760	85 Years and Up	190	546	736	85 Years and Up	185	527	712
Total	12,924	14,099	27,023	Total	13,202	13,590	26,792	Total	13,167	13,494	26,661
62+ Years	n/a	n/a	4,223	62+ Years	n/a	n/a	4,380	62+ Years	n/a	n/a	4,572
Median Age:			32.1	Median Age:			32.1	Median Age:			33.2

Source: Nielsen Claritas; Ribbon Demographics

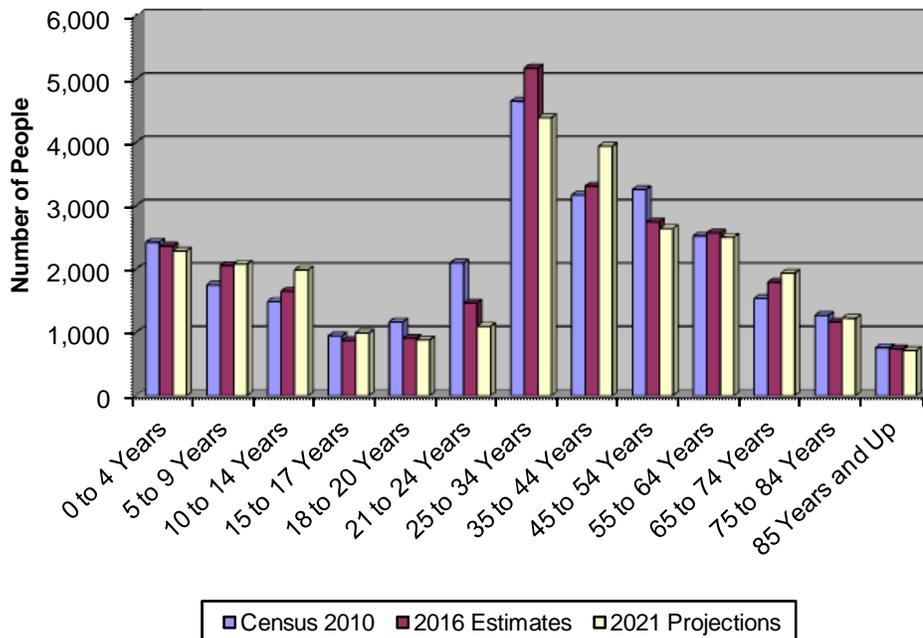
Ribbon Demographics, LLC

www.ribbondata.com

Tel: 916-880-1644

Population by Age

City of Watertown



Source: Nielsen Claritas; Ribbon Demographics

POPULATION DATA

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Nielsen Claritas

Changes in Population by Age & Sex

City of Watertown

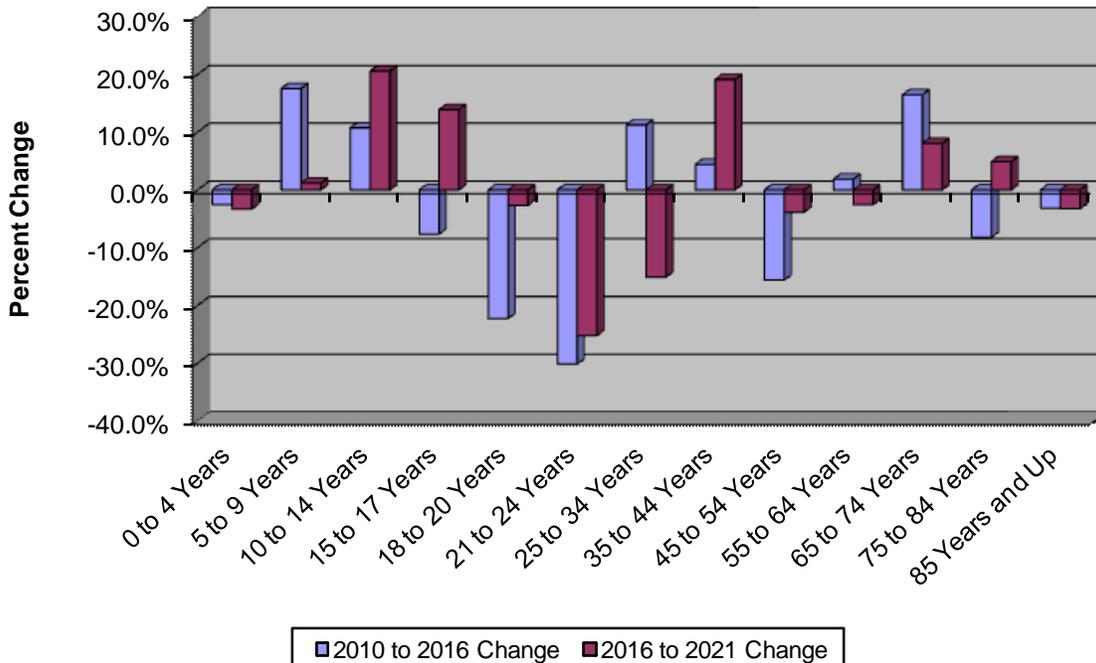
Estimated Change - 2010 to 2016					Projected Change - 2016 to 2021				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-39	-23	-62	-2.6%	0 to 4 Years	-40	-38	-78	-3.3%
5 to 9 Years	178	129	307	17.6%	5 to 9 Years	16	8	24	1.2%
10 to 14 Years	35	125	160	10.8%	10 to 14 Years	180	159	339	20.6%
15 to 17 Years	12	-84	-72	-7.6%	15 to 17 Years	41	80	121	13.9%
18 to 20 Years	-73	-186	-259	-22.3%	18 to 20 Years	-22	-2	-24	-2.7%
21 to 24 Years	-269	-363	-632	-30.2%	21 to 24 Years	-179	-190	-369	-25.2%
25 to 34 Years	381	142	523	11.2%	25 to 34 Years	-381	-400	-781	-15.1%
35 to 44 Years	128	12	140	4.4%	35 to 44 Years	279	353	632	19.1%
45 to 54 Years	-224	-284	-508	-15.6%	45 to 54 Years	2	-108	-106	-3.9%
55 to 64 Years	19	28	47	1.9%	55 to 64 Years	-47	-19	-66	-2.6%
65 to 74 Years	158	95	253	16.5%	65 to 74 Years	65	79	144	8.0%
75 to 84 Years	-34	-70	-104	-8.2%	75 to 84 Years	56	1	57	4.9%
85 Years and Up	6	-30	-24	-3.2%	85 Years and Up	-5	-19	-24	-3.3%
Total	278	-509	-231	-0.9%	Total	-35	-96	-131	-0.5%
62+ Years	n/a	n/a	157	3.7%	62+ Years	n/a	n/a	192	4.4%

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

Population Change by Age

City of Watertown



Source: Nielsen Claritas; Ribbon Demographics

Notes from the Population data include:

- Residents age 25 to 34 have historically had the highest total in the selection, and are anticipated to maintain this share in 2021.
- The next greatest totals are the age 35 to 44 and 45 to 54 age groups, of which only the age 35 to 44 group is expected to increase by 2021. All others between age 18 and 65 show projected decreases.
- The senior age 62+ population has increased 3.7% since 2010 and is expected to continue with a 4.4% gain into 2012.
- The greatest decrease from 2010 to present is the 30.2% decline in 21 to 24 year olds accounting for 632 total, while the greatest projected decrease is still in this age group, but accounting for a 25.2% decrease or 369 total into 2021.

Clearly the population is declining especially in younger persons who would eventually make up the majority of the base like the current 25-54 year old residents. While there are marginal gains in the age 18 and younger set, continued decreases from the older residents would have a direct impact on these younger groups. Additionally the largest population groups will age into the senior category in the next 10-20 years which will again present changes and new attributes to the housing stock that may need to be addressed. The current inventory of the rental housing for seniors adequately accommodates the current senior population, however as younger seniors age, there may be a need for additional housing options.

Notes from the Household data that covers the year 2010 to current (2016) and projections into 2021 include:

- Residents age 25 to 34 again represent the greatest total of 671 representing a 31% increase from 2000 to current, while the next age group age 35-44 lost 350 residents or a 15.2% decrease. The age 55-64 residents showed the greatest increase by percentage at 45.3% with a total of 525.
- The lowest incomes lost the greatest total persons and showed the greatest losses by percentage. Conversely the moderate incomes showed the greatest gain by total at 532, but even higher income (\$100,000+) persons had the greatest gains by percentage.
- Decreases in age 25-34 residents are projected to be the greatest in total and as a percentage, while the greatest gains are again in the 35-44 group in total and as a percentage.
- Projections in terms of income are consistent with the previous 2000-2016 figures, but with much smaller totals and percentages due to the expected household losses.

Overall the population base and total household count is decreasing from 2000 to present and is projected to continue and lesser degrees in the next five years as the existing population ages into the senior category and other younger households that would make up the local base relocate to areas outside the city. Other factors besides the quality of the housing stock influence these population changes, but from a policy standpoint the city should seriously consider economic development initiatives that increase the local population through job growth, immigrant resettlement and greater regional strategies for drawing new residents.

Added Housing Inventory

Based on the timeline of development presented earlier on page 6 the city has added over 920 new housing units since 2005 in apartment projects or single to four-families that would correlate to an absorption rate of nearly 92 per year or 8 per month over the past 10 years. Given the timing of the recent developments and the corresponding troop strength levels, absorption for the apartment projects was punctuated and therefore some months had more leased at certain times due to availability and timing.

At this time, we are aware of only the former Mercy Hospital Site mixed-use project that could create as many as 100 additional rental apartments within the city. This project has gained approvals, and plans are still being considered for the site. No other new large-scale construction projects are being discussed in the local market, as many of the developers are considering rehabilitation of existing units as opposed to new creation of housing units.

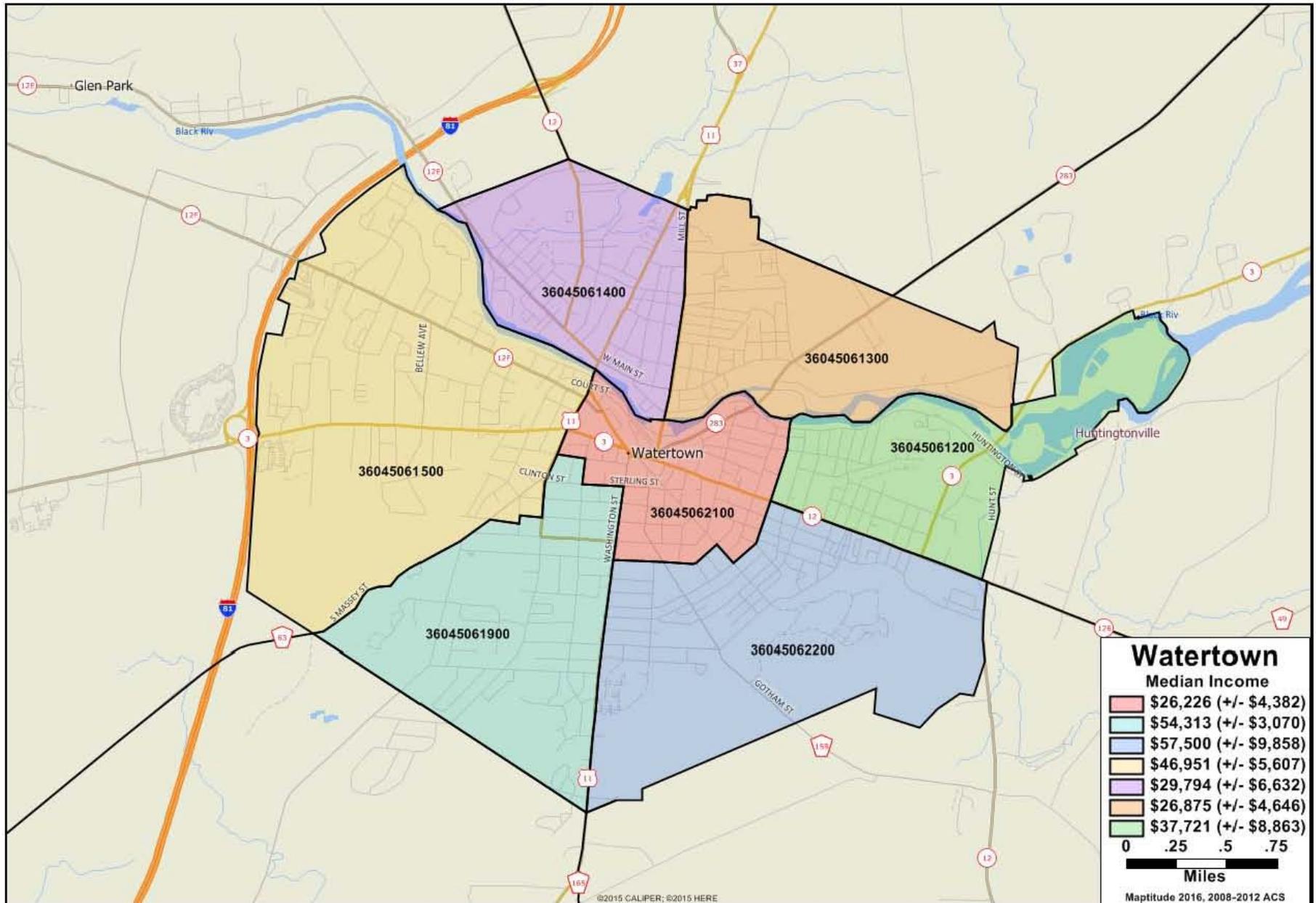
Market Demographics

This section will describe various demographic characteristics of the city and the seven census tracts contained within. We will illustrate median income levels by census tract compared to the city as a whole in addition to more localized population shifts and indicate owner vs renter concentrations, median home values, and other statistics.

The following map shows the median incomes by census tract in the city and we will subsequently describe the basic demographics for each tract in order by median income from the highest to lowest. This will be followed by more detailed statistics for each tract from Census data.

Please note that the data presented reflects a compilation of Census Data from the 2008-2012 American Fact Finder Community Survey, 2010 Census Data, and 2010-2014 American Fact Finder Community Survey. There are some consistencies, but also some differences that should be realized. Household growth and population growth, along with improving income and rent levels have not been incorporated into the 2008-2012 projections, while they do appear to have been considered with the 2010-2014 data. So there are some variations, and data will be presented and compared considering these variations.

MARKET DEMOGRAPHICS



<i>Census Tract Summary (1)</i>		
<i>Census Tract</i>	<i>Occupied Households</i>	<i>Median Income</i>
612	1564	\$ 43,317
613	1317	\$ 27,530
614	1865	\$ 32,518
615	2157	\$ 51,416
619	1862	\$ 46,680
621	2496	\$ 28,046
622	1953	\$ 52,199

(1) Source: 2010-2014 American Survey

Important findings from the map above include:

- The lowest income tracts are 613, 614 and 621 which consists of the downtown district and the two tracts north of the river bordering the town, while the highest tracts, 619 and 622 are on the city's southernmost side.
- A wide range of median incomes from \$27,530 to \$52,199 with nearly a 90% variation from the lowest Tract 613 to the highest tract 622.
- The lowest tract, 613, and the second lowest is 621 which incorporates essentially the entirety of downtown and is the smallest by size but has the highest count of households at 2,496. The least populated tract, 613, is just northeast of downtown with 1,317 households and does become less developed at the northern border.
- Tract 612 which is the median of the selections in terms of income has the second lowest count of households in one of the smaller tracts in terms of physical size.

Outlined on the following page is a summarization of some of the key demographic statistics evident by review of this data. This information will be followed by a brief narrative overviewing some of the critical factors to recognize, and additionally some population statistics related to the family households in the market.

DEMOGRAPHIC SUMMARIZATION									
	Jefferson County	Watertown City	CT612	CT613	CT614	CT615	CT619	CT621	CT622
Total Housing Units	58,308	13,214	1,564	1,317	1,865	2,157	1,862	2,496	1,953
Total Households	44,822	11,865	1,399	1,171	1,763	1,857	1,745	2,107	1,823
Population	118,885	27,590	3,381	2,914	3,993	4,455	4,044	4,440	4,363
Median Household Income	\$48,613	\$41,197	\$43,317	\$27,530	\$32,518	\$51,416	\$46,680	\$28,046	\$52,199
Average Household Size - Owner Occupied	2.61	2.49	2.36	2.42	2.26	2.84	2.36	2.86	2.48
Average Household Size - Renter Occupied	2.4	2.1	2.44	2.53	2.25	1.96	1.82	1.84	2.14
Median Value of Owned Home	\$135,200	\$119,800	\$117,900	\$102,900	\$88,500	\$104,000	\$178,400	\$93,700	\$148,900
Median Monthly Gross Rent	\$941	\$790	\$915	\$807	\$723	\$868	\$704	\$715	\$998
% Renters Paying 35% or More ⁽¹⁾	36.00%	33.60%	29.50%	39.80%	50.30%	22.60%	41.00%	35.90%	14.50%
Ratio of Population Age 65+	11.50%	12.60%	6.60%	9.50%	12.70%	10.10%	23.00%	10.50%	14.20%
Median Age	31.9	30.9	27.6	27.9	32.3	28.5	43.7	31	34.8
Household With One or More people 65+	9,527	2,298	171	181	436	284	571	278	377
Ratio of Owner Occupied Households	55.80%	39.70%	34.20%	38.90%	38.30%	35.20%	54.50%	18.40%	60.70%
Ratio of Renter Occupied Households	44.20%	60.30%	65.80%	61.10%	61.70%	64.80%	45.50%	81.60%	39.30%
Ratio of Vacant Housing Units	23.10%	10.20%	10.50%	11.10%	5.50%	13.90%	6.30%	15.60%	6.70%
Ratio of Vacant Rental Units	4.10%	5.70%	11.20%	6.20%	2.20%	9.40%	1.90%	4.10%	3.90%
Tenure: Ratio of larger rental projects ⁽²⁾	12.42%	19.77%	8.48%	14.50%	34.31%	11.21%	24.18%	30.19%	1.96%
Ratio of Rental Units Built Post 1980	41.04%	20.12%	38.04%	19.27%	13.06%	26.41%	30.73%	3.61%	14.80%
Employed	44,448	10,988	1,375	925	1,484	1,817	1,501	1,799	2,087
Unemployment Rate	11.30%	11.40%	14.40%	20.70%	13.30%	7.70%	5.10%	15.90%	6.40%
Mean Travel Time to Work (minutes)	18.4	15.6	15.7	14	15.5	18.4	12.2	16.5	15.2
% of All People Below Poverty Line	15.00%	22.20%	32.00%	34.30%	32.50%	9.70%	19.40%	24.10%	10.10%

(1) Gross rent as a percent of income.

(2) Defined as rental units with 20 or more apartments.

Source: 2010-2014 American Community Survey - 5 Year Estimate

Important findings from the demographic summary above include:

- The population, housing units and median incomes are generally consistent within the map, and the demographic summaries that follow for the individual tracts.
- Median home values show a wide range from \$88,500 in tract 614 up to \$178,400 in tract 619. Five tracts are below the city median value of \$119,800, and the other two are well above the county median of \$135,200.
- Gross rents also represent a wide range from the low end of \$704 in tract 619 up to \$998 in tract 622. Tract 619 also has the highest home value and the lowest rent.
- Tract 619 has the greatest ratio of 65+ residents as well as the greatest total of 65+ residents.
- Tract 621 has the greatest ratio of vacant housing units at 15.60%, including both rentals and owned homes, while tract 614 is the lowest at 5.50%.
- Tract 614 has the greatest proportion of larger rental projects with 20+ units at 34.14%, while tract 622 has the fewest at 1.96%
- Tract 612 has the greatest ratio of units built post 1980 with 38.04%, while tract 621 has the fewest at 3.61%. The ratio for tract 612 is still below the County figure of 41.04%.
- Poverty is heavily concentrated in tracts 612, 613 and 614, while comparatively lesser rates are shown in tracts 615 and 622.

HISTA Demographics

As indicated previously, GAR Associates utilizes a database known as HISTA, which stands for Households by Income, Size, Tenure and Age. This database is useful for market analysts as it advances the census data a few steps above typical documentation. The availability of this data is particularly useful as it breaks out income by household size.

The HISTA information is prepared by Claritas in conjunction with Ribbon Demographics. Their data uses 2000 Census statistics, American Community Fact Finder and to a degree the 2010 Census data for forecasting purposes.

Demographic Summary Tract 612 – HISTA Data *					
	2008 **	2016	% Change	2021	% Change
Total Renter Households:	818	790	-3.42%	795	0.63%
Owner Occupied Households:	<u>425</u>	<u>407</u>	-4.24%	<u>403</u>	-0.98%
Total Households:	1,243	1,197	-3.70%	1,198	0.08%
% of Renters	65.81%	66.00%		66.36%	
<u>2016 Data:</u>					
Renters Earning \$30,000 or Less:	50.00%				
Renters Earning \$20,000 or Less:	38.10%				
Ratio of Renters with 3 or more persons	46.08%				
Median Income Subject Census Tract:	\$41,182				
* Data applies to all age groups					
** The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.					

Population: All Ages		
Year	Population	% Change
2010 (1)	3,226	N/A
2016 (2)	3,126	-3.10%
2021 (3)	3,068	-1.86%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Demographic Summary Tract 613 – HISTA Data *					
	2008 **	2016	% Change	2021	% Change
Total Renter Households:	577	556	-3.64%	561	0.90%
Owner Occupied Households:	485	457	-5.77%	452	-1.09%
Total Households:	1,062	1,013	-4.61%	1,013	0.00%
% of Renters	54.33%	54.89%		55.38%	
2016 Data:					
Renters Earning \$30,000 or Less:	56.65%				
Renters Earning \$20,000 or Less:	43.71%				
Ratio of Renters with 3 or more persons	46.58%				
Median Income Subject Census Tract:	\$37,045				
* Data applies to all age groups					
** The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.					

Population: All Ages		
Year	Population	% Change
2010 (1)	2,920	N/A
2016 (2)	2,926	0.21%
2021 (3)	2,932	0.21%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Demographic Summary Tract 614 – HISTA Data *					
	2008 **	2016	% Change	2021	% Change
Total Renter Households:	932	921	-1.18%	931	1.09%
Owner Occupied Households:	609	561	-7.88%	560	-0.18%
Total Households:	1,541	1,482	-3.83%	1,491	0.61%
% of Renters	60.48%	62.15%		62.44%	
2016 Data:					
Renters Earning \$30,000 or Less:	59.28%				
Renters Earning \$20,000 or Less:	53.53%				
Ratio of Renters with 3 or more persons	22.80%				
Median Income Subject Census Tract:	\$35,143				
* Data applies to all age groups					
** The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.					

Population: All Ages		
Year	Population	% Change
2010 (1)	3,570	N/A
2016 (2)	3,616	1.29%
2021 (3)	3,638	0.61%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Demographic Summary Tract 615 – HISTA Data *					
	2008 **	2016	% Change	2021	% Change
Total Renter Households:	953	983	3.15%	971	-1.22%
Owner Occupied Households:	396	483	21.97%	479	-0.83%
Total Households:	1,349	1,466	8.67%	1,450	-1.09%
% of Renters	70.64%	67.05%		66.97%	
2016 Data:					
Renters Earning \$30,000 or Less:	27.26%				
Renters Earning \$20,000 or Less:	15.87%				
Ratio of Renters with 3 or more persons	40.90%				
Median Income Subject Census Tract:	\$51,461				
* Data applies to all age groups					
** The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.					

Population: All Ages		
Year	Population	% Change
2010 (1)	4,255	N/A
2016 (2)	4,126	-3.03%
2021 (3)	4,064	-1.50%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Demographic Summary Tract 619 – HISTA Data *					
	2008 **	2016	% Change	2021	% Change
Total Renter Households:	672	753	12.05%	746	-0.93%
Owner Occupied Households:	628	701	11.62%	688	-1.85%
Total Households:	1,300	1,454	11.85%	1,434	-1.38%
% of Renters	51.69%	51.79%		52.02%	
2016 Data:					
Renters Earning \$30,000 or Less:	47.14%				
Renters Earning \$20,000 or Less:	39.18%				
Ratio of Renters with 3 or more persons	14.61%				
Median Income Subject Census Tract:	\$50,959				
* Data applies to all age groups					
** The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.					

Population: All Ages		
Year	Population	% Change
2010 (1)	3,985	N/A
2016 (2)	3,984	-0.03%
2021 (3)	3,985	0.03%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Demographic Summary Tract 621 – HISTA Data *					
	2008 **	2016	% Change	2021	% Change
Total Renter Households:	1,737	1,746	0.52%	1,741	-0.29%
Owner Occupied Households:	317	287	-9.46%	282	-1.74%
Total Households:	2,054	2,033	-1.02%	2,023	-0.49%
% of Renters	84.57%	85.88%		86.06%	
2016 Data:					
Renters Earning \$30,000 or Less:	62.49%				
Renters Earning \$20,000 or Less:	45.07%				
Ratio of Renters with 3 or more persons	24.11%				
Median Income Subject Census Tract:	\$25,402				
* Data applies to all age groups					
** The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.					

Population: All Ages		
Year	Population	% Change
2010 (1)	4,695	N/A
2016 (2)	4,711	0.34%
2021 (3)	4,712	0.02%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Demographic Summary Tract 622 – HISTA Data *					
	2008 **	2016	% Change	2021	% Change
Total Renter Households:	670	704	5.07%	708	0.57%
Owner Occupied Households:	821	846	3.05%	832	-1.65%
Total Households:	1,491	1,550	3.96%	1,540	-0.65%
% of Renters	44.94%	45.42%		45.97%	
2016 Data:					
Renters Earning \$30,000 or Less:	24.43%				
Renters Earning \$20,000 or Less:	17.19%				
Ratio of Renters with 3 or more persons	40.34%				
Median Income Subject Census Tract:	\$54,588				
* Data applies to all age groups					
** The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.					

Population: All Ages		
Year	Population	% Change
2010 (1)	4,372	N/A
2016 (2)	4,303	-1.58%
2021 (3)	4,262	-0.95%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Important findings from the demographic summaries above include:

- Tract 621 has the highest concentration of residents earning below \$30,000 at 62.49%, with tract 622 the lowest at 24.43%. Tract 614 has the highest concentration of residents earning below \$20,000 at 53.53% and tract 615 has the lowest ratio at 15.87%.
- Tract 613 has the greatest ratio of 3+ person households, while tract 619 is the lowest.
- While all the tracts are more heavily weighted towards renters than owners, tract 621 has a very high ratio at 85.88%, while tract 622 is the lowest at 45.42%.
- Tract 621 has the greatest number of households at 2,033 which is expected given the building types and land uses in and around downtown. Tract 613 has the fewest households.
- The greatest increase in renters from 2008 to present was in tract 619. Some of the newest rental housing (200 units at Summit Wood) has been created in this tract in recent years. The largest increase in owners occurred in Tract 615 with a 21.97% increase. Conversely the greatest decrease in renters occurred in tract 613 and the greatest decrease in owners was in tract 621.
- Tract 612 experienced the greatest population loss from 2010 to 2016 at 3.10% and has the highest projected losses in 2021 at 1.86%.

Selected Housing Characteristics

The following pages will describe Census data related to the size and age of the housing stock in Jefferson County, the City and Town as well as the individual census tracts.

DP04

**SELECTED HOUSING CHARACTERISTICS
2010-2014 American Community Survey 5-Year Estimates**

Note: This is a modified view of the original table.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:
2014
2013
2012
2011
2010

Subject	Jefferson County, New York		Watertown city, Jefferson County, New York		Watertown town, Jefferson County, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY						
Total housing units	58,308	58,308	13,214	13,214	1,623	1,623
Occupied housing units	44,822	76.9%	11,865	89.8%	1,594	98.2%
Vacant housing units	13,486	23.1%	1,349	10.2%	29	1.8%
Homeowner vacancy rate	2.5	(X)	3.5	(X)	0.0	(X)
Rental vacancy rate	4.1	(X)	5.7	(X)	0.0	(X)
UNITS IN STRUCTURE						
Total housing units	58,308	58,308	13,214	13,214	1,623	1,623
1-unit, detached	33,037	56.7%	5,351	40.5%	1,262	77.8%
1 unit, attached	2,407	4.1%	663	4.9%	0	0.0%
2 units	4,070	7.0%	1,655	12.5%	83	5.1%
3 or 4 units	4,837	8.3%	2,078	15.7%	0	0.0%
5 to 9 units	3,009	5.2%	1,461	11.1%	28	1.7%
10 to 19 units	889	1.5%	348	2.6%	0	0.0%
20 or more units	2,593	4.4%	1,510	11.4%	0	0.0%
Mobile home	7,447	12.8%	158	1.2%	250	15.4%
Boat, RV, van, etc.	19	0.0%	0	0.0%	0	0.0%
YEAR STRUCTURE BUILT						
Total housing units	58,308	58,308	13,214	13,214	1,623	1,623
Built 2010 or later	765	1.3%	46	0.3%	21	1.3%
Built 2000 to 2009	6,656	11.4%	387	2.9%	172	10.6%
Built 1990 to 1999	6,449	11.1%	550	4.2%	181	11.2%
Built 1980 to 1989	7,961	13.7%	1,106	8.4%	176	10.8%
Built 1970 to 1979	5,432	9.3%	806	6.1%	280	17.3%
Built 1960 to 1969	3,547	6.1%	925	7.0%	116	7.1%
Built 1950 to 1959	3,982	6.8%	1,185	9.0%	167	10.3%
Built 1940 to 1949	2,557	4.4%	819	6.2%	60	3.7%
Built 1939 or earlier	20,959	35.9%	7,390	55.9%	450	27.7%
ROOMS						
Total housing units	58,308	58,308	13,214	13,214	1,623	1,623
1 room	786	1.3%	183	1.4%	28	1.7%
2 rooms	1,306	2.2%	307	2.3%	0	0.0%
3 rooms	6,143	10.5%	1,798	13.6%	24	1.5%
4 rooms	10,828	18.6%	2,671	20.2%	48	3.0%
5 rooms	11,206	19.2%	2,027	15.3%	334	20.6%
6 rooms	9,488	16.3%	2,018	15.3%	435	26.8%
7 rooms	7,554	13.0%	1,938	14.7%	109	6.7%
8 rooms	4,769	8.2%	904	6.8%	261	16.1%
9 rooms or more	6,228	10.7%	1,368	10.4%	384	23.7%
Median rooms	5.4	(X)	5.3	(X)	6.4	(X)
BEDROOMS						
Total housing units	58,308	58,308	13,214	13,214	1,623	1,623
No bedroom	865	1.5%	225	1.7%	28	1.7%
1 bedroom	6,482	11.1%	2,683	20.3%	39	2.4%
2 bedrooms	18,329	31.4%	3,985	30.2%	393	24.2%
3 bedrooms	21,963	37.7%	4,258	32.2%	676	41.7%
4 bedrooms	8,175	14.0%	1,657	12.5%	406	25.0%
5 or more bedrooms	2,494	4.3%	406	3.1%	81	5.0%
HOUSING TENURE						
Occupied housing units	44,822	44,822	11,865	11,865	1,594	1,594
Owner-occupied	24,989	55.8%	4,709	39.7%	1,276	80.1%
Renter-occupied	19,833	44.2%	7,156	60.3%	318	19.9%
Average household size of owner-occupied unit	2.61	(X)	2.49	(X)	2.48	(X)
Average household size of renter-occupied unit	2.40	(X)	2.10	(X)	2.53	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT						
Occupied housing units	44,822	44,822	11,865	11,865	1,594	1,594

DP04

SELECTED HOUSING CHARACTERISTICS
2010-2014 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:
2014
2013
2012
2011
2010

Subject	Census Tract 812, Jefferson County, New York		Census Tract 813, Jefferson County, New York		Census Tract 814, Jefferson County, New York		Census Tract 815, Jefferson County, New York		Census Tract 818, Jefferson County, New York		Census Tract 821, Jefferson County, New York		Census Tract 822, Jefferson County, New York	
	Estimate	Percent												
HOUSING OCCUPANCY														
Total housing units	1,564	1,564	1,317	1,317	1,865	1,865	2,157	2,157	1,862	1,862	2,496	2,496	1,953	1,953
Occupied housing units	1,399	89.5%	1,171	89.9%	1,763	94.5%	1,857	86.1%	1,745	93.7%	2,107	84.4%	1,823	93.3%
Vacant housing units	165	10.5%	146	11.1%	102	5.5%	300	13.9%	117	6.3%	389	15.6%	130	6.7%
Homeowner vacancy rate	4.2	(X)	4.8	(X)	0.0	(X)	3.3	(X)	3.4	(X)	9.7	(X)	2.3	(X)
Rental vacancy rate	11.2	(X)	6.2	(X)	2.2	(X)	9.4	(X)	1.9	(X)	4.1	(X)	3.9	(X)
UNITS IN STRUCTURE														
Total housing units	1,564	1,564	1,317	1,317	1,865	1,865	2,157	2,157	1,862	1,862	2,496	2,496	1,953	1,953
1-unit, detached	523	33.4%	644	48.9%	791	42.4%	715	33.1%	1,012	54.4%	470	18.9%	1,195	61.2%
1-unit, attached	147	9.4%	59	4.5%	116	6.2%	59	2.7%	69	3.7%	113	4.5%	90	4.6%
2 units	227	14.5%	221	16.8%	197	10.6%	262	12.1%	163	8.8%	300	12.0%	285	14.6%
3 or 4 units	288	18.4%	118	9.0%	116	6.2%	505	23.4%	147	7.9%	570	22.8%	334	17.1%
5 to 9 units	256	16.4%	171	13.0%	128	6.9%	433	20.1%	129	6.9%	329	13.2%	15	0.8%
10 to 19 units	11	0.7%	0	0.0%	45	2.4%	20	0.9%	138	7.4%	134	5.4%	0	0.0%
20 or more units	78	5.0%	104	7.9%	402	21.6%	144	6.7%	204	11.0%	556	22.3%	22	1.1%
Mobile home	34	2.2%	0	0.0%	70	3.8%	19	0.9%	0	0.0%	24	1.0%	11	0.6%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
YEAR STRUCTURE BUILT														
Total housing units	1,564	1,564	1,317	1,317	1,865	1,865	2,157	2,157	1,862	1,862	2,496	2,496	1,953	1,953
Built 2010 or later	0	0.0%	0	0.0%	5	0.3%	0	0.0%	32	1.7%	0	0.0%	8	0.4%
Built 2000 to 2009	0	0.0%	79	6.0%	88	4.7%	41	1.9%	132	7.1%	0	0.0%	47	2.4%
Built 1990 to 1999	95	6.1%	20	1.5%	102	5.5%	159	7.4%	99	5.3%	75	3.0%	0	0.0%
Built 1980 to 1989	409	26.2%	63	4.8%	105	5.6%	313	14.5%	127	6.8%	11	0.4%	78	4.0%
Built 1970 to 1979	77	4.9%	0	0.0%	121	6.5%	185	8.6%	145	7.8%	167	6.7%	110	5.6%
Built 1960 to 1969	27	1.7%	129	9.8%	173	9.3%	202	9.4%	237	12.7%	65	2.6%	92	4.7%
Built 1950 to 1959	192	12.3%	209	15.9%	54	2.9%	138	6.4%	213	11.4%	222	8.9%	157	8.0%
Built 1940 to 1949	105	6.7%	70	5.3%	160	8.6%	116	5.4%	162	8.7%	104	4.2%	102	5.2%
Built 1939 or earlier	659	42.1%	747	56.7%	1,056	56.6%	1,003	46.5%	714	38.3%	1,852	74.2%	1,359	69.6%
ROOMS														
Total housing units	1,564	1,564	1,317	1,317	1,865	1,865	2,157	2,157	1,862	1,862	2,496	2,496	1,953	1,953
1 room	0	0.0%	0	0.0%	59	3.2%	23	1.1%	16	0.9%	85	3.4%	0	0.0%
2 rooms	11	0.7%	41	3.1%	47	2.5%	10	0.5%	12	0.6%	186	7.5%	0	0.0%
3 rooms	118	7.5%	159	12.1%	242	13.0%	304	14.1%	282	15.1%	577	23.1%	116	5.9%
4 rooms	348	22.1%	60	4.6%	407	21.8%	711	33.0%	276	14.8%	545	21.8%	326	16.7%
5 rooms	269	17.2%	307	23.3%	282	15.1%	281	13.0%	236	12.7%	374	15.0%	278	14.2%
6 rooms	339	21.7%	232	17.6%	340	18.2%	417	19.3%	196	10.0%	202	8.1%	302	15.5%
7 rooms	289	18.5%	264	20.0%	293	15.2%	222	10.3%	290	14.0%	231	9.3%	389	19.9%
8 rooms	82	5.2%	139	10.6%	86	4.6%	68	3.2%	198	10.6%	75	3.0%	256	13.1%
9 rooms or more	110	7.0%	115	8.7%	119	6.4%	121	5.6%	396	21.3%	221	8.9%	286	14.6%
Median rooms	5.6	(X)	5.9	(X)	5.1	(X)	4.6	(X)	6.1	(X)	4.2	(X)	6.3	(X)

MARKET DEMOGRAPHICS

Subject	Census Tract 612, Jefferson County, New York		Census Tract 613, Jefferson County, New York		Census Tract 614, Jefferson County, New York		Census Tract 615, Jefferson County, New York		Census Tract 619, Jefferson County, New York		Census Tract 621, Jefferson County, New York		Census Tract 622, Jefferson County, New York	
	Estimate	Percent												
BEDROOMS														
Total housing units	1,564	1,564	1,317	1,317	1,865	1,865	2,157	2,157	1,862	1,862	2,496	2,496	1,953	1,953
No bedroom	0	0.0%	0	0.0%	59	3.2%	23	1.1%	16	0.9%	127	5.1%	0	0.0%
1 bedroom	105	6.7%	134	10.2%	381	20.4%	335	15.5%	401	21.5%	1,082	43.3%	245	12.5%
2 bedrooms	585	37.4%	411	31.2%	621	33.3%	1,049	48.6%	337	18.1%	470	18.8%	512	26.2%
3 bedrooms	633	40.5%	620	47.1%	538	28.8%	454	21.0%	713	38.3%	506	20.3%	794	40.7%
4 bedrooms	207	13.2%	70	5.3%	231	12.4%	252	11.7%	305	16.4%	250	10.0%	342	17.5%
5 or more bedrooms	34	2.2%	82	6.2%	35	1.9%	44	2.0%	90	4.8%	61	2.4%	60	3.1%
HOUSING TENURE														
Occupied housing units	1,399	1,399	1,171	1,171	1,763	1,763	1,857	1,857	1,745	1,745	2,107	2,107	1,823	1,823
Owner-occupied	479	34.2%	455	38.9%	676	38.3%	653	35.2%	951	54.5%	388	18.4%	1,107	60.7%
Renter-occupied	920	65.8%	716	61.1%	1,087	61.7%	1,204	64.8%	794	45.5%	1,719	81.6%	716	39.3%
Average household size of owner-occupied unit	2.36	(X)	2.42	(X)	2.26	(X)	2.84	(X)	2.36	(X)	2.86	(X)	2.48	(X)
Average household size of renter-occupied unit	2.44	(X)	2.53	(X)	2.25	(X)	1.96	(X)	1.82	(X)	1.84	(X)	2.14	(X)

Based on the statistics and characteristics presented above points of consideration include:

- Tract 621 has the greatest number of housing units at 2,107 while tract 613 is the lowest at 1,171.
- Tract 621 also has the greatest count of occupied units at 2,107 or 84.4%, but tract 614 has the greatest ratio of occupied units at 94.5% or 1,763 units.
- In terms of vacancy, the greatest ratio and count is in tract 621 with 389 units representing 15.6%.
- The homeowner vacancy rate is lowest at 0% in tract 614 but highest in tract 613 at 9.7%. The rental vacancy rate is lowest at 1.9% in tract 619 and highest in tract 612 at 11.2%.
- Single family detached homes are most prevalent in tract 622 with 1,196 units representing 61.2%, and least prevalent in tract 621 representing 18.8% or 470 units.
- In terms of unit size for all types, three bedroom units are most predominant with the highest concentration in tract 613 at 47.1% representing 620 units, but tract 622 has the highest total of 794 or 40.7%. Both of these tracts are renter-dominated, likely influenced by the recently completed mixed-income projects with heavier concentrations of larger unit sizes.
- The overall housing stock is clearly older with all tracts indicating the highest counts and ratios of units built in 1939 or earlier. Tract 619 has the lowest ratio of older homes at 38.3%, and tract 612 has the highest ratio of newer homes with 409 or 26.2% built between 1980 and 1989. Tract 621 is the location of two 801 projects accounting for 344 total units.
- There are more renters than owners in Watertown as a city and in all census tracts except 619 and 622. The range is established at 61.1% to 81.6% for renter-dominated tracts and 54.5% to 60.7% for those with more owner occupied households.

NYS HOUSING PROGRAMS

Affordable Home Ownership (AHC) programs that provide subsidy to first time homeowners to offset the cost of buyer on home. This program is available to households below 80% of income, with subsidy provided up to \$45,000. Local housing agencies can apply for these grants, and administer to potential buyers.

SONYMA, Achieving the Dream qualified low income first time homebuyers with low down payment mortgage financing on one and two family dwellings at a very low fixed interest rate. This program offers 97% financing, 1% borrower cash, 30 year amortization, maximum income limits at \$50,000.

Remodel NY provides financing to qualified first time homebuyers for the purchase and renovation of homes in need of improvements or repairs. Under RemodelNY, SONYMA will finance both the purchase and the renovation of the home with one mortgage. Financing up to 97% of the post completion value, low down payment, 30 year terms. Maximum income limits are \$72,000 to \$100,000.

EmPower or Multi-Family Home Performance provides energy efficient materials such as light bulbs, appliances, insulation, air sealing, gas and electric fired appliances, and health and safety items to very low income families or match renovation costs for energy efficiency home improvements. Levels of assistance are determined by income and other forms of assistance including HEAP can be applied in conjunction with these programs for both renters and owners.

LAND BANKS

The following outlines the process of establishing a land bank that would allow for properties to be renovated and resold to owner occupants in the city.

OFFICE OF THE NEW YORK STATE COMPTROLLER

Thomas P. DiNapoli, State Comptroller



Land Banks Enter the Fight Against Blight

Land Bank Basics

- New York State's land banks are charitable not-for-profit corporations authorized by the State's Land Bank Act. They are also "local authorities" under the Public Authorities Law.
- Land banks can help local governments return vacant, abandoned or tax-delinquent properties to productive use.
- While their priorities vary, most land banks focus on dilapidated residential properties in distressed real estate markets.
- None of New York's land banks are currently financially self-sustaining; most receive a large share of their funding from grants and other subsidies. Subsidies accounted for 64 percent of budgeted revenues for the local fiscal year ending in 2015.
- The New York State Office of the Attorney General has awarded \$32.7 million in bank settlement funds to ten land banks through the "Land Banks Community Revitalization Initiative."
- Given that land banks are created to deal with problem properties that have failed to attract responsible buyers, it seems likely that most will continue to rely heavily on grants and other subsidies.
- Given land banks' significant powers, effective monitoring and oversight will be critical in order to ensure their appropriate operation in the public interest.

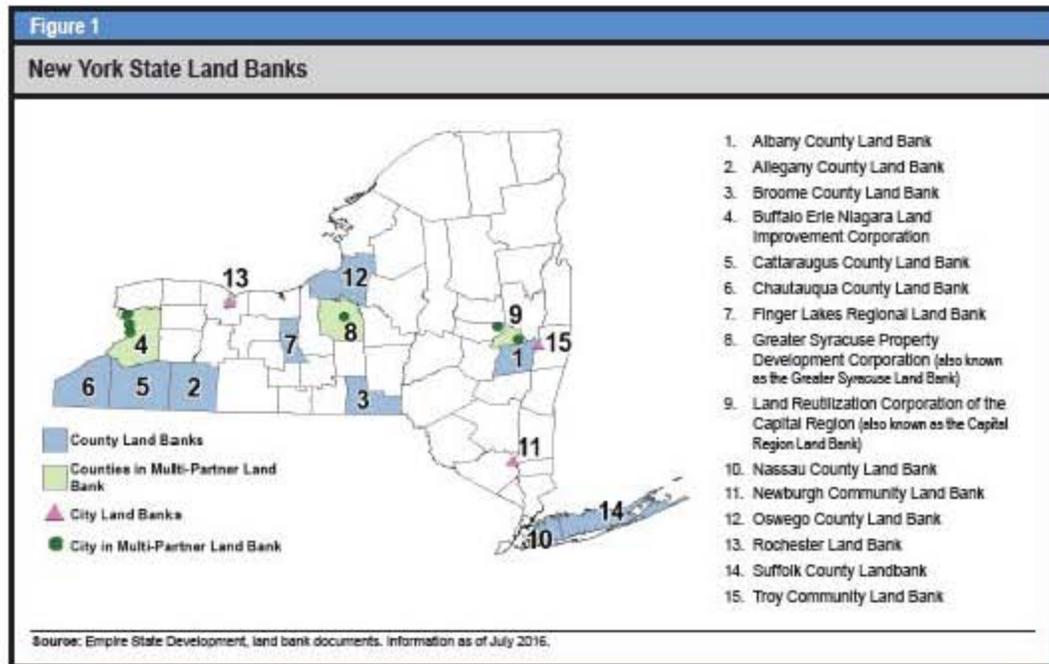
Nearly a decade after the collapse of the housing bubble and the ensuing recession, communities across New York State continue to grapple with the fallout. Recent reports from the Office of the State Comptroller (OSC) have documented some of the harmful consequences in the form of elevated foreclosure activity and a proliferation of vacant, abandoned "zombie properties."¹

Where a profit may be expected, private investment generally ensures that vacant properties are maintained and, when necessary, renovated or redeveloped quickly to maximize returns. However, for some properties, the cost of paying off tax liens, making repairs, or completing the environmental remediation needed to return them to productive use exceeds their market value. This can lead to a cycle of disinvestment undermining communities' economic vitality and leaving local governments with shrinking tax bases and often increasing crime.

Land banks offer a means of addressing this market failure by acquiring vacant, abandoned or tax-delinquent properties and returning them to productive use. Although they have existed for decades in other states, land banks are relatively new to New York. This report, which is part of a series of reports on local authorities,² explains what land banks are, discusses how they can help local governments cope with high concentrations of vacant and abandoned properties and identifies factors that could determine their long-term success.³

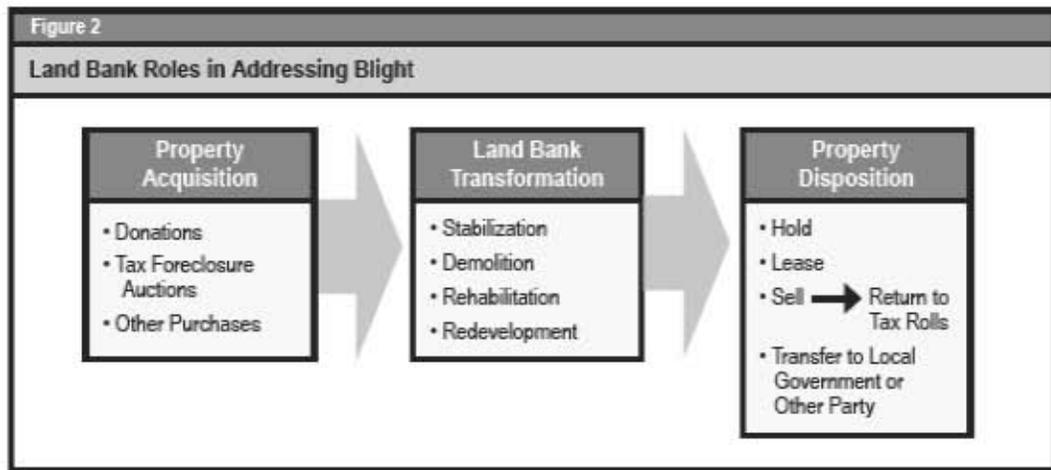
Land Banks in New York State

In New York, foreclosing governmental units (i.e., counties, cities, towns and villages that enforce delinquent taxes) often use tax foreclosure auctions to dispose of tax-delinquent properties. However, in areas with large numbers of distressed, low-value, tax-delinquent properties, this practice may end up enabling unhealthy speculation where investors buy multiple dilapidated low-value properties, with no intention of paying taxes or maintaining them. These investors may try to resell quickly, in some cases to unprepared out-of-state investors who do not understand the true condition of the property or their obligations for maintenance and taxes. Or the investors may hold the properties and rent them out in their existing poor condition until the local government forecloses again if property taxes remain unpaid. Such speculators may outbid more responsible owners in tax auctions, partly because they are not planning to pay the costs of taxes and maintenance.⁷



While the Act does not establish any specific recurring funding sources for land bank-related activities, it allows land banks to borrow money, issue revenue bonds and notes, and accept grants and donations from both "public and private sources." They may invest their funds at the discretion of their boards of directors. In addition, land banks may receive 50 percent of the property taxes on properties returned to the tax rolls for up to five years, if authorized to do so by the related taxing jurisdiction.¹⁴ Participating local governments are not in any way liable for land bank bonds or other debt.¹⁵

OSC has audit authority over the State's land banks, which must file annual reports with the Authorities Budget Office (ABO) under Public Authorities Law and with the New York State Attorney General as charitable organizations under Executive Law.¹⁶ They must also report annually to the local governments both orally and in writing and provide the written report to ESDC.¹⁷



General Housing Recommendations

There are no quick fix options to eliminate vacant housing in this market, however the following can be considered and implemented to assist with the revitalization of housing and neighborhood:

- ***Reinvest*** in existing housing to create modern, efficient and more desirable housing options in the city.
- Establish a ***land bank*** to control, revitalize and reinvest in the community. Land banks will recover 80% to 95% of the value after renovations, and have helped to improve and stabilize neighborhoods.
- In referenced to land banks, provide ***tax breaks*** to owners who control, repair and live in these homes. This can include a 10 year freeze on assessment after the home has been improved, or other creative options to allow for capital improvement, while maintaining assessment levels. Some land banks like in Syracuse offer discounted pricing and extended tax breaks for public employees and others employed by the school system, hospital and others.
- Transfer properties to ***Habitat for Humanity*** to repair and sell. This agency has the man power and ability to renovate houses and stabilize neighborhoods.
- Encourage ***local housing agencies*** to apply for an administer AHC and other affordable housing grants for first time home buyers.
- ***Expand code enforcement staffing*** to identify and deal with issues before they lead to major deterioration. Provide for enhancement based monitoring of all properties, whereby landlords are reviewed more or less frequently based on the condition and rating of their properties. This should include efforts to recapture fines levied for violations and housing court judgments. In Buffalo and Rochester uncollected fines from these instances are in the millions of dollars.
- Creation of a ***vacant building registry*** similar to that of Oswego where the municipality can be informed that repairs are ongoing, or the building is being “mothballed” until future uses can be established.
- ***Establish block clubs*** that will address specific neighborhood concerns. Groups like PUSH (People United for Sustainable Housing) in Buffalo started as a local community action agency organizing weatherization and home repair assistance, and in less than a decade of existence has developed small 1 to 4 family housing, and within the past few years has expanded into a 46 unit scattered site development and renovations of an existing school for senior housing.
- ***Demolition*** of those homes that are deteriorated and/or within limited buyer markets.
- Increased awareness of ***energy efficiency programs*** and determine how many projects have been completed in the area for the various EmPower and Weatherization as these are the primary low to moderate income applications.
- Explore the possibility for ***renewable energy creation*** through solar and wind resources. Microgrids are gaining increasing market share for downtown districts and areas with a large number of housing units like Starwood/Creekwood, and former 801 housing projects. A microgrid at any of these projects would increase energy security and decrease expenses for energy.
- Promote the availability of ***tax breaks and exemptions*** for improvements to one or two-family residences.

- **ADDITIONAL HISTA DATA**
- **JEFFERSON COUNTY AREA DATA**
- **FORT DRUM HOUSING SURVEY**
- **DETAILS OF PRIMARY RENTAL HOUSING**
- **QUALIFICATIONS OF ANALYSTS**

ADDITIONAL HISTA DATA

HOUSEHOLD DATA

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Nielsen Claritas

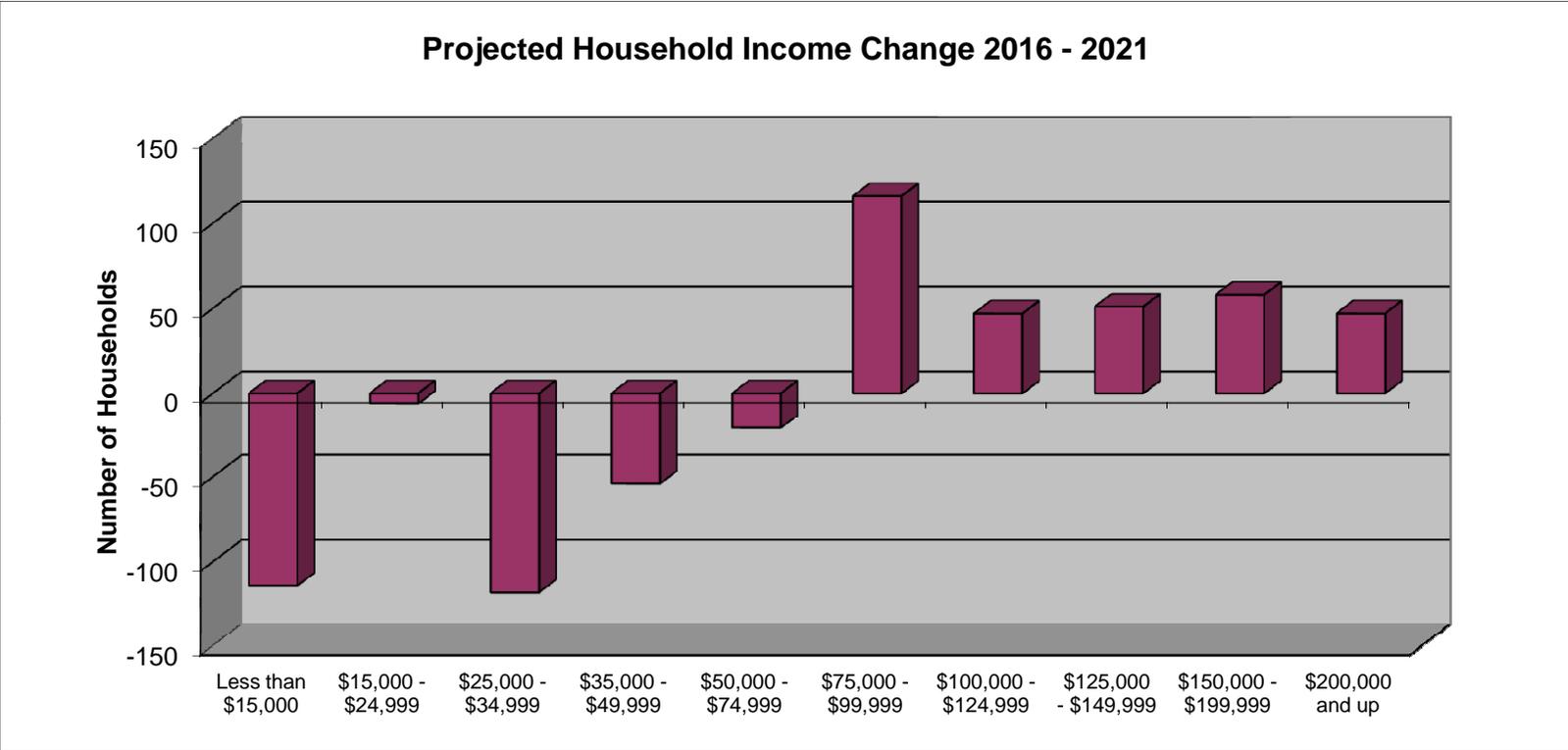
Households by Income and Age										
Sample Area										
Projected Change - 2016 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-21	-89	53	-39	-21	5	3	-5	-114	-5.0%
\$15,000 - \$24,999	-20	-40	41	-5	-5	16	13	-6	-6	-0.4%
\$25,000 - \$34,999	-33	-74	19	-13	-11	6	-6	-6	-118	-8.8%
\$35,000 - \$49,999	-4	-100	66	-19	-15	13	9	-4	-54	-2.7%
\$50,000 - \$74,999	-1	-109	83	-21	-13	26	12	2	-21	-0.9%
\$75,000 - \$99,999	2	-2	62	13	12	18	11	0	116	12.4%
\$100,000 - \$124,999	-2	-3	33	-1	6	9	3	2	47	7.6%
\$125,000 - \$149,999	0	6	19	7	8	7	2	2	51	14.7%
\$150,000 - \$199,999	0	4	22	8	9	9	4	2	58	27.6%
\$200,000 and up	<u>0</u>	<u>3</u>	<u>7</u>	<u>19</u>	<u>13</u>	<u>2</u>	<u>2</u>	<u>1</u>	47	30.3%
Total	-79	-404	405	-51	-17	111	53	-12	6	0.1%
Percent Change	-9.1%	-14.2%	20.8%	-3.0%	-1.0%	9.5%	6.7%	-2.7%	0.1%	

Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Nielsen Claritas

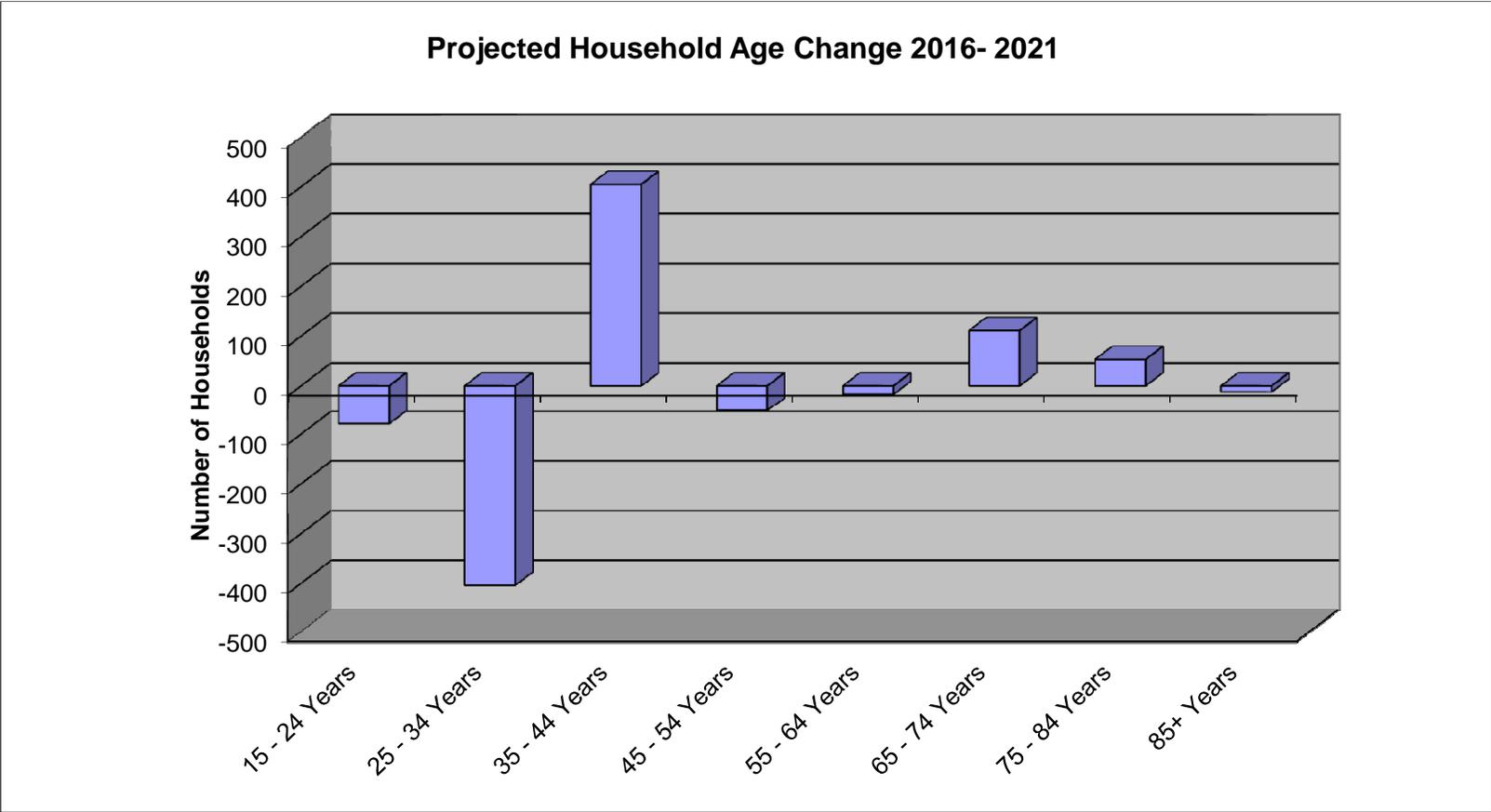


Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Source: Nielsen Claritas; Ribbon Demographics

HISTA 2.2 Summary Data

Market Area

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Nielsen Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	483	70	100	23	2	678
\$10,000-20,000	316	233	183	73	72	877
\$20,000-30,000	191	102	150	185	95	723
\$30,000-40,000	232	250	205	78	92	857
\$40,000-50,000	172	207	91	29	113	612
\$50,000-60,000	160	130	129	40	3	462
\$60,000-75,000	72	221	10	70	14	387
\$75,000-100,000	31	103	52	53	0	239
\$100,000-125,000	0	1	0	74	0	75
\$125,000-150,000	7	5	12	8	11	43
\$150,000-200,000	21	10	8	6	2	47
\$200,000+	14	7	11	24	0	56
Total	1,699	1,339	951	663	404	5,056

Renter Households						
Aged 55 to 61 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	95	4	2	0	0	101
\$10,000-20,000	116	1	0	0	0	117
\$20,000-30,000	10	4	6	0	0	20
\$30,000-40,000	35	15	0	0	0	50
\$40,000-50,000	19	27	0	0	0	46
\$50,000-60,000	39	15	7	0	0	61
\$60,000-75,000	1	9	0	0	0	10
\$75,000-100,000	15	28	1	0	0	44
\$100,000-125,000	6	1	0	1	0	8
\$125,000-150,000	6	2	0	0	0	8
\$150,000-200,000	8	2	0	0	0	10
\$200,000+	3	3	0	0	0	6
Total	353	111	16	1	0	481

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	126	5	0	0	0	131
\$10,000-20,000	375	22	2	5	1	405
\$20,000-30,000	114	51	2	0	0	167
\$30,000-40,000	48	23	10	0	0	81
\$40,000-50,000	34	9	0	1	1	45
\$50,000-60,000	56	13	3	0	2	74
\$60,000-75,000	20	14	3	0	0	37
\$75,000-100,000	18	4	0	0	0	22
\$100,000-125,000	17	1	0	0	6	24
\$125,000-150,000	7	2	0	0	0	9
\$150,000-200,000	5	0	0	0	0	5
\$200,000+	2	1	0	0	0	3
Total	822	145	20	6	10	1,003

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	704	79	102	23	2	910
\$10,000-20,000	807	256	185	78	73	1,399
\$20,000-30,000	315	157	158	185	95	910
\$30,000-40,000	315	288	215	78	92	988
\$40,000-50,000	225	243	91	30	114	703
\$50,000-60,000	255	158	139	40	5	597
\$60,000-75,000	93	244	13	70	14	434
\$75,000-100,000	64	135	53	53	0	305
\$100,000-125,000	23	3	0	75	6	107
\$125,000-150,000	20	9	12	8	11	60
\$150,000-200,000	34	12	8	6	2	62
\$200,000+	19	11	11	24	0	65
Total	2,874	1,595	987	670	414	6,540

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Market Area

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	23	25	20	10	78
\$10,000-20,000	25	40	0	14	4	83
\$20,000-30,000	94	17	7	6	53	177
\$30,000-40,000	38	48	105	4	19	214
\$40,000-50,000	78	21	68	51	27	245
\$50,000-60,000	19	81	109	43	77	329
\$60,000-75,000	12	226	118	70	29	455
\$75,000-100,000	35	80	13	176	61	365
\$100,000-125,000	10	153	75	7	14	259
\$125,000-150,000	0	27	11	29	5	72
\$150,000-200,000	2	13	6	48	4	73
\$200,000+	3	22	6	20	4	55
Total	316	751	543	488	307	2,405

Owner Households						
Aged 55 to 61 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	14	9	2	2	1	28
\$10,000-20,000	45	29	3	0	2	79
\$20,000-30,000	44	35	1	0	1	81
\$30,000-40,000	17	38	0	2	0	57
\$40,000-50,000	33	21	21	0	0	75
\$50,000-60,000	7	25	6	3	1	42
\$60,000-75,000	16	59	24	0	5	104
\$75,000-100,000	17	43	12	12	0	84
\$100,000-125,000	4	30	35	13	18	100
\$125,000-150,000	17	16	2	7	0	42
\$150,000-200,000	11	12	7	0	9	39
\$200,000+	2	18	1	10	2	33
Total	227	335	114	49	39	764

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	55	40	8	2	2	107
\$10,000-20,000	201	54	7	0	2	264
\$20,000-30,000	88	51	23	20	0	182
\$30,000-40,000	30	96	8	2	0	136
\$40,000-50,000	46	93	9	0	1	149
\$50,000-60,000	55	75	17	1	0	148
\$60,000-75,000	10	64	22	0	16	112
\$75,000-100,000	8	96	17	15	26	162
\$100,000-125,000	8	37	8	0	4	57
\$125,000-150,000	6	14	2	0	0	22
\$150,000-200,000	3	8	3	0	0	14
\$200,000+	2	10	1	0	0	13
Total	512	638	125	40	51	1,366

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	69	72	35	24	13	213
\$10,000-20,000	271	123	10	14	8	426
\$20,000-30,000	226	103	31	26	54	440
\$30,000-40,000	85	182	113	8	19	407
\$40,000-50,000	157	135	98	51	28	469
\$50,000-60,000	81	181	132	47	78	519
\$60,000-75,000	38	349	164	70	50	671
\$75,000-100,000	60	219	42	203	87	611
\$100,000-125,000	22	220	118	20	36	416
\$125,000-150,000	23	57	15	36	5	136
\$150,000-200,000	16	33	16	48	13	126
\$200,000+	7	50	8	30	6	101
Total	1,055	1,724	782	577	397	4,535

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Market Area

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Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	490	58	84	15	4	651
\$10,000-20,000	291	247	162	45	62	807
\$20,000-30,000	139	45	94	136	88	502
\$30,000-40,000	232	211	223	94	67	827
\$40,000-50,000	147	186	84	44	131	592
\$50,000-60,000	120	113	140	63	1	437
\$60,000-75,000	133	193	15	81	8	430
\$75,000-100,000	25	161	94	56	0	336
\$100,000-125,000	0	0	0	64	0	64
\$125,000-150,000	8	10	39	11	18	86
\$150,000-200,000	18	12	11	21	3	65
\$200,000+	6	8	4	20	0	38
Total	1,609	1,244	950	650	382	4,835

Renter Households						
Aged 55 to 61 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	162	5	0	0	0	167
\$10,000-20,000	105	0	0	1	0	106
\$20,000-30,000	5	1	6	0	0	12
\$30,000-40,000	36	9	0	0	0	45
\$40,000-50,000	8	20	0	0	0	28
\$50,000-60,000	32	15	12	0	0	59
\$60,000-75,000	1	10	0	0	0	11
\$75,000-100,000	19	33	0	0	0	52
\$100,000-125,000	2	1	0	0	0	3
\$125,000-150,000	9	1	0	0	1	11
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	11	3	2	0	0	16
Total	394	98	20	1	1	514

Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	132	6	0	2	1	141
\$10,000-20,000	479	24	0	0	1	504
\$20,000-30,000	198	56	2	4	2	262
\$30,000-40,000	49	40	4	1	1	95
\$40,000-50,000	62	20	0	0	1	83
\$50,000-60,000	32	14	0	0	1	47
\$60,000-75,000	41	13	1	1	0	56
\$75,000-100,000	31	9	0	1	1	42
\$100,000-125,000	31	6	0	1	7	45
\$125,000-150,000	19	3	0	0	0	22
\$150,000-200,000	27	2	0	0	0	29
\$200,000+	3	1	0	0	0	4
Total	1,104	194	7	10	15	1,330

Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	784	69	84	17	5	959
\$10,000-20,000	875	271	162	46	63	1,417
\$20,000-30,000	342	102	102	140	90	776
\$30,000-40,000	317	260	227	95	68	967
\$40,000-50,000	217	226	84	44	132	703
\$50,000-60,000	184	142	152	63	2	543
\$60,000-75,000	175	216	16	82	8	497
\$75,000-100,000	75	203	94	57	1	430
\$100,000-125,000	33	7	0	65	7	112
\$125,000-150,000	36	14	39	11	19	119
\$150,000-200,000	49	14	11	21	3	98
\$200,000+	20	12	6	20	0	58
Total	3,107	1,536	977	661	398	6,679

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Market Area

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Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2	14	13	10	13	52
\$10,000-20,000	19	20	1	2	2	44
\$20,000-30,000	35	4	14	3	61	117
\$30,000-40,000	20	27	112	0	5	164
\$40,000-50,000	95	9	96	35	29	264
\$50,000-60,000	23	66	82	38	88	297
\$60,000-75,000	9	185	92	48	23	357
\$75,000-100,000	35	94	16	171	55	371
\$100,000-125,000	12	235	97	2	15	361
\$125,000-150,000	0	55	31	64	12	162
\$150,000-200,000	4	6	9	68	9	96
\$200,000+	2	35	8	28	8	81
Total	256	750	571	469	320	2,366

Owner Households						
Aged 55 to 61 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	20	11	4	5	0	40
\$10,000-20,000	21	19	2	0	0	42
\$20,000-30,000	35	22	0	0	0	57
\$30,000-40,000	14	19	0	1	0	34
\$40,000-50,000	26	20	19	1	0	66
\$50,000-60,000	4	30	0	1	4	39
\$60,000-75,000	12	63	21	0	3	99
\$75,000-100,000	13	40	12	14	0	79
\$100,000-125,000	2	38	32	13	23	108
\$125,000-150,000	20	25	5	9	0	59
\$150,000-200,000	7	11	6	0	8	32
\$200,000+	2	22	1	13	0	38
Total	176	320	102	57	38	693

Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	34	10	0	1	95
\$10,000-20,000	177	40	12	0	2	231
\$20,000-30,000	106	55	20	29	0	210
\$30,000-40,000	25	126	6	0	0	157
\$40,000-50,000	84	113	17	0	2	216
\$50,000-60,000	74	67	24	1	0	166
\$60,000-75,000	34	128	55	1	14	232
\$75,000-100,000	26	111	16	11	11	175
\$100,000-125,000	18	57	6	0	5	86
\$125,000-150,000	26	26	5	0	0	57
\$150,000-200,000	12	26	3	0	1	42
\$200,000+	5	16	3	0	1	25
Total	637	799	177	42	37	1,692

Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	72	59	27	15	14	187
\$10,000-20,000	217	79	15	2	4	317
\$20,000-30,000	176	81	34	32	61	384
\$30,000-40,000	59	172	118	1	5	355
\$40,000-50,000	205	142	132	36	31	546
\$50,000-60,000	101	163	106	40	92	502
\$60,000-75,000	55	376	168	49	40	688
\$75,000-100,000	74	245	44	196	66	625
\$100,000-125,000	32	330	135	15	43	555
\$125,000-150,000	46	106	41	73	12	278
\$150,000-200,000	23	43	18	68	18	170
\$200,000+	2	73	12	41	2	144
Total	1,069	1,869	850	568	395	4,751



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Changes in Population by Age & Sex									
City of Watertown									
Estimated Change - 2010 to 2016					Projected Change - 2016 to 2021				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-39	-23	-62	-2.6%	0 to 4 Years	-40	-38	-78	-3.3%
5 to 9 Years	178	129	307	17.6%	5 to 9 Years	16	8	24	1.2%
10 to 14 Years	35	125	160	10.8%	10 to 14 Years	180	159	339	20.6%
15 to 17 Years	12	-84	-72	-7.6%	15 to 17 Years	41	80	121	13.9%
18 to 20 Years	-73	-186	-259	-22.3%	18 to 20 Years	-22	-2	-24	-2.7%
21 to 24 Years	-269	-363	-632	-30.2%	21 to 24 Years	-179	-190	-369	-25.2%
25 to 34 Years	381	142	523	11.2%	25 to 34 Years	-381	-400	-781	-15.1%
35 to 44 Years	128	12	140	4.4%	35 to 44 Years	279	353	632	19.1%
45 to 54 Years	-224	-284	-508	-15.6%	45 to 54 Years	2	-108	-106	-3.9%
55 to 64 Years	19	28	47	1.9%	55 to 64 Years	-47	-19	-66	-2.6%
65 to 74 Years	158	95	253	16.5%	65 to 74 Years	65	79	144	8.0%
75 to 84 Years	-34	-70	-104	-8.2%	75 to 84 Years	56	1	57	4.9%
85 Years and Up	<u>6</u>	<u>-30</u>	<u>-24</u>	<u>-3.2%</u>	85 Years and Up	<u>-5</u>	<u>-19</u>	<u>-24</u>	<u>-3.3%</u>
Total	278	-509	-231	-0.9%	Total	-35	-96	-131	-0.5%
62+ Years	n/a	n/a	157	3.7%	62+ Years	n/a	n/a	192	4.4%

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC

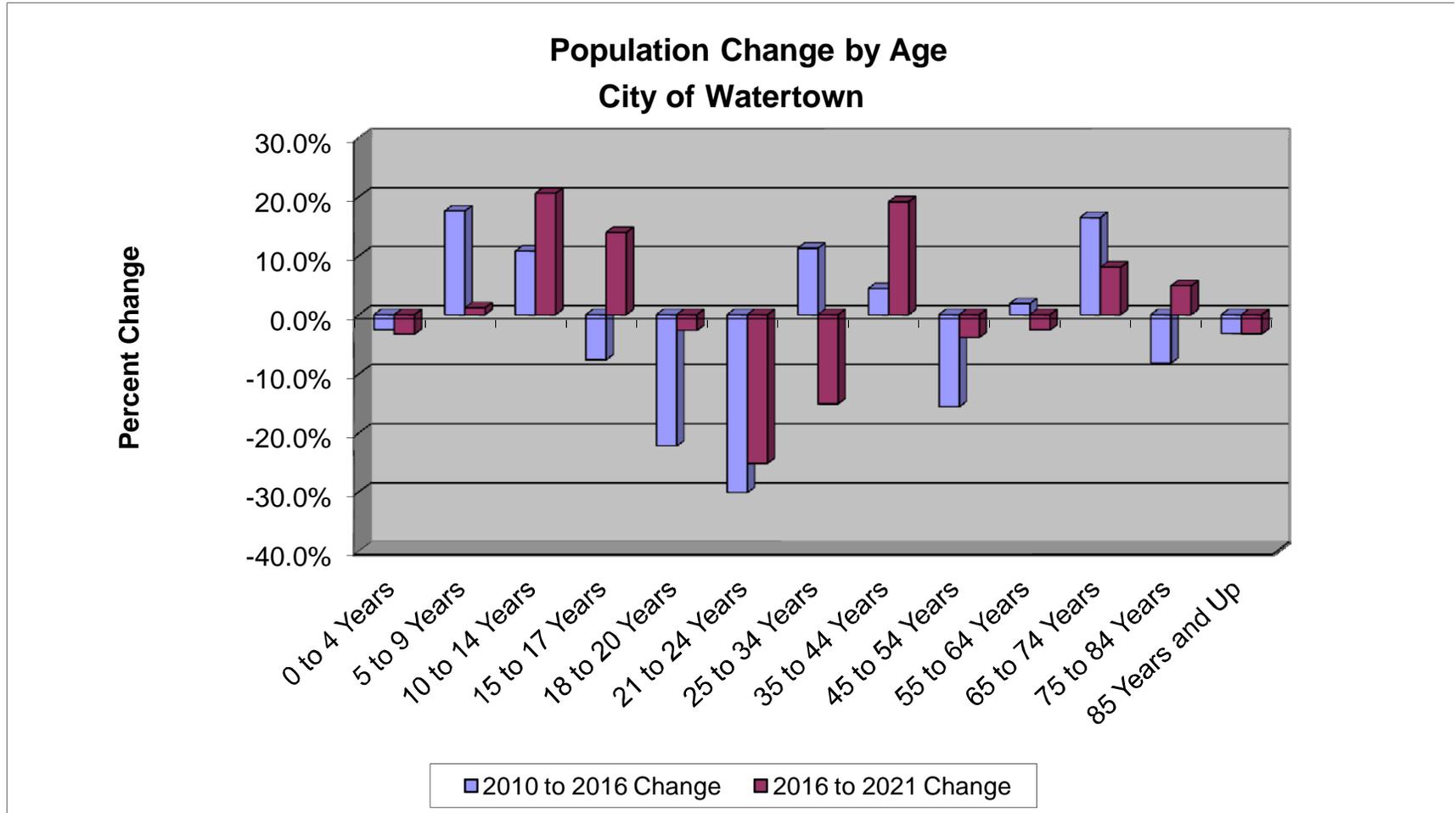
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Source: Nielsen Claritas; Ribbon Demographics

JEFFERSON COUNTY AREA DATA

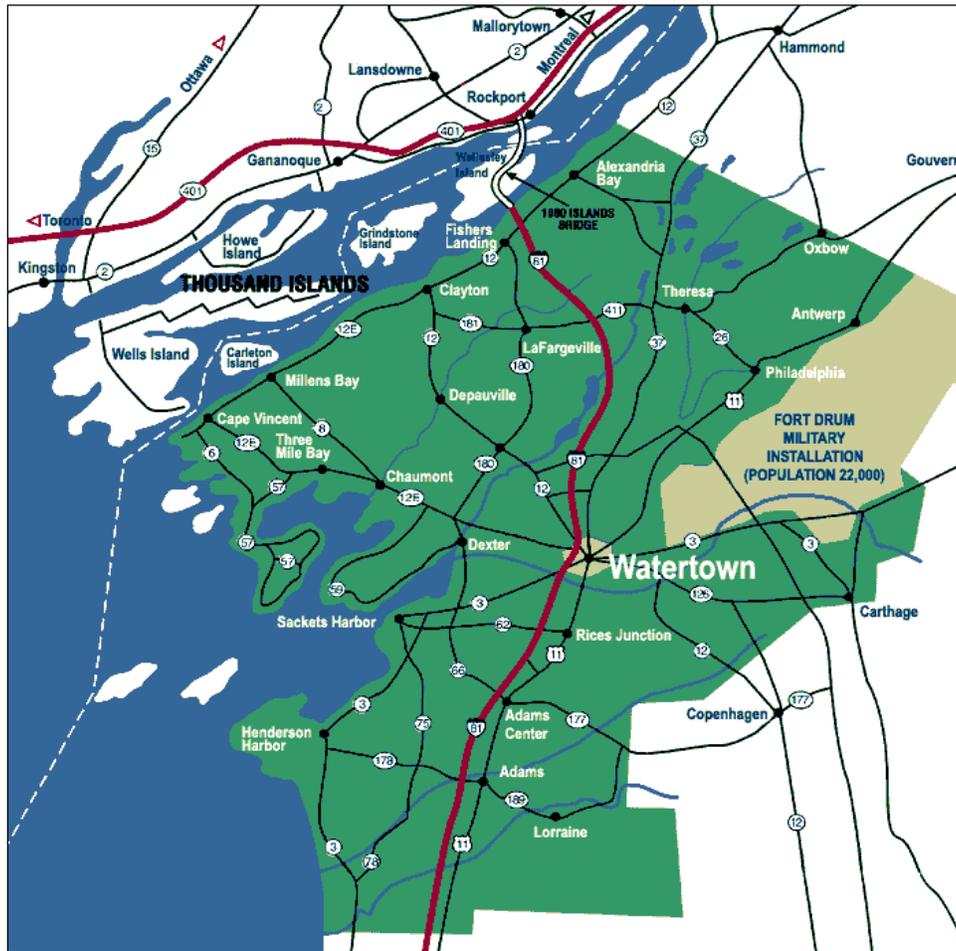
The Area

Outlined on the following pages is an overview of economic conditions impacting Jefferson County and the surrounding region of the North Country. Please note that Jefferson County and the Watertown area are heavily influenced by economic characteristics and conditions surrounding the presence of Fort Drum, which is the major employer in the area.

Regional Overview

Jefferson County is located in the northeast portion of New York State where Lake Ontario meets with the St. Lawrence River. The County borders include Lake Ontario to the west, the St. Lawrence River to the north, Lewis and St. Lawrence counties to the East and Oswego County to the south. The location is along the western boundary of the Adirondack Mountains.

The topography of the county is widely varied, providing for a mix of activities and developments. To the north and west, the land is generally flat. To the south and southeast, sections of the county are marked by a high plateau, rising to an elevation of 1,200 to 1,500 feet above sea level.



The population of the county is distributed among 22 towns, 20 villages and 1 city. The City of Watertown is centrally located within the county, approximately 15 miles east of Lake Ontario. The City of Watertown serves as the County Seat and the heart of economic activity.

ANALYSIS OF THE AREA –JEFFERSON COUNTY

Highway service to the Watertown Area is provided via Interstate 81, which is a major north-south route through New York State. To the north, Interstate 81 connects with Ontario, Canada and the Thousand Island Bridges. To the south, Interstate 81 passes Syracuse and extends to the Pennsylvania border, near Binghamton. Route 11 is a north-south road that extends through the City of Watertown. State highways 3, 12 and 37 extend from Route 11 and provide access to the other portions of the county.

Syracuse is located approximately 70 miles south of Jefferson County, and easily accessible via the I-81. Syracuse serves a major city within the Central New York area and is within a one-hour drive.

Population Trends

Population trends for Jefferson County, the City of Watertown, the Town of Le Ray and Fort Drum are summarized below. These are the only population units that exceeded 10,000 persons in 2010. We also included population patterns for Clayton Town, Clayton Village and Alexandria Bay.

Population Chart						
	1990	2000	% Change from 1990 to 2000	2010	% Change from 2000 to 2010	2015**
Jefferson County	110,943	111,738	0.72%	116,229	4.02%	117,635
City of Watertown	29,429	26,705	-9.26%	27,023	1.19%	26,780
Town of Watertown	4,341	4,482	3.25%	4,470	-0.27%	4,813
Town of Le Ray	18,014	19,836	10.11%	21,782	9.81%	22,284
Fort Drum (CDP)	11,578	12,123	4.71%	12,955	6.86%	13,985
Clayton Town	4,629	4,817	4.06%	5,153	6.98%	5,094
Clayton Village	2,182	1,816	-16.77%	1,983	9.20%	1,917
Alexandria Bay Village	1,272	1,085	-14.70%	1,071	-1.29%	965

**2011-2015 ACS 5-year Estimates*

The activation of the U.S. Army's 10th Mountain Division (L.I.) in the mid 1980's increased the county population base over 21% between 1980 and 1990. This also stimulated the need for additional housing and commercial services in the mid to late 1980's. This trend in Fort Drum being the source of growth in the County is continuing today, although population increases have slowed somewhat in comparison to the growth experienced in the 1980's.

Jefferson County was one of the fastest growing counties in New York State between 1980 with a population of 88,161 and 1990 with a population of 110,943, due to the increase in personnel at the Fort Drum Military Base during this time. The 2015 ACS data shows the population of Jefferson County has increased to 117,635 people.

ANALYSIS OF THE AREA – JEFFERSON COUNTY

While overall population throughout the county remains relatively consistent but slowly increasing with each decade since the 1990 census figures, there have been some wide variations and changes within the individual municipalities. Factors to consider when reviewing the county's population include the following:

- The county's population is primarily comprised of the City of Watertown and Town of Le Ray, which encompasses over 42% of the population for the county.
- Census totals include the Fort Drum Military Base population into the general population for the Town of Le Ray. The increase in population is primarily due to the increase in military personnel over the past decade.
- Many of the older regions within the county, such as Watertown, Carthage, Wilna, and Adams have experienced a large decline in population. This is primarily due to aging infrastructure and an aging population.

Economics & Employment

Historically, and currently, the workforce in Jefferson County remains supported by the Fort Drum Military Base and Government services. It is estimated that Fort Drum has over 14,700 active soldiers, and employs over 4,700 civilians. Currently, employment by industry data is only available for the Watertown-Fort Drum Metropolitan Statistical Area through the New York State Department of Labor.

In regards to employment sectors, data provided by the New York Department of Labor is outlined on the above for the Watertown-Fort Drum Metropolitan Statistical Area. The area has a heavy concentration in the private service providing sectors. Government is heavily responsible for employment as well, employing 12,100 as of November 2016. Professional and Business Services indicated a 4.50% increase over the past year while Natural Resources, Mining and Construction experienced a 5.00% decrease.

Current Employment by Industry

Data for Watertown-Fort Drum, NY Metropolitan Statistical Area

(Data are not seasonally adjusted. Data are preliminary and subject to

Industry	NOV 2016	NOV 2015	Net Change	Percent Change
Total Nonfarm	42,900	42,700	200	0.50%
Total Private	30,800	30,700	100	0.30%
Goods Producing	4,300	4,500	-200	-4.40%
Natural Resources, Mining and Construction	1,900	2,000	-100	-5.00%
Manufacturing	2,400	2,500	-100	-4.00%
Service Providing	38,600	38,200	400	1.00%
Private Service Providing	26,500	26,200	300	1.10%
Trade, Transportation, and Utilities	9,300	9,100	200	2.20%
Information	700	700	0	0.00%
Financial Activities	1,200	1,200	0	0.00%
Professional and Business Services	2,300	2,200	100	4.50%
Education and Health Services	6,700	6,500	200	3.10%
Leisure and Hospitality	4,300	4,500	-200	-4.40%
Other Services	2,000	2,000	0	0.00%
Government	12,100	12,000	100	0.80%

NY Department of Labor (Updated 12/27/2016)

Employment by Industry

On the previous page we presented a chart of the current employment by industry in the Watertown-Fort Drum Area. The chart on the previous page shows the non-farm employment figures year to date in comparison to the previous year, as well as breaks down the employment by industry identifying areas of growth and reduction.

In the chart below we present a historical view of the total non-farm employment for the Watertown – Fort Drum Area from 2000 through current year to date. The data below shows the number of people employed in the area inclusive of people commuting into the area for work, as opposed to the employed chart on the following page which will show the employment levels for only residents of the area. The below data provides a better capture of the entirety of the workforce which is not limited to only residents of the immediate area discussed. Some important items to note about the employment trends:

- Historically, employment has been mostly increasing since 2000. In 2005 the number employed reached over 40,000 and has been above 42,000 since 2006. In 2015 the number employed increased to 42,600 from 42,400 in 2014. Year to date there was also an increase in the number employed from 42,700 in November 2015 to 42,900 in November 2016.

At Place Employment – Watertown-Fort Drum, NY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
Total Nonfarm - Data in thousands.													
2016	41.3	41.6	41.7	42.2	44	45.3	45.1	44.9	44	43.7	42.9		
2015	40.5	40.5	40.8	41.2	43.4	44.5	44.3	44.2	43.4	42.9	42.7	42.5	42.6
2014	40.8	40.8	40.7	41.2	43.1	43.9	43.9	43.9	43.2	42.7	42.2	41.8	42.4
2013	40.3	40.5	40.4	41.4	43	43.6	43.8	43.8	42.9	42.7	42.5	42	42.2
2012	40.1	40.2	40.4	41	42.7	43.8	43.2	43.3	42.6	42.5	42.2	42.1	42
2011	41.2	40.9	40.7	41.6	43.2	44.4	44.1	44	43.1	42.5	42.2	41.9	42.5
2010	40.8	40.9	41.5	42.2	44.2	44.7	44.4	44.5	43.8	43.3	43	42.7	43
2009	40.9	40.8	41.1	41.5	43.3	44.1	44	43.7	43.3	42.9	42.7	42.5	42.6
2008	41.2	41.1	41.4	42.1	43.8	44.7	44.6	44.3	43.4	43.2	42.7	42.7	42.9
2007	40.9	40.8	41.1	41.3	43	44.5	44.3	44	43.1	43	42.9	42.8	42.6
2006	39.9	40.2	40.4	41.3	42.4	43.8	43.8	43.9	42.8	42.6	42.2	42	42.1
2005	38.5	38.2	38.3	39.6	40.8	42.1	41.8	42.5	41.9	41.4	41	41	40.6
2004	37.8	37.6	38.1	38.5	40.3	41.6	41.4	41.6	41	40.5	40.5	39.7	39.9
2003	37.9	37.7	38.2	38.7	40.3	41.1	41.1	41.3	40.1	39.6	38.9	38.7	39.5
2002	37.1	37.1	37.1	38.3	39.9	41.1	41.1	41.6	40.3	39.8	39.4	38.9	39.3
2001	37.3	37	37.2	37.9	39.6	41.1	41.3	41.5	40.2	39.6	38.9	38.4	39.2
2000	37.3	37.2	37.7	38	39.7	41	40.6	40.7	39.7	39.3	39.1	38.7	39.1

Source: NY Department of Labor (Updated 12/27/2016)

ANALYSIS OF THE AREA –JEFFERSON COUNTY

Employment

Below we provide charts regarding unemployment and employment rates for Jefferson County. As of November 2016, the unemployment rate is 6.3%, this is no change from the November 2015 rate. The county has been experiencing some improvement in the unemployment rate since February of 2012 when the County saw its worst unemployment rates of the decade; 12.2%. Annual unemployment has also improved from 7.6% in 2014 down to 6.7% in 2015.

The number of employed persons decreased slightly year to date, from 43,100 in November 2015 to 42,900 in November 2016. Annually there was an increase in employed persons from 43,100 in 2014 to 43,500 in 2015. The unemployment rate within Jefferson is impacted by various deployment schedules associated with Fort Drum and there are some wide swings in regards to the employment and unemployment rates.

Unemployment Rate – Jefferson County

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
2016	7.4%	7.3%	7.3%	6.5%	5.2%	4.8%	5.2%	5.1%	5.4%	5.6%	6.3%		
2015	8.7%	8.8%	8.4%	7.3%	6.3%	5.9%	6.0%	5.6%	5.5%	5.6%	6.3%	6.8%	6.7%
2014	9.6%	9.8%	9.4%	8.2%	7.0%	6.7%	6.8%	6.4%	6.3%	6.4%	7.1%	7.5%	7.6%
2013	11.4%	11.4%	10.8%	9.8%	8.7%	8.7%	8.3%	7.9%	8.2%	8.2%	8.7%	8.9%	9.2%
2012	11.8%	12.2%	11.7%	10.4%	9.4%	9.0%	9.2%	8.7%	8.6%	8.8%	9.0%	10.0%	9.9%
2011	11.6%	11.6%	11.3%	10.0%	9.0%	8.6%	8.7%	8.4%	8.9%	9.1%	9.7%	10.5%	9.8%
2010	10.9%	11.2%	10.7%	9.3%	8.3%	8.2%	8.2%	8.0%	8.3%	8.7%	9.8%	10.2%	9.3%
2009	10.2%	10.6%	10.2%	8.9%	8.1%	8.0%	7.7%	7.5%	7.8%	8.4%	8.9%	9.8%	8.8%
2008	7.5%	8.2%	7.7%	6.7%	6.0%	5.8%	5.8%	5.8%	6.1%	6.6%	7.5%	8.5%	6.8%
2007	6.8%	7.0%	6.4%	5.6%	4.8%	4.7%	4.8%	4.3%	4.5%	4.8%	5.5%	6.4%	5.5%
2006	7.1%	7.5%	6.9%	5.9%	5.0%	4.7%	4.8%	4.3%	4.4%	4.2%	5.1%	5.4%	5.4%
2005	8.1%	8.4%	7.1%	6.6%	5.8%	5.4%	5.3%	4.7%	5.1%	5.1%	6.2%	6.2%	6.1%
2004	9.4%	9.5%	9.2%	7.7%	6.3%	6.0%	5.7%	5.2%	5.2%	5.5%	6.5%	7.2%	6.9%
2003	8.5%	8.4%	8.0%	7.2%	5.9%	5.9%	5.7%	5.2%	5.6%	6.1%	7.4%	7.6%	6.8%
2002	9.1%	9.2%	8.8%	7.4%	6.2%	5.6%	5.3%	5.0%	5.0%	5.2%	6.8%	7.3%	6.7%
2001	7.6%	7.5%	7.1%	6.3%	5.3%	5.2%	5.1%	5.3%	5.4%	5.7%	7.2%	8.0%	6.3%
2000	8.0%	8.1%	7.4%	6.1%	5.2%	4.8%	4.9%	4.7%	4.8%	4.9%	6.1%	6.3%	5.9%

Employed – Jefferson County

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
2016	43,200	43,300	43,300	43,300	44,900	46,300	46,100	45,900	44,600	43,900	42,900		
2015	41,700	41,600	41,800	42,300	44,100	45,500	45,600	45,400	44,000	43,500	43,100	42,900	43,500
2014	42,300	41,900	42,100	42,100	43,700	44,900	45,300	44,900	43,500	43,200	42,300	41,600	43,100
2013	42,300	42,100	41,900	42,900	44,500	45,600	46,100	46,000	44,400	43,200	42,900	42,200	43,700
2012	41,900	41,700	41,900	42,500	44,100	45,600	45,500	45,400	44,200	44,100	43,500	43,000	43,600
2011	43,600	42,900	42,900	43,300	44,800	46,000	46,100	46,100	44,400	43,700	43,200	42,800	44,200
2010	43,700	43,600	44,100	45,200	46,800	47,700	48,100	48,000	46,400	45,300	44,500	44,100	45,600
2009	43,700	43,500	43,500	44,400	45,700	47,200	47,900	47,200	45,500	44,700	44,600	43,600	45,100
2008	44,400	43,800	44,300	45,200	46,500	48,100	48,700	48,000	46,300	45,900	45,200	44,600	45,900
2007	43,900	43,700	44,000	44,400	45,800	47,600	48,200	47,400	45,800	45,400	45,300	44,800	45,500
2006	44,100	44,000	44,200	44,900	46,000	47,800	48,300	48,200	46,000	46,000	45,000	44,700	45,800
2005	41,900	41,600	41,800	42,800	44,000	46,100	46,800	47,100	45,300	45,000	44,100	44,100	44,200
2004	41,300	40,800	41,100	41,500	43,000	44,900	45,600	45,800	44,200	43,300	43,300	42,200	43,100
2003	41,900	41,600	41,700	42,100	43,300	45,000	45,100	45,300	42,900	42,300	41,600	41,200	42,800
2002	40,800	40,800	40,500	41,600	42,800	44,700	45,500	45,900	43,900	43,200	42,400	41,700	42,800
2001	40,500	40,000	40,100	40,500	41,900	43,900	44,700	44,600	43,100	42,500	41,600	41,200	42,100
2000	41,300	40,900	41,300	41,400	42,300	44,300	44,100	44,000	42,000	41,600	41,200	40,900	42,100

Source: NY Department of labor (Updated 12/27/2016)

ANALYSIS OF THE AREA –JEFFERSON COUNTY

Employment

Below are charts showing the unemployment rate and the number of employed persons in the City of Watertown since 2000. The unemployment rate in the City of Watertown as of November 2016 was 5.1%, a decrease from the 5.2% rate in November 2015. The unemployment rate of 5.9% in 2015 also decreased from the annual rate of 6.5% in 2014.

The annual average number of persons employed has increased slightly from 2014 at 10,500 to 2015 at 10,600. There was a decrease in the number of employed year to date from 10,500 in November 2015 to 10,400 in November 2016.

Unemployment Rate – City of Watertown

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
2016	5.7%	5.5%	5.6%	5.3%	4.9%	4.7%	5.2%	5.0%	5.3%	5.1%	5.1%		
2015	6.4%	6.4%	6.1%	5.7%	6.0%	6.0%	6.4%	5.9%	5.7%	5.3%	5.2%	5.4%	5.9%
2014	7.3%	7.2%	6.7%	6.3%	6.5%	6.4%	7.1%	6.4%	6.4%	5.9%	5.8%	5.6%	6.5%
2013	9.3%	9.0%	8.5%	8.2%	8.4%	9.2%	9.0%	8.3%	8.3%	8.0%	7.3%	6.9%	8.4%
2012	9.6%	9.8%	9.0%	8.8%	9.0%	9.1%	9.6%	9.4%	9.3%	8.4%	7.8%	8.3%	9.0%
2011	10.0%	9.9%	9.8%	8.9%	9.0%	9.1%	9.1%	8.7%	9.7%	9.3%	8.7%	9.0%	9.3%
2010	9.0%	9.3%	8.9%	8.2%	8.3%	8.4%	8.6%	8.4%	8.9%	8.8%	9.0%	8.6%	8.7%
2009	8.5%	8.9%	8.7%	8.1%	8.0%	8.2%	8.0%	8.0%	8.6%	8.4%	8.2%	8.5%	8.3%
2008	5.9%	6.3%	6.0%	5.4%	5.8%	5.8%	6.0%	6.2%	6.2%	6.1%	6.4%	6.9%	6.1%
2007	5.1%	5.3%	5.0%	4.6%	4.7%	5.1%	5.1%	4.8%	4.8%	4.5%	4.7%	5.2%	4.9%
2006	5.2%	5.5%	5.0%	4.8%	4.7%	5.1%	5.2%	4.6%	4.5%	3.9%	4.3%	4.1%	4.7%
2005	6.4%	6.2%	5.4%	5.2%	5.5%	5.1%	5.1%	4.5%	4.8%	4.4%	4.9%	4.8%	5.2%
2004	7.5%	7.5%	7.2%	6.4%	5.8%	5.9%	6.3%	5.7%	5.7%	5.3%	5.6%	5.9%	6.2%
2003	6.9%	6.7%	6.0%	5.7%	5.7%	5.7%	6.0%	5.9%	6.2%	5.7%	6.1%	6.4%	6.1%
2002	7.3%	7.4%	7.1%	6.0%	6.0%	5.7%	5.4%	5.3%	4.9%	4.6%	5.5%	5.8%	5.9%
2001	5.7%	5.8%	5.5%	4.9%	4.6%	4.8%	4.9%	5.3%	5.3%	5.5%	6.5%	6.7%	5.4%
2000	6.2%	6.2%	5.6%	5.0%	5.0%	4.7%	4.9%	4.8%	4.8%	4.5%	4.9%	4.9%	5.1%

EMPLOYED – CITY OF WATERTOWN

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
2016	10,500	10,500	10,500	10,500	10,900	11,300	11,200	11,200	10,800	10,700	10,400		
2015	10,100	10,100	10,200	10,300	10,700	11,100	11,100	11,000	10,700	10,600	10,500	10,400	10,600
2014	10,300	10,200	10,200	10,200	10,600	10,900	11,000	10,900	10,600	10,500	10,300	10,100	10,500
2013	10,300	10,300	10,200	10,500	10,900	11,200	11,300	11,200	10,800	10,600	10,500	10,300	10,700
2012	10,200	10,200	10,200	10,400	10,800	11,100	11,100	11,100	10,800	10,700	10,600	10,500	10,600
2011	10,600	10,400	10,400	10,500	10,900	11,200	11,200	11,200	10,800	10,600	10,500	10,400	10,700
2010	10,700	10,600	10,800	11,000	11,400	11,600	11,700	11,700	11,300	11,000	10,900	10,800	11,100
2009	10,400	10,400	10,400	10,600	10,900	11,300	11,400	11,300	10,900	10,700	10,600	10,400	10,800
2008	10,600	10,400	10,600	10,800	11,100	11,500	11,600	11,400	11,000	11,000	10,800	10,600	11,000
2007	10,600	10,500	10,600	10,700	11,000	11,500	11,600	11,400	11,100	11,000	10,900	10,800	11,000
2006	10,600	10,600	10,600	10,800	11,100	11,500	11,600	11,600	11,100	11,100	10,900	10,800	11,000
2005	10,100	10,000	10,100	10,300	10,600	11,100	11,300	11,400	10,900	10,900	10,600	10,600	10,700
2004	10,000	9,900	9,900	10,000	10,400	10,900	11,000	11,100	10,700	10,500	10,500	10,200	10,400
2003	10,200	10,100	10,100	10,300	10,600	11,000	11,000	11,000	10,500	10,300	10,100	10,000	10,400
2002	9,900	9,900	9,800	10,100	10,400	10,800	11,000	11,100	10,600	10,500	10,300	10,100	10,400
2001	9,900	9,800	9,800	9,900	10,300	10,800	11,000	10,900	10,600	10,400	10,200	10,100	10,300
2000	10,200	10,100	10,200	10,200	10,400	10,900	10,900	10,800	10,300	10,200	10,200	10,100	10,400

Source: NY Department of Labor (Updated 12/27/2016)

Major Employers

The area’s largest employers in Jefferson County are listed below:

Major Employers - Jefferson County		
Company	Type	Number of Employees
Fort Drum	US. Army	19,605
Fort Drum (Civilians)	US. Army	4,739
Samaritan Medical Center	Healthcare	2,500
New York State	Government	1,900
Watertown City School District	Public School	836
Jefferson County	Government	815
Convergys	Call Center	800
Indian River school District	Public School	670
Jefferson Rehabilitation Center	Healthcare	639
Carthage School District	Public School	591
New York Air Brake	Manufacturing	550
Jefferson -Lewis BOCES	Vocational	451
City of Watertown	Government	408
South Jefferson School District	Public School	373
Carthage Area Hospital	Healthcare	328
Car Freshner Corp	Manufacturing	311
Johnson Newspaper Corp	publishing	253
Watertown Family YMCA	Recreation and	249
Jefferson Community College	Education	247
Scholastic Structures	Manufacturing	230
National Grid	Utility	100

Source: <http://www.jcida.net/Data-Demographics/Major-Employers-List.aspx> (Updated 4/12016)

*Most current as of September 2016 Source: Fort Drum website
http://www.drum.army.mil/AboutFortDrum/Pages/AboutFortDrum_lv1.aspx

Area employment and economics are specifically related to the presence of Fort Drum.

Jefferson County like other parts of Upstate New York has been influenced by the recessionary economic conditions impacting the nation. The statistics that we see indicate an unemployment rate that has actually increased in Jefferson County over the past year. However, it must be recognized that Jefferson County is uniquely impacted by deployment associated with Fort Drum and employment levels and the unemployment rate does tend to vary consistently with how many troops are deployed versus at the Fort.

Employment Trends

The **Hi-Lite Group, LLC**, which leads in airfield safety solutions, has received \$1.27 million in grants to assist in moving its global headquarters to the Jefferson County Industrial Development Agency's new business park in Watertown International Airport. The number of jobs retained estimated at 92 with 40 jobs to be created. (Source: jcida.com December 12, 2016)

Convergys is said to be adding 500 jobs through the end of 2016, 200 of which will be needed for the company's contract with the Federal Health Exchange which are seasonal positions. (Source: TWC News July 2015)

Roth Industries is planning a 27,500 sq ft expansion intended to begin construction in summer 2016. The expansion will retain 20 jobs and add 12 more; it allows the company to add different types of products to their portfolio. (Source: Watertowndailytimes.com April 30, 2016)

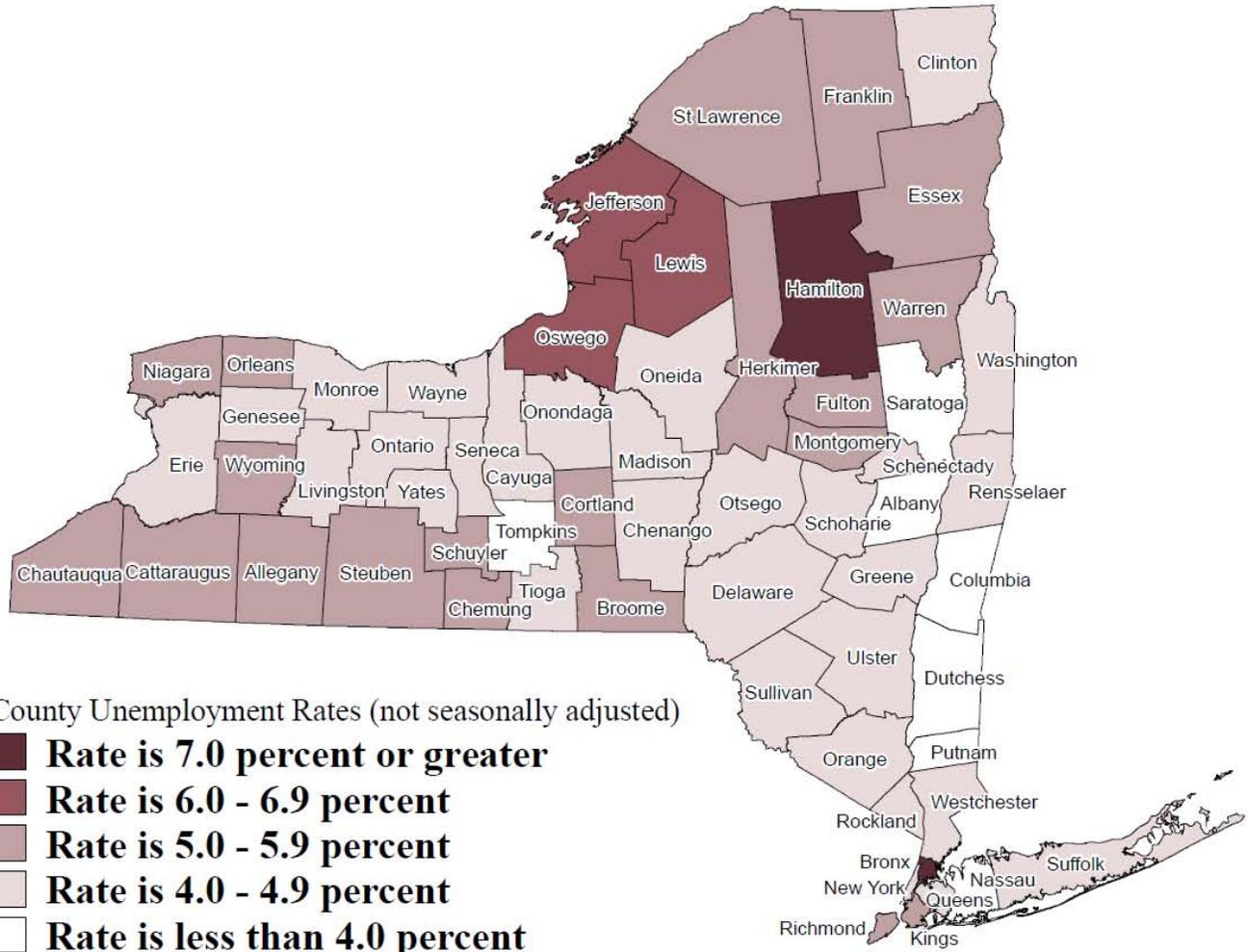
Watertown International Airport received \$3.5 million to extend the runway 1,000 feet. The expansion will allow larger jets to fly in and out of the airport. Steady growth in passengers has also qualified the airport to receive \$1 million in FAA money to help the airport and reduce burden on local taxpayers. (Source: regionalcouncils.ny.gov North Country Progress Report 2016)

Lincoln Building Revitalization Phase II – Phase I restored the front façade and established tenant and residential space. Phase II will restore the rear façade and make facility improvements on the remainder of the space to be leased. It is anticipated 27 jobs will be retained and 30 construction and indirect jobs will be gained. (Source: regionalcouncils.ny.gov North Country Progress Report 2016)

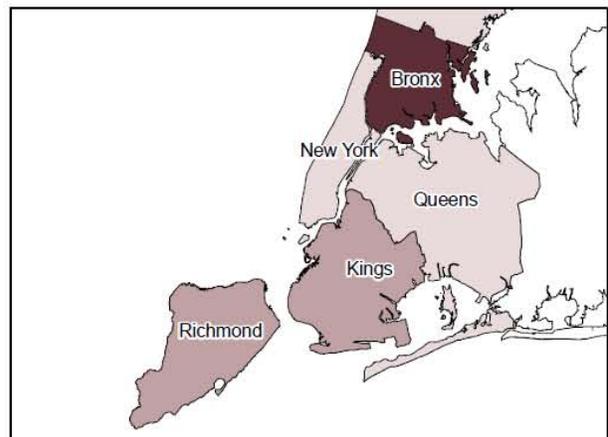
1000 Islands Harbor Hotel opened in summer 2014, this 104 room full service hotel reclaimed a waterfront Brownfield site that had been a snowplow factory. The town has opened a transient boating facility immediately adjacent to the hotel and peak season figures for employment in hospitality and leisure rose to 6,000 in 2015 – the highest number in 25 years of recorded data. (Source: regionalcouncils.ny.gov North Country Progress Report 2016)

State University of New York Jefferson opened a new resident hall in 2014. East hall houses 294 students and includes two classrooms, a large group meeting room, a security desk, a technology nook, and two large study/social lounges. The John W. Deans Collaborative Learning Center also referred to as CLC is the newest building on campus opening in March 2016. The CLC houses many student services such as the library, local history collection, and tutoring services. On the first level is campus safety and security, veteran services and lounge; career planning and job placement services; STAR/TRIO and EOP services; retention and accommodative services as well as the testing center. (Source: <http://www.sunyjefferson.edu/about-jcc/facilities>)

Unemployment Rates by County, New York State, November 2016



New York State rate = 4.7 percent



ANALYSIS OF THE AREA – JEFFERSON COUNTY

**COUNTIES RANKED BY UNEMPLOYMENT RATE
NOVEMBER 2016**

RANK	COUNTY	RATE	RANK	COUNTY	RATE
1	Tompkins County	3.4	28	Wayne County	4.7
2	Columbia County	3.5	33	Chenango County	4.8
3	Saratoga County	3.6	34	Clinton County	4.9
4	Nassau County	3.7	34	Delaware County	4.9
5	Albany County	3.8	34	Greene County	4.9
5	Putnam County	3.8	34	Madison County	4.9
7	Dutchess County	3.9	38	Allegany County	5.0
8	Rensselaer County	4.0	39	Broome County	5.1
8	Rockland County	4.0	39	Chemung County	5.1
8	Schenectady County	4.0	39	Montgomery County	5.1
11	Ontario County	4.1	39	Wyoming County	5.1
11	Orange County	4.1	43	Cortland County	5.2
11	Suffolk County	4.1	43	Fulton County	5.2
11	Ulster County	4.1	43	Herkimer County	5.2
11	Westchester County	4.1	43	Orleans County	5.2
16	Onondaga County	4.2	43	Richmond County	5.2
17	Otsego County	4.3	48	Essex County	5.3
17	Seneca County	4.3	48	Franklin County	5.3
17	Yates County	4.3	48	Kings County	5.3
20	Washington County	4.4	48	Steuben County	5.3
21	Cayuga County	4.5	52	Warren County	5.4
21	Genesee County	4.5	53	Cattaraugus County	5.5
21	Livingston County	4.5	53	Niagara County	5.5
21	Monroe County	4.5	55	Schuyler County	5.6
21	Queens County	4.5	55	St. Lawrence County	5.6
26	New York County	4.6	57	Chautauqua County	5.7
26	Oneida County	4.6	58	Oswego County	6.0
28	Erie County	4.7	59	Lewis County	6.2
28	Schoharie County	4.7	60	Jefferson County	6.3
28	Sullivan County	4.7	61	Bronx County	7.1
28	Tioga County	4.7	62	Hamilton County	8.4

Source: www.labor.ny.gov (Updated 12/27/2016)

Transportation

Watertown International Airport, located in the Town of Hounsfield along Route 12F, is owned and operated by the Jefferson County. American Airlines affiliate American Eagle provides passenger service and both Federal Express and UPS provide packaging service to the US Airways hub in Pittsburgh.

The Syracuse Airport is the nearest major airport facility offering service to several major hub airports with service provided by major airlines including US Airways, United, American and Delta. The Syracuse Airport is approximately one hour south of the Watertown area.

Interstate 81 provides north – south highway service throughout New York State, extending from the Canadian border to the north, south into Pennsylvania. The Interstate 81 connects with the New York State Thruway (I-90) near Syracuse.

Local routes include New York State Highways 3, 12, 37 and Route 11. These roadways utilize city streets in Watertown and surrounding communities and provide direct access to all portions of the New York State.

The Adirondack Trailways Bus Terminal is located within the City of Watertown, at 540 State Street. Trailways provides bus service throughout New York State.

Freeman Bus Corp. provides services for schools and charter bus service. The Watertown Citi-Bus Corp. provides service within the city limits.

The Ports of Oswego and Ogdensburg, which are an hour away from Jefferson County, provide ocean freight service.

Government

Jefferson County is governed by a Board of Legislators consisting of elected officials (two year terms) from 15 districts averaging 7,400 residents per district. The Board of Legislators appoints a full time County Administrator. The Jefferson County Office Building is located along Arsenal Street, in the City of Watertown.

There are 22 towns in Jefferson County governed by town councils. There are 20 villages in the county, each governed by a Village Board, Trustees and a Mayor. Several of the towns and villages have full or part time police and fire departments, while others rely solely on volunteers. All towns and villages are covered by the Emergency 911 system.

The NYS Dulles State Office Building is located at 317 Washington Street, Watertown. Its many tenants include state agencies such as the DOT, DEC, ESD, as well as the Tug Hill Commission and Development Authority of the New Country, among others.

Education

Jefferson County offers a number of public and private elementary, high school and college schools. The Watertown City School District operates five elementary schools for grades K-3, and one intermediate school for grades 4 – 6. There is one Junior High/Middle School grades 7 – 8, and one High school.

In addition to the Watertown City School District, there are ten central school districts in Jefferson County which offer elementary (K-8) and high school (9-12) facilities. These include:

Alexandria Central	LaFargeville Central
Belleville-Henderson Central	Lyme Central
Carthage Central	Sackets Harbor Central
General Brown Central	South Jefferson Central
Thousand Island Central	Indian River Central

In addition to the public school system, Jefferson County offers nine private elementary schools and one Catholic High School.

Jefferson Community College (JCC) is located off Coffeen Street in the City of Watertown. JCC is a unit of the State University of New York (SUNY), and as of 2015, had an enrollment of over 2,000 full-time students and 1,800 part-time students. Classes are also held at extension sites at Fort Drum, Indian River and Lowville.

SUNY College of the North Country is comprised of nine SUNY educational units including JCC, SUNY Oswego, Potsdam and Plattsburgh, the College of Technology at Canton, the Institute of Technology at Rome-Utica, the College of Environmental Science and Forestry at Syracuse, the Health Science Center at Syracuse and the Empire State College. Each of these colleges/universities is located within a 100 mile radius of the City of Watertown.

Health Care Services

The Samaritan Medical Center is located within the City of Watertown and operates a 290 bed, not-for-profit regional center that services all of Jefferson County. SMC employs over 180 physicians and over 2,000 additional employees.

The Samaritan Home Keep is a 272 bed, not-for-profit long-term care facility that provides special services including nursing and assisted living. In 2011, Samaritan took over and was in the process of closing the Mercy Center of Northern New York, a long-term care facility for the elderly. The Samaritan Summit Village, a community developed project, was opened in April of 2013. This new facility has 120 assisted living beds and 168 nursing home beds, and provides a continuum of care for its' residents, including enriched housing, an assisted living program, an enhanced assisted living residence and a skilled nursing facility.

The Carthage Area Hospital is located in the Town of Carthage and offers a 25-bed critical access portion with several extension clinics included at 1001 West Street. The Carthage Area Hospital has a fully staffed 24-hour Emergency Room.

Regional Summary

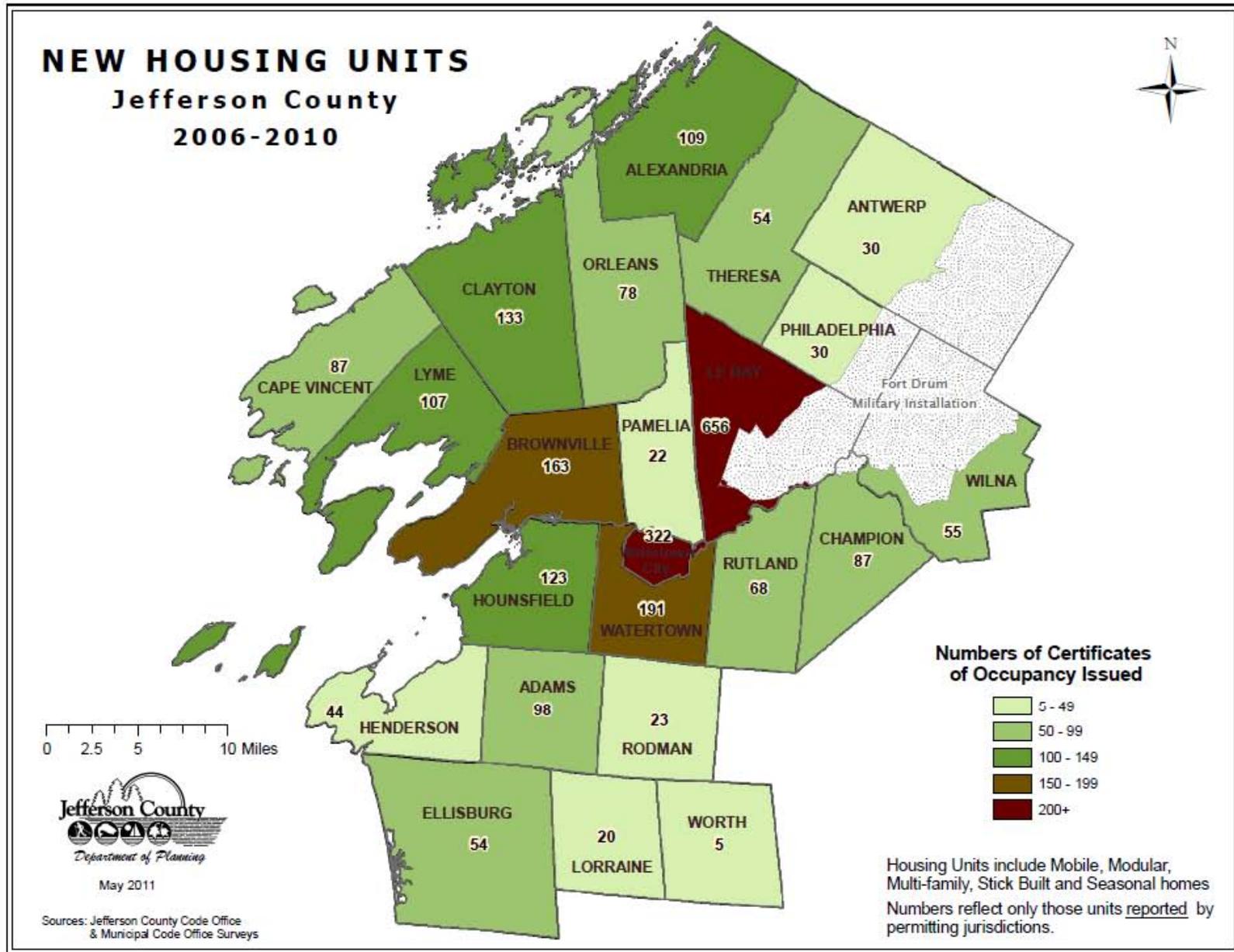
Clearly, Jefferson County offers a variety of services and amenities required to support the over 42 communities within the County and service the entire North Country region. The county has maintained a stable economy, and population and growth trends are consistent with other Upstate New York areas.

The County's long-term advantages include having a large Government employment base and proximity to the Canadian border will help to maintain industry and trade jobs.

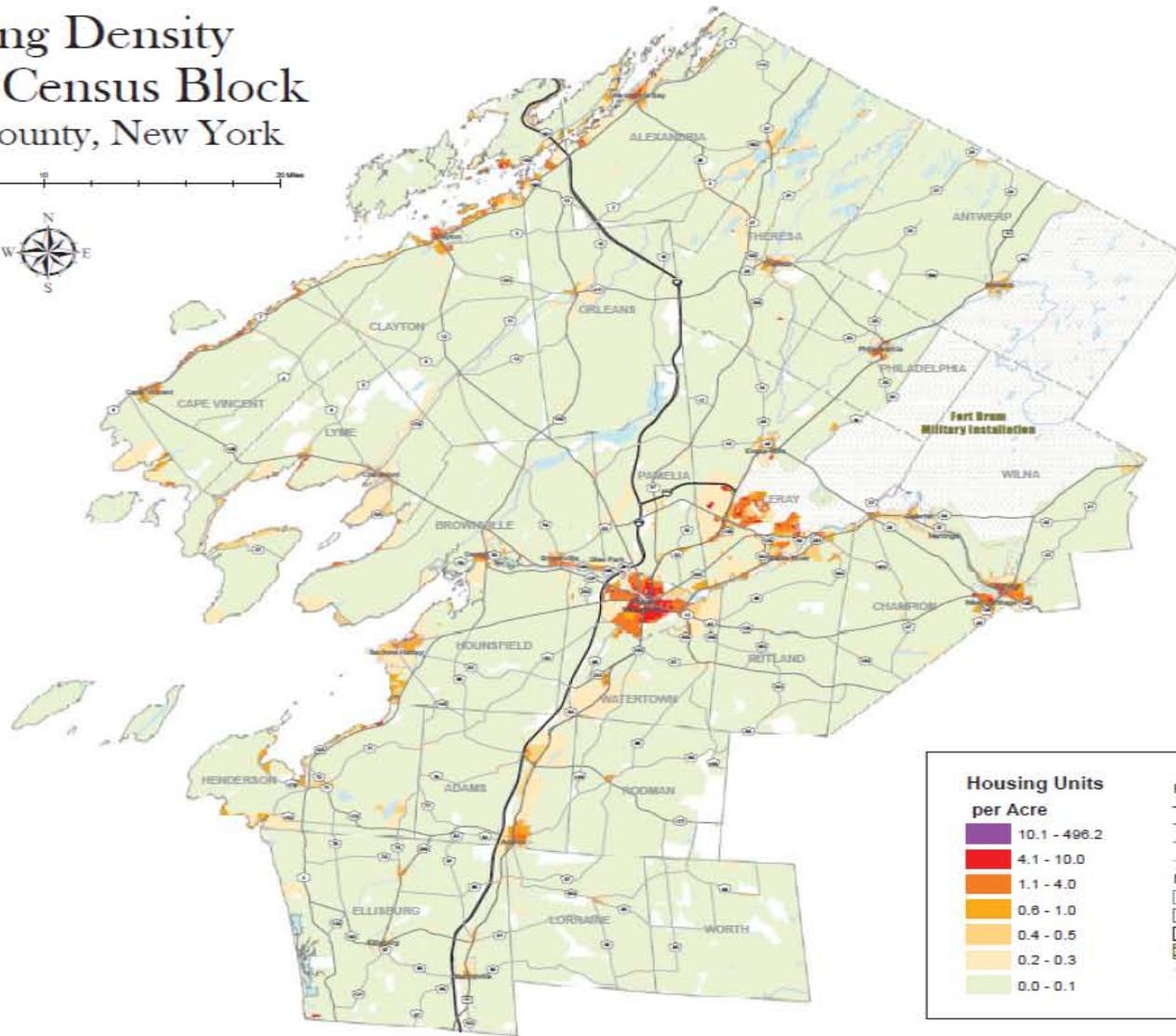
The North Country Region has not experienced any major economic growth or development with the exception of development activity related to the Fort Drum Military Base. Our discussions with Jefferson County Local Development Corporation, and other development agencies suggests that there will be no major reinvestment in the area which will result in the increase in population or job formations over the next few years.

Residential Patterns & Trends:

In part, due to the expansion of Fort Drum and overall economic conditions, the residential market within the Watertown/Fort Drum area has expanded over the last few years. Around 18% of the military personnel own single-family homes and it is felt important to track trends and patterns impacting the single-family market. Outlined on the following page is a summarization of historical housing patterns/trends in Jefferson County. This is followed by an overview of permits tracked by the county for various municipalities on an annual basis.



Housing Density Per 2010 Census Block Jefferson County, New York



Housing Units per Acre		Roads	
	10.1 - 496.2		Interstate
	4.1 - 10.0		Federal
	1.1 - 4.0		State
	0.6 - 1.0		County
	0.4 - 0.5		Municipal Boundaries
	0.2 - 0.3		Village
	0.0 - 0.1		City
			Town
			Military Installation
			River
			Water Body



Source:
United States Department of Commerce Census Bureau
New York State Office of Cyber Security
Jefferson County Real Property Tax Services

ANALYSIS OF THE AREA –JEFFERSON COUNTY

Housing Unit Building Permits for: LE RAY TOWN, NY (Jefferson County)												
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
Total Units	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: PAMELIA TOWN, NY (Jefferson County)												
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
Total Units	4	4	3	2	1	1	1	1	1	1	1	0
Units in Single-Family Structures	4	4	3	2	1	1	1	1	1	1	1	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: WATERTOWN TOWN, NY (Jefferson County)												
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
Total Units	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: WATERTOWN, NY (Jefferson County)												
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
Total Units	16	105	65	56	0	6	107	96	54	0	0	0
Units in Single-Family Structures	12	105	33	56	0	6	107	0	0	0	0	0
Units in All Multi-Family Structures	4	0	32	0	0	0	0	96	54	0	0	0
Units in 2-unit Multi-Family Structures	4	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	32	0	0	0	0	96	54	0	0	0

Source: Huduser.org *2016 Preliminary Data through October (Updated 12/27/2016)

ANALYSIS OF THE AREA –JEFFERSON COUNTY

The documentation indicates that over the past few years, anywhere between 300 to just over 500 permits have been issued within the Jefferson County marketplace. The maps indicate that the new developments throughout the area are fairly scattered with no specific concentration of new construction. Some additional notes pertaining to where the units have been built include the following:

- Some of the activity appears to be related to military activity/transition, but some appears recreational in orientation. This is evident by the fact that a large majority of the new homes have been built within some of the communities throughout the county such as Alexandria, Brownsville, Hounsfield, Clayton and Cape Vincent. These are all recreational areas close to the waterfront, and indicate that there are some influences impacting economics in the Jefferson County area in addition to Fort Drum activity.

We are generally anticipating that residential patterns will continue to reflect moderate to improved growth within the Jefferson County area based on the anticipated increase in military personnel at the Fort.

Multiple Listing Data:

Outlined on the following page is a general summarization of Multiple Listing statistics within the county/region. This data reflects patterns and trends influencing the home sales market within the Jefferson County region.

Some notes and comments pertaining to this documentation include:

- In Jefferson County the 2015 annual number of transactions saw a decrease of 4.42% from 905 in 2014 to 865 in 2015, there was a 2.86% increase in average sales pricing during this same time to \$161,332. Days on the market increased slightly in 2015 from 127 in 2014 to 129.

ANALYSIS OF THE AREA –JEFFERSON COUNTY

Residential Sales History											
Location/Year	# of Transactions	% Change from Previous # of Transactions	Average List Price	Average Sale Price	% Change from Previous Average Sale Price	Median List Price	Median Sale Price	% Change from Previous Median Sale Price	Median Days on Market	Average Days on Market	% Change from Previous Average DOM
Jefferson County											
Year to Date 2016	973	12.23%	\$185,841	\$155,760	-5.12%	\$149,900	\$142,500	-5.00%	105	142	10.08%
Year to Date 2015	867	N/A	\$178,371	\$164,166	N/A	\$164,166	\$150,000	N/A	83	129	N/A
2015 Annual	865	-4.42%	\$175,443	\$161,332	2.86%	\$159,500	\$148,750	3.05%	83	129	1.57%
2014 Annual	905	4.87%	\$169,619	\$156,844	-4.64%	\$149,900	\$144,350	-3.77%	76	127	-8.63%
2013 Annual	863	-10.20%	\$176,787	\$164,478	2.07%	\$159,900	\$150,000	0.33%	80	139	17.80%
2012 Annual	961	12.14%	\$171,991	\$161,138	2.27%	\$155,500	\$149,500	1.70%	74	118	-1.67%
2011 Annual	857	1.42%	\$167,376	\$157,554	4.74%	\$150,000	\$147,000	5.08%	66	120	5.26%
2010 Annual	845	N/A	\$158,660	\$150,425	N/A	\$145,000	\$139,900	N/A	65	114	N/A
City of Watertown											
Year to Date 2016	195	27.45%	\$131,834	\$110,971	-14.12%	\$126,950	\$115,000	-8.00%	96	126	17.76%
Year to Date 2015	153	N/A	\$131,801	\$129,217	N/A	\$124,950	\$125,000	N/A	71	107	N/A
2015 Annual	153	-15.47%	\$137,447	\$125,007	-6.82%	\$134,500	\$121,250	-9.16%	71	107	2.88%
2014 Annual	181	1.69%	\$143,613	\$134,154	-6.41%	\$139,800	\$133,480	-7.59%	72	104	-10.34%
2013 Annual	178	-16.43%	\$151,211	\$143,347	2.12%	\$149,900	\$144,450	6.21%	62	116	31.82%
2012 Annual	213	25.29%	\$147,773	\$140,368	10.66%	\$139,900	\$136,000	7.94%	61	88	-12.87%
2011 Annual	170	-18.27%	\$132,381	\$126,841	-6.12%	\$129,900	\$126,000	0.00%	53	101	6.32%
2010 Annual	208	N/A	\$140,073	\$135,109	N/A	\$129,900	\$126,000	N/A	57	95	N/A
Town of Watertown											
Year to Date 2016	38	0.00%	\$198,880	\$208,668	-1.78%	\$215,500	\$223,000	8.15%	82	107	33.75%
Year to Date 2015	38	N/A	\$200,356	\$212,443	N/A	\$189,900	\$206,186	N/A	51	80	N/A
2015 Annual	37	5.71%	\$223,251	\$207,300	15.47%	\$214,900	\$206,186	30.50%	46	79	-38.28%
2014 Annual	35	29.63%	\$190,866	\$179,527	15.34%	\$169,700	\$158,000	-15.46%	90	128	-25.15%
2013 Annual	27	-38.64%	\$193,719	\$155,652	-20.33%	\$219,000	\$186,900	10.59%	114	171	128.00%
2012 Annual	44	18.92%	\$203,299	\$195,361	13.01%	\$174,900	\$169,000	-4.52%	45	75	-32.43%
2011 Annual	37	-17.78%	\$178,347	\$172,874	-4.88%	\$186,000	\$177,000	-4.84%	63	111	26.14%
2010 Annual	45	N/A	\$191,127	\$181,750	N/A	\$194,800	\$186,000	N/A	56	88	N/A
Town of LeRay											
Year to Date 2016	69	-9.21%	\$183,522	\$165,735	-9.09%	\$187,750	\$175,000	-5.89%	72	90	18.42%
Year to Date 2015	76	N/A	\$178,137	\$182,305	N/A	\$179,000	\$185,950	N/A	59	76	N/A
2015 Annual	76	5.56%	\$188,488	\$179,891	-2.31%	\$184,900	\$185,000	-3.12%	59	76	-39.68%
2014 Annual	72	24.14%	\$189,433	\$184,151	12.76%	\$194,850	\$190,950	12.32%	80	126	-19.23%
2013 Annual	58	-17.14%	\$177,776	\$163,315	-7.48%	\$180,500	\$170,000	-7.86%	103	156	56.00%
2012 Annual	70	1.45%	\$190,334	\$176,528	0.79%	\$191,950	\$184,500	5.88%	77	100	29.87%
2011 Annual	69	15.00%	\$183,189	\$175,149	13.26%	\$175,000	\$174,250	15.97%	52	77	-8.33%
2010 Annual	60	N/A	\$158,950	\$154,640	N/A	\$157,350	\$150,250	N/A	66	84	N/A
Town of Clayton											
Year to Date 2016	59	20.41%	\$344,271	\$204,100	-5.34%	\$199,000	\$160,000	-7.46%	100	213	23.12%
Year to Date 2015	49	N/A	\$277,843	\$215,609	N/A	\$187,000	\$172,900	N/A	117	173	N/A
2015 Annual	49	13.95%	\$244,882	\$215,609	24.95%	\$179,900	\$172,900	23.59%	117	173	64.76%
2014 Annual	43	-27.12%	\$186,489	\$172,555	-18.99%	\$150,000	\$139,900	-34.32%	66	105	-25.00%
2013 Annual	59	31.11%	\$228,434	\$213,000	12.82%	\$165,000	\$213,000	29.09%	53	140	-8.50%
2012 Annual	45	2.27%	\$205,924	\$188,796	3.16%	\$169,900	\$165,000	10.22%	97	153	0.00%
2011 Annual	44	-8.33%	\$199,152	\$183,011	-1.67%	\$164,450	\$149,700	2.53%	88	153	11.68%
2010 Annual	48	N/A	\$202,616	\$186,119	N/A	\$148,500	\$146,000	N/A	84	137	N/A

As of: December 27, 2016
 Source: nys.mlxchange.com

ANALYSIS OF THE AREA –JEFFERSON COUNTY

Market at a Glance

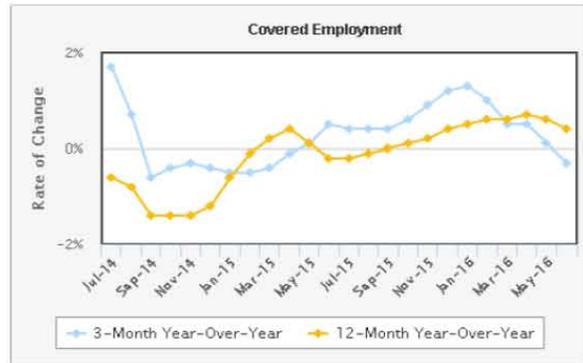
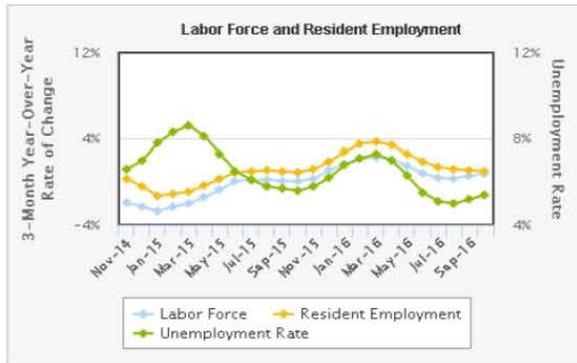
Below we provide the PD&R HUD report for Jefferson County which utilizes data from the American Community Fact Finder Survey as well as the US Census Bureau.

Market at a Glance

Jefferson County, NY
Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
New York/New Jersey Regional Office

Created on: December 27, 2016

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics

Data Source: U.S. Bureau of Labor Statistics

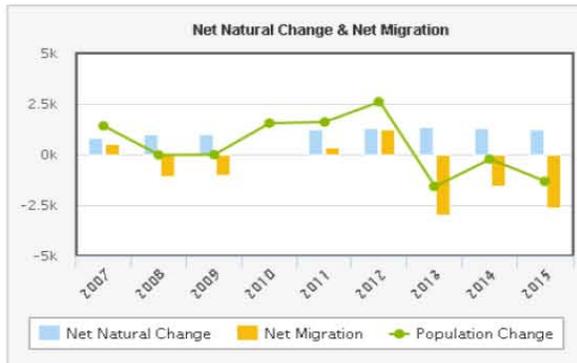
	3-Month Average			3-Month Year-Over-Year Change			
	October 2014	October 2015	October 2016	October 2014 to October 2015		October 2015 to October 2016	
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	46,861	6.4	46,906	45	0.1	395	0.8
Resident Employment	43,877	6.4	44,292	415	0.9	464	1
Unemployment Rate (%)	6.4	5.6	5.4	n/a	n/a	n/a	n/a
	3-Month Average			3-Month Year-Over-Year Change			
	June 2014	June 2015	June 2016	June 2014 to June 2015		June 2015 to June 2016	
	Number	Percent	Number	Number	Percent	Number	Percent
Covered Employment	42,004	0.5	42,205	201	0.5	-116	-0.3

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2013	July 2014	July 2015	2013 to 2014		2014 to 2015	
	Number	Number	Number	Percent	Number	Number	Number	Number	Percent	Number	Percent
Population	111,738	116,229	449	0.4	119,192	118,964	117,635	-228	-0.2	-1,329	-1.1
Households	40,068	43,451	338	0.8	42,466	43,516	43,145	1,050	2.5	-371	-0.9

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates
2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



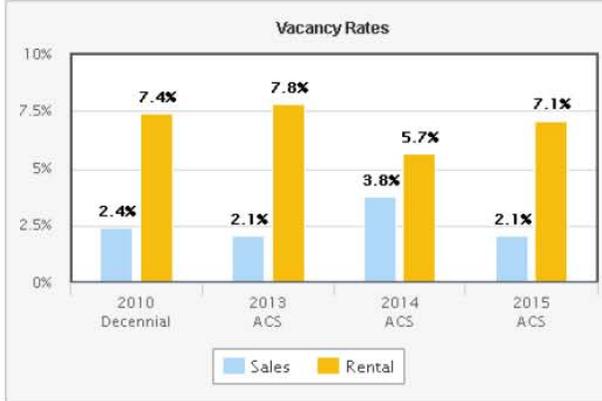
Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change

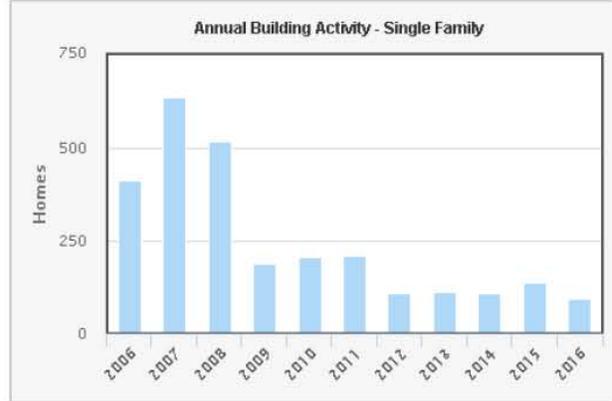
ANALYSIS OF THE AREA –JEFFERSON COUNTY

Jefferson County, NY (continued)

HOUSING MARKET CONDITIONS



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

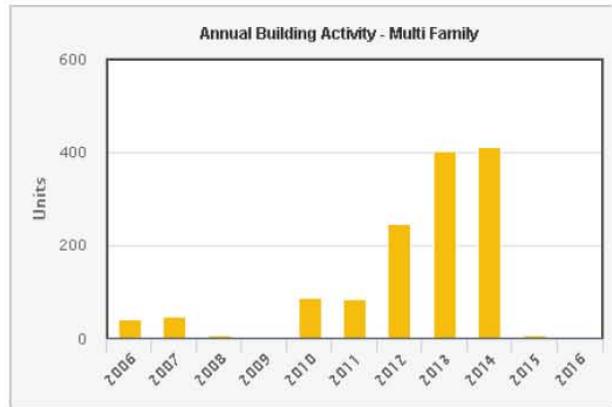


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through October 2016

Housing Inventory by Tenure				
	2010	2013	2014	2015
	Decennial	ACS	ACS	ACS
Total Housing Units	57,966	58,148	58,780	59,129
Occupied	43,451	42,466	43,516	43,145
Owners	25,278	23,054	23,769	23,828
% Owners	58.2	54.3	54.6	55.2
Renters	18,173	19,412	19,747	19,317
% Renters	41.8	45.7	45.4	44.8
Total Vacant	14,515	15,682	15,264	15,984
Available for Sale	625	504	942	518
Available for Rent	1,445	1,650	1,191	1,470
Other Vacant	12,445	13,528	13,131	13,996

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through October 2016

FORT DRUM HOUSING SURVEY



Fort Drum Housing Market Stats

Total Assigned Soldiers: 14,709

Total Deployed Soldiers: 1,088

Total Soldiers with Families (dependents): 8,403

On-Post Family Housing on-line: 3,633 Homes

Total Non-Military in On-Post Housing: 65

The Timbers: 192 one & two bedroom Apartments

Barracks: 7,354 beds in 56 Permanent Buildings

Soldiers with Families Living Off-Post: 4,735

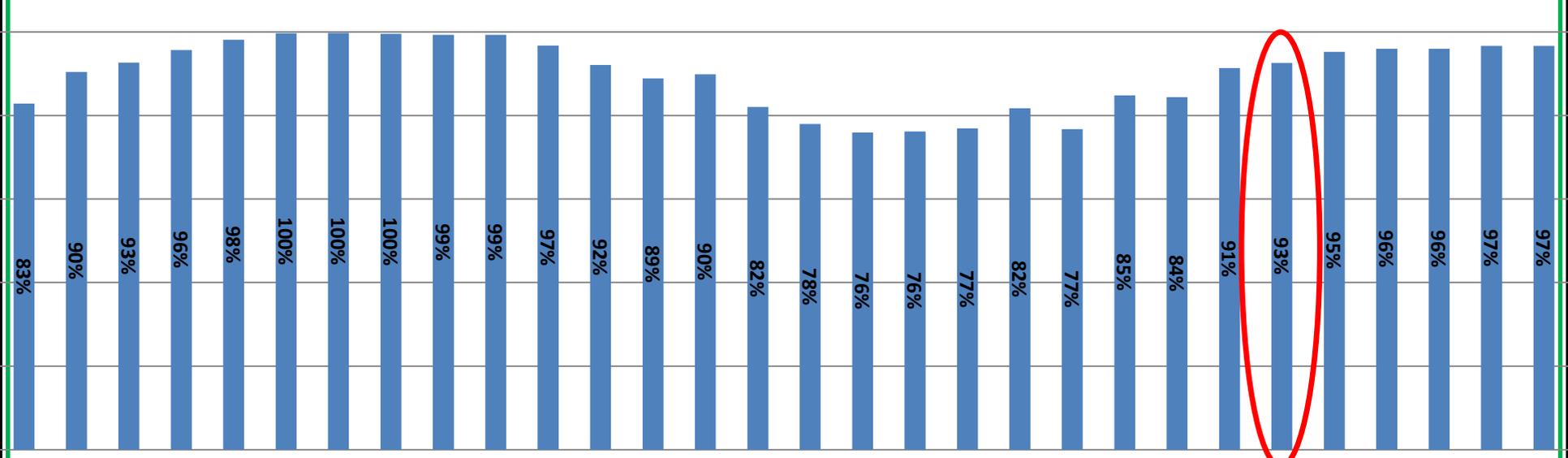
Single Soldiers (SSG/E6 and above) Living Off-Post: 929

Fort Drum – Home of America's Light Infantry Division



Fort Drum Soldiers On-Post Projections

FY14	FY15				FY16				FY17
4 th QTR	1 st QTR	2 nd QTR	3 rd QTR	4 th QTR	1 st QTR	2 nd QTR	3 rd QTR	4 th QTR	1 st QTR
16,755	16,506	15,750	15,400	15,200	15,100	14,900	14,800	15,000	15,000



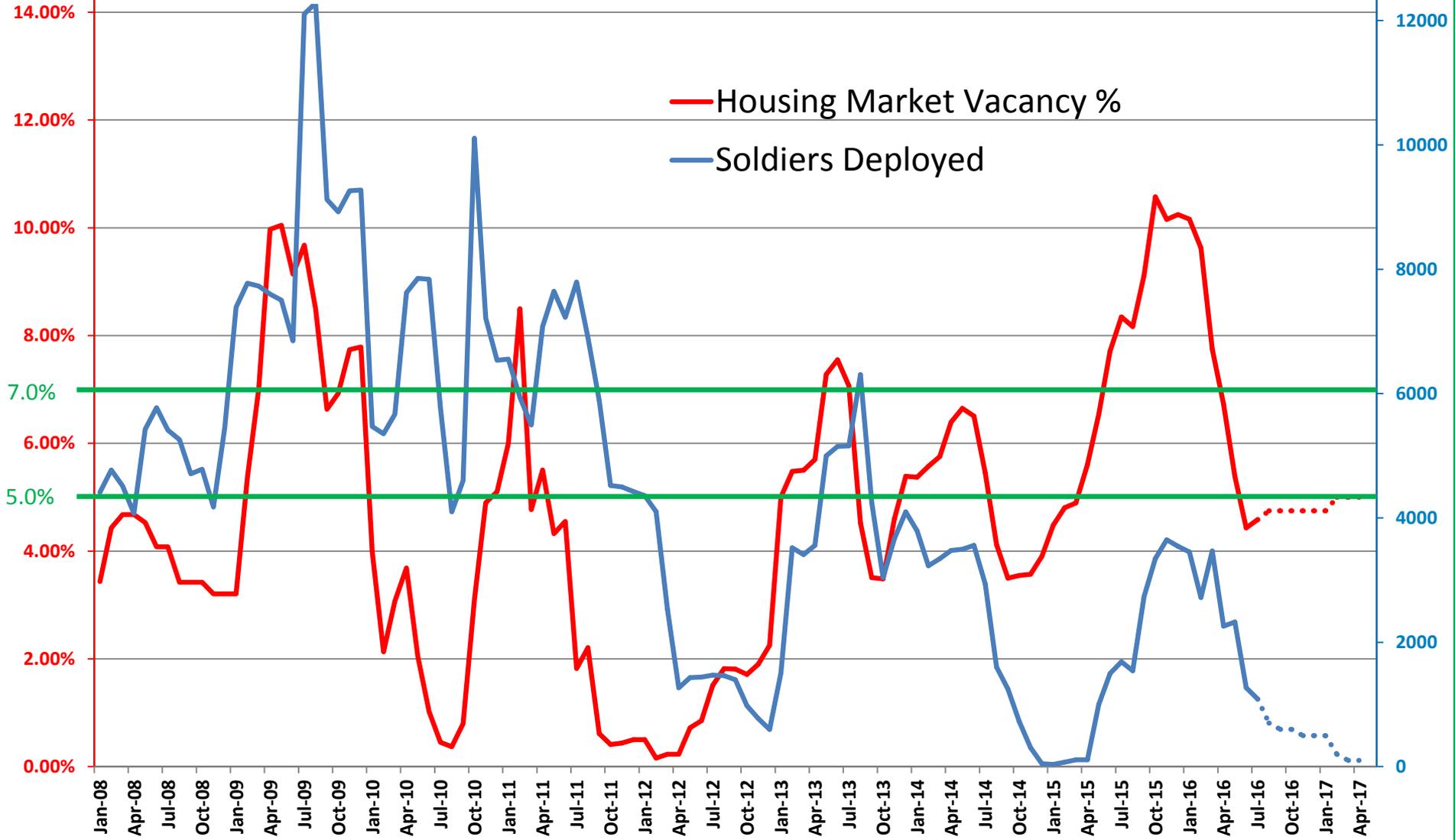
% of assigned Soldiers projected to be back at Home Station and not deployed

Current (July 2016)

Fort Drum – Home of America’s Light Infantry Division



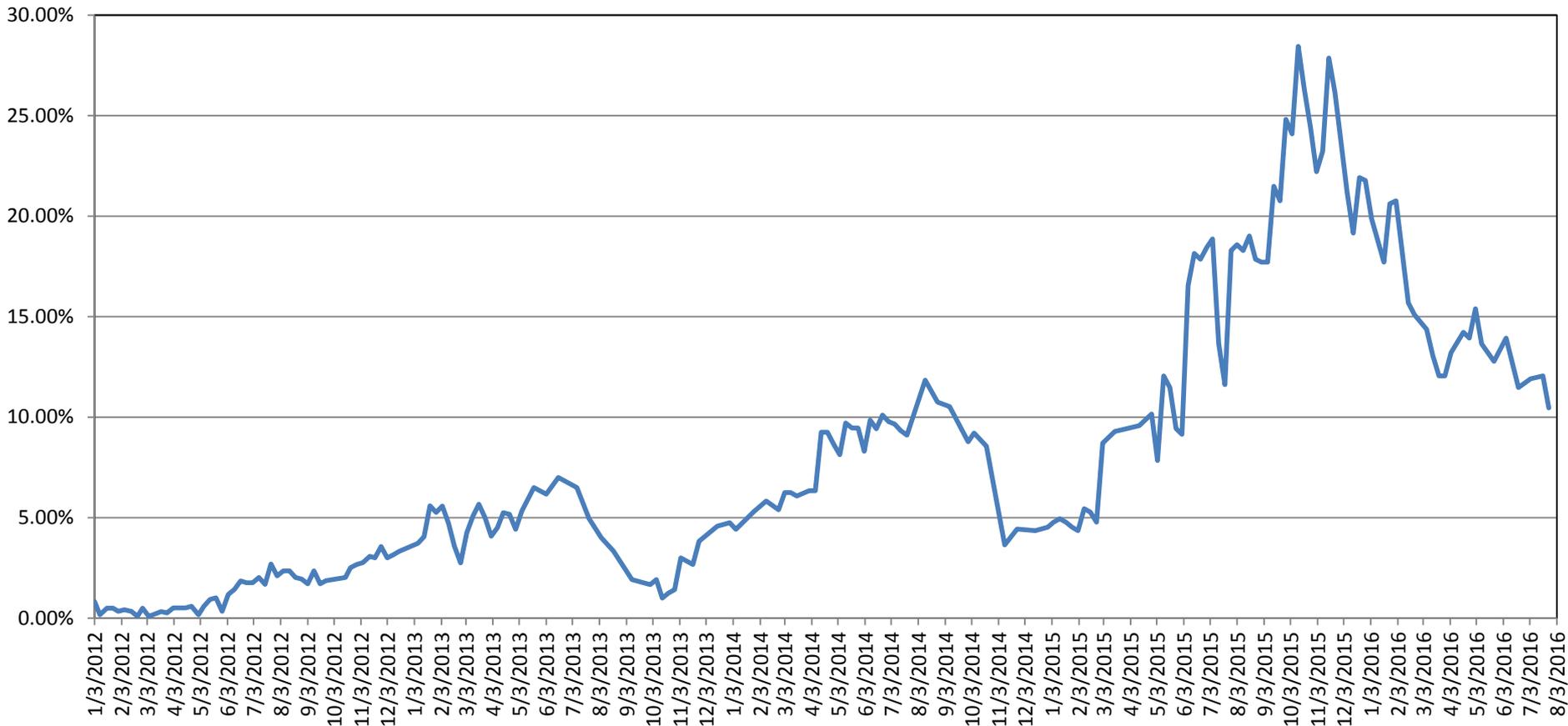
Local Area Housing Market Vacancy vs. Soldiers Deployed



Fort Drum – Home of America’s Light Infantry Division



Watertown Legacy Apartments Rental Vacancy % 2012-2016

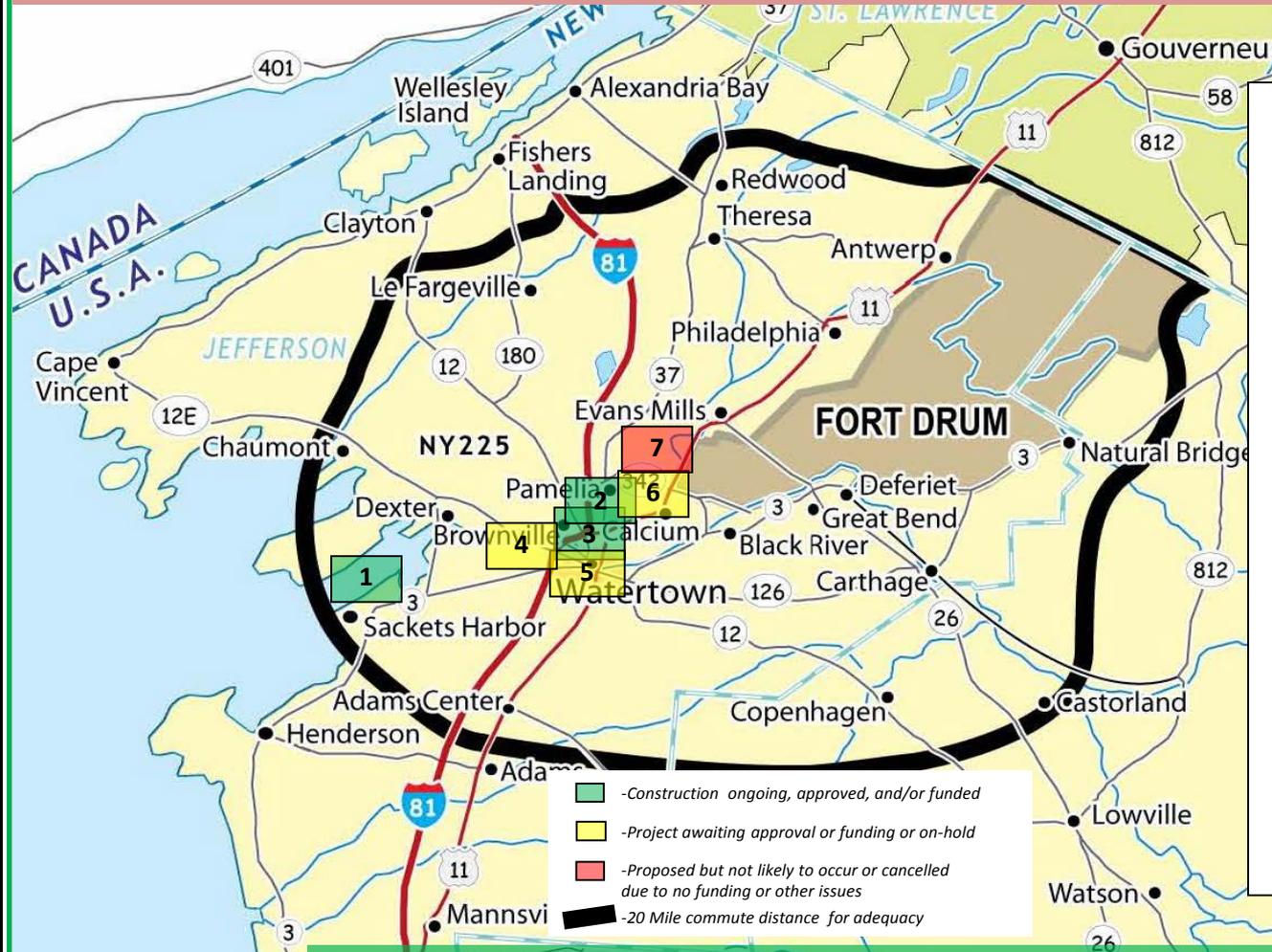


Fort Drum – Home of America’s Light Infantry Division



Current Market Rental Development

Over 1,300 new rental units constructed: 40 in 2012; 500 in 2013, 500 in 2014, & 280 in 2015



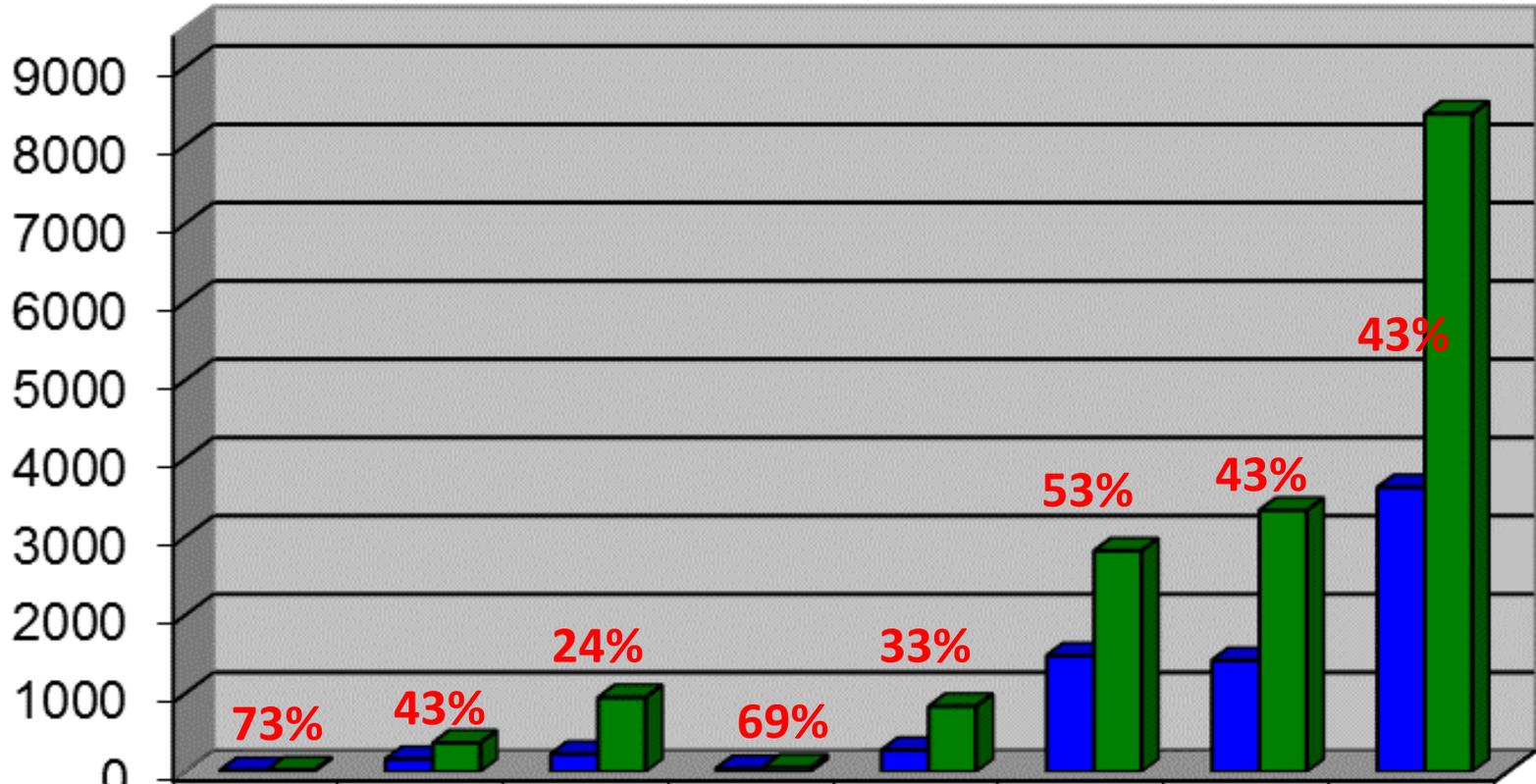
- 1** Creekside Lane (Mad Bks), 90 3BR Apts
- 2** Emerald Acres: 53 Townhouses
- 3** Deerfield Townhomes: 86 duplexes
- 4** Morgan Phase 2, 359 Townhouses
- 5** COR, Mercy Heights: 108 units
- 6** MRD (Calcium); 360 Apartments
- 7** Fid Am Holdings: 302 Units

Over 3,000 new rental units added since 2006.

Fort Drum – Home of America’s Light Infantry Division



On-Post Family Housing Capacity vs. Total Req't.



	SGO	FGO	CGO	CSM_ / SGM	SNCO	JNCO	JENL	TOTAL
■ Avail. Homes, Jul 16	19	160	227	41	278	1484	1424	3633
■ Total Families, Jul 16	26	369	950	59	837	2823	3339	8403

Fort Drum – Home of America’s Light Infantry Division

2016 Fort Drum Apartment Availability Report

X = Included in Rent



**** We recommend that you conduct a thorough documented inspection of the property and utilize legal assistance to review your lease prior to signing. Rent prices and availability are subject to change**

Approx. miles from Post	Apartment Address	Total Units	Studio	Rent	1BR	Rent	2BR	Rent	3BR	Rent	4BR	Rent	Security Deposit	Snow & lawn	Cable	WIFI	Electric	Heat	Air Conditioning	Water / Sewer	Garage	Trash removal	ADA	Pets	School District
1	The Ledges Apartments (315) 629-4453 26686 Boyer Circle Evans Mills, NY 13637 theledges@coniferlic.com	100	N/A	N/A	0	\$775	0	\$875	0	\$1,050	N/A	N/A	\$450.00	X					X	X		X	X	Breed restrictions enforced. 35lbs weight limit Must be up-to-date on all shots \$300 non refundable pet fee and an additional monthly fee of \$20 per pet	Indian River
1	The Heights (315) 629-1999 26889 Anabel Ave Evans Mills, NY 13637 http://www.the-heights-apartments.com	300	N/A	N/A	N/A	N/A	1	\$1,305	3	\$1,510	9	\$1,665	Equal to one month's rent. Fully refundable.	X	X		X	X		X	X	X		No breed or size restrictions. \$450 pet fee \$15 per month per pet. Non-refundable pet fee	Indian River
2	Wood Creek Apartments (315) 629-4117 25382 Virginia Smith Dr Calcium, NY 13616 woodcreek@coniferllc.com	104	N/A	N/A	N/A	N/A	0	\$875	N/A	N/A	N/A	N/A	\$450	X					X	X		X		Breed restrictions enforced. \$300 non refundable pet fee, under 35lbs; additional monthly fee of \$20 per pet	Indian River
2.8	Eagle Ridge Village (315) 629-5069 26095 Kestrel Drive Evans Mills, NY 13637 eagleridge@clovergroupinc.com	740	N/A	N/A	N/A	N/A	0	\$1110- \$1225	0	\$1,245	0	\$1,425	Equal to one month's rent	X					X	X		X	X	No breed restrictions. Two pet limit. \$350 non- refundable pet fee	Indian River
3.5	Pleasant Creek Meadows (315) 629-4242 28484 Robin lane Evans Mills, NY 13637 http://www.pleasantcreekmeadows.com	155	N/A	N/A	2	\$925	2	\$1,040	3	\$1,180	N/A	N/A	Equal to one month's rent. Fully refundable.	X	X					X		X		No breed or size restrictions. \$450 pet fee plus \$15 per month per pet. Non-refundable pet fee	Indian River
3.7	Colonial Manor (315) 405-7891 22479 Colonial Manor Road (Route 3) Watertown NY 13601 dmcshane@dawnhomes.com	71	N/A	N/A	1	\$850	2	\$925	N/A	N/A	N/A	N/A	Equal to one month's rent	X	X	X				X		X		Breed restrictions. \$250 cat deposit plus \$30 per month per cat. \$250 dog deposit. plus \$ 50 per month per dog. Non-refundable pet fee	Watertown
5.1	Heather Acres (315) 782-3080 21825 Heather Acres Drive Watertown NY 13601 hacres@twcny.rr.com	93	0	\$520- \$590	2	\$505- \$595	2	\$625- \$675	2	\$725	N/A	N/A	Equal to two month's rent	X						X	X	X		No Pets allowed	Watertown
6.4	Emerald Acres (315) 629-9525 23493 Graham Rd Watertown NY 13601 www.emeraldacrestownhomes.com	22	N/A	N/A	N/A	N/A	N/A	N/A	1	\$1099- \$1300	0	\$1,399	Equal to one month's rent	X					X	X	X	X		No Pets allowed	General Brown
6.6	Creek Wood (315) 221-4197 101 Creekwood Dr. Watertown, NY 13601 creekwoodbynorstar@gmail.com	200	N/A	N/A	3	\$910	1	\$995- \$1035	0	\$1,140	N/A	N/A	Equal to one month's rent	X					X	X		X		Breed restrictions enforced. Two pet limit \$350 pet fee- \$25 added to rent per month	Watertown

2016 Fort Drum Apartment Availability Report

X = Included in Rent



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Approx. miles from Post	Apartment Address	Total Units	Studio	Rent	1BR	Rent	2BR	Rent	3BR	Rent	4BR	Rent	Security Deposit	Snow & lawn	Cable	WIFI	Electric	Heat	Air Conditioning	Water / Sewer	Garage	Trash removal	ADA	Pets	School District
6.9	Starwood Apartments (315) 779-1717 845 Starbuck Avenue Watertown NY 13601 leasing@starwoodbynorstar.com	91	N/A	N/A	0	\$765- \$910	0	\$905- \$1035	3	\$1005- \$1140	1	\$1120- \$1240	Equal to one month's rent	X						X		X		Breed restrictions enforced. Two pet limit \$350 pet fee (per pet)-\$25 added to rent per month (per pet) 80 lbs limit, \$200 is refundable if there are no	Watertown
7	Deerfield Town Homes Route 37 and Alder Rd Watertown, NY 13601 (315) 681-6914 aareoffice@gmail.com	20	N/A	N/A	N/A	N/A	N/A	N/A	0	\$1,400	N/A	N/A	Equal to one month's rent								X			Breed restrictions enforced. \$35 added to rent per month. Non-refundable	General Brown
7	Northgate Properties (315) 788-6161 or 788-2797 983 US Route 11 Watertown, NY 13601	16	N/A	N/A	0	\$650	1	\$750	N/A	N/A	N/A	N/A	\$500	X					X	X		X		Cats only- 2 max	Watertown
7	Mountaineer Estates (315) 782-4276 256 Michigan Avenue Watertown NY 13601 www.mountaineerestates.com	224	N/A	N/A	N/A	N/A	7	\$950- \$1025	6	\$1150- \$1240	4	\$1230- \$1335	\$200 - full month's rent depending on credit check score	X						X	X	X		Breed restrictions enforced. \$500 non-refundable pet fee	Watertown
7.6	Gabriel Courts (315) 785-9930 1815 Olmstead Drive Watertown NY 13601 www.gabrielcourtny.com	120	N/A	N/A	N/A	N/A	4	\$870- \$1175	3	\$1040- \$1285	1	\$1150- \$1275	\$200 - full month's rent depending on credit check score	X						X	X	X		Breed restrictions enforced. \$500 non-refundable pet fee	Watertown
7.8	Thompson Park Apartments (315) 681-4597 127 Spring Avenue Watertown NY 13601 tparkapartment@gmail.com	38	N/A	N/A	0	\$950	1	\$995- \$1050	N/A	N/A	N/A	N/A	Equal to one month's rent	X				X		X		X		Breed restrictions enforced, Dog \$75 per month. Cat \$25 per month.	Watertown
8.3	Sedgewick Pines (315) 493-6202 836 Tamarack Drive W. Carthage NY 13619 http://www.sedgewickpines.com	122	N/A	N/A	N/A	N/A	1	\$1,085	0	\$1200- \$1300	0	\$1,420	Equal to one month's rent. Fully refundable.	X	X					X	X	X		No breed or size restrictions. \$450 pet fee plus \$15 per month per pet. Non-refundable pet fee	Carthage
9.7	Ontario Village Apartments (315) 782-0906 1296-2 Coffeen Street Watertown NY 13601 ontariovillage@gmail.com	208	N/A	N/A	N/A	N/A	6	\$775- \$1095	N/A	N/A	N/A	N/A	\$275 Non refundable admin fee	X						X		X		No Pets allowed	Watertown
9.8	College Heights (315) 405-8161 424 College Heights Watertown, NY 13601 www.washingtonstreetproperties.com	30	N/A	N/A	1	\$795	1	\$845	N/A	N/A	N/A	N/A	Equal to one month's rent	X				X		X		X		One pet limit (Cat Only) \$25 added to rent per month	Watertown

2016 Fort Drum Apartment Availability Report

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Approx. miles from Post	Apartment Address	Total Units	Studio	Rent	1BR	Rent	2BR	Rent	3BR	Rent	4BR	Rent	Security Deposit	Snow & lawn	Cable	WIFI	Electric	Heat	Air Conditioning	Water / Sewer	Garage	Trash removal	ADA	Pets	School District
10	Friends Settlement (315) 642-5003 300 Quaker Avenue Philadelphia, NY 13673 www.friendssettlement.com	150	N/A	N/A	N/A	N/A	0	\$930- \$1005	0	\$1130- \$1240	0	\$1240- \$1320	\$200 - full month's rent depending on credit check score	X						X	X	\$20 Fee		Breed restrictions enforced. \$500 non-refundable pet fee	Indian River
10	Truscott Terrace (315)788-9314 207 Wealtha Ave Apt 642A Watertown NY 13601 www.truscottterrace.com	256	N/A	N/A	N/A	N/A	8	\$950- \$1025	4	\$1150- \$1240	20	\$1230- \$1335	\$200 - full month's rent depending on credit check score	X						X	X	X		Breed restrictions enforced. \$500 non-refundable pet fee	Watertown
10	Hycliff Apartments (315) 405-8161 510 N. Hycliff Drive Watertown. NY 13601 www.washingtonstreetproperties.com	21	N/A	N/A	N/A	N/A	1	\$795	1	\$995	N/A	N/A	Equal to one month's rent	X						X			X	One Pet Limit, \$25 for a cat or \$35 for a dog added to rent per month	Watertown
10	Coffeen Heights Apartments (315) 788-0639 1106 Coffeen Street Apt C9 Watertown NY 13601 coffapts715@gmail.com	25	N/A	N/A	0	\$675	2	\$675	N/A	N/A	N/A	N/A	Reduce security deposit, call to inquire about price	X						X		X		Breed restrictions enforced. Two pet limit - \$25 added to rent per month per pet	Watertown
10.3	Palmer Street Apartments (315) 405-8161 224 Palmer Street Watertown. NY 13601 www.washingtonstreetproperties.com	70	N/A	N/A	N/A	N/A	1	\$775- \$825	N/A	N/A	N/A	N/A	Equal to one month's rent	X						X		X		One Pet Limit, \$25 for a cat or \$35 for a dog added to rent per month	Watertown
11.2	Preserve At Autumn Ridge (315) 681-6547 14630 Autumn Ridge Lane Watertown NY 13601 www.preserveatautumnridge.com	394	N/A	N/A	N/A	N/A	0	\$1239- \$1289	0	\$1389- \$1439	N/A	N/A	Administration fee: Once approved there is a \$350.00 Non-	X	X	X			X		X	X	X	Breed restrictions enforced. \$375 non-refundable pet fee - plus \$30.00 for cats and \$40.00 for dogs monthly fee	Watertown
11.8	Emjay Place (315) 493-2082 940 Emjay Place Carthage NY 13619 carthage@dimarcogroup.com	40	N/A	N/A	N/A	N/A	0	\$690	0	\$790	N/A	N/A	Equal to one month's rent. Fully refundable.	X						X		X	X	No pets allowed.	Carthage
11.8	Forest Hills (315) 493-2082 940 Emjay Way Carthage, NY 13619 http://www.forest-hills-apts.com/	126	N/A	N/A	N/A	N/A	1	\$1,085	0	\$1200- \$1300	0	\$1,420	Equal to one month's rent. Fully refundable.	X	X					X	X	X		No breed or size restrictions. \$450 pet fee plus \$15 per month per pet. Non-refundable pet fee	Carthage
11.8	Whispering Woods (315) 493-3351 21246 Oxford Street Carthage NY 13619 whisperingwoodsapts@gmail.com	44	N/A	N/A	N/A	N/A	0	\$650- \$800	N/A	N/A	N/A	N/A	Equal to one month's rent	X						X		X		Breed restrictions enforced. \$500 Non-refundable pet deposit.	Carthage

2016 Fort Drum Apartment Availability Report

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Approx. miles from Post	Apartment Address	Total Units	Studio	Rent	1BR	Rent	2BR	Rent	3BR	Rent	4BR	Rent	Security Deposit	Snow & lawn	Cable	WIFI	Electric	Heat	Air Conditioning	Water / Sewer	Garage	Trash removal	ADA	Pets	School District
13.2	Beaver Meadow Apartments (315) 788-7810 21809 Towne Center Drive Watertown NY 13601 www.beavermeadowapts.com	296	N/A	N/A	0	\$710- \$1043	2	\$845- \$1253	0	\$970- \$1393	N/A	N/A	Equal to one month's rent	X					X	X	\$50 Additional	X	X	one dog limit, \$300. Non-refundable pet fee	Watertown
13	Kelsey Creek Apartments (315) 785-9602 1206 Superior Street Watertown NY 13601 kelseycreek@centralny.twcbc.com	100	N/A	N/A	0	\$500	0	\$545- \$645	0	\$700	N/A	N/A	Equal to one month's rent	X						X			X	One small dog or cat with a non-refundable pet fee of \$300, plus and additional monthly fee of \$50 for a dog and \$ 25 for a cat	Watertown
13.4	Summit Woods (315) 782-6069 2240 Kristina Park Watertown NY 13601 summitwoods@gmail.com	200	N/A	N/A	0	\$790- \$910	12	\$875- \$1035	1	\$1005- \$1140	N/A	N/A	Equal to one month's rent	X						X	X	X		Breed restrictions enforced. Two pet limit \$350 pet fee- \$25 added to rent per month	Watertown
13.7	Washington Manor Apartments (315) 405-8161 505 Washington Street Watertown, NY 13601 www.washingtonstreetproperties.com	20	2	\$745	2	\$745- \$1145	2	\$945- \$995	N/A	N/A	N/A	N/A	Equal to one month's rent	X		X				X		X		One Pet Limit, \$25 for a cat or \$35 for a dog added to rent per month	Watertown
16.1	Deer River Estates (315) 688-4245 700 Phalen Drive Copenhagen NY 13626 www.lukproperties.com	75	N/A	N/A	N/A	N/A	10	\$867- \$969	N/A	N/A	N/A	N/A	\$200 - full month's rent depending on credit check score	X						X	X	X		Breed restrictions enforced. \$500 non-refundable pet fee	Copenhagen
18.5	Creek Side Lanes Apartments (315) 646-3374 85 Worth Road Sackets Harbor, NY 13685 www.madisonbarracks.com	50	N/A	N/A	N/A	N/A	N/A	N/A	0	\$1,250	N/A	N/A	Equal to one month's rent	X					X	X		X		Breed restrictions enforced. Two pet limit- no pet deposit- \$25 added to rent per month. Non-refundable pet fee	Sackets Harbor
18.7	Madison Off Post (315) 646-6103 273 Bartlett Road Sackets Harbor, NY 13685 manager@madisonoffpost.com	122	0	\$600- \$900	1	\$700- \$850	1	\$730- \$1250	1	\$850- \$1300	N/A	N/A	Equal to one month's rent	X						X		X		Breed restrictions enforced. Two pet limit- no pet deposit- \$25 added to rent per month. Non-refundable pet fee	Sackets Harbor
18.9	Fort Pike Commons (315) 646-2400 133 General Grant Circle Sackets Harbor, NY 13685 www.fortpikecommons.com	120	N/A	N/A	1	\$885	0	\$905- \$1095	N/A	N/A	N/A	N/A	\$750	X	X	X				X		X		Breed restrictions enforced. Two pet limit \$300 pet fee- \$25 added to rent per month. Non-refundable pet fee	Sackets Harbor
23	Willow Landing (315) 493-6202 Hemlock Drive Lowville, NY 13637 http://www.willow-landing.com	56	N/A	N/A	N/A	N/A	0	\$990		\$1115- \$1165	1	\$1,295	Equal to one month's rent. Fully refundable.	X	X					X	X	X		No breed or size restrictions. \$450 pet fee plus \$15 per month pet rent. Non-refundable pet fee	Lowville

2016 Fort Drum Apartment Availability Report

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Approx. miles from Post	Apartment Address	Total Units	Studio	Rent	1BR	Rent	2BR	Rent	3BR	Rent	4BR	Rent	Security Deposit	Snow & lawn	Cable	WIFI	Electric	Heat	Air Conditioning	Water / Sewer	Garage	Trash removal	ADA	Pets	School District
25.5	Lonsway Hill (315) 686-1059 100 Joseph Lonsway Drive Clayton, NY 13624 www.lonswayhill.com	100	N/A	N/A	N/A	N/A	3	\$895- \$945	1	\$985- \$1050	2	\$1190- \$1240	\$200 - full month's rent depending on credit check score	X						X	X	X		Breed restrictions enforced. \$500 non-refundable pet fee	Thousand Islands
st	Woodcreek Village (315) 287-0154 1100 Larch Circle Gouverneur NY 13642 http://www.woodcreek-village.com	96	N/A	N/A	N/A	N/A	12	\$995	3	\$1115- \$1175	2	\$1,290	Equal to one month's rent. Fully refundable.	X	X					X	X	X		No breed or size restrictions. \$450 pet fee plus \$15 per month per pet. Non-refundable pet fee	Gouverneur
33.2	Constitution Court (315) 287-3163 500 Sleepy Hollow Road Gouverneur NY 13642 www.constitutioncourt.com	75	N/A	N/A	N/A	N/A	3	\$840- \$880	1	\$910- \$950	1	\$1080- \$1150	\$200 - full month's rent depending on credit check score	X						X	X	X		Breed restrictions enforced. \$500 non-refundable pet fee	Gouverneur
TOTALS		5090	2	STUDIO	13	1BR	87	2BR	36	3BR	41	4BR	TOTAL VACANCIES										179		

DETAILS OF PRIMARY RENTAL HOUSING

APARTMENT RENTAL No. 1

Property Name: Clinton Court Apts
Street Address: 150 Clinton Street
City, State: Watertown, NY
Date of Survey: 11/2016
Type of Project: Market Rate
No. of Units: 42
Year Built: 1962
Occupancy Rate: 98%
Rent Concessions: No
Cond. Rating: C



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	14	550	\$800	\$1.45
2 Bedroom	1	28	825	\$900 - \$1000	\$1.09 - \$1.21

Amenities: Units have stove, refrigerator, dishwasher, A/C units, carpeting and blinds. Off-street parking and on-site laundry. Two-bedroom units have balconies.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: Older market rate project in downtown Watertown considered to be in average condition but in the process of renovating units at turnover with new kitchens, baths, stainless steel appliances and carpet. Agent previously had estimated unit square footage. The one-bedroom units are basement units and do not have patios.

As of January/2014, management was not helpful, would only says things hadn't changed since September 2013.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Leasing Agent - John

Contact Phone: (315) 782-1519

Verified On: 11/02/2016

Web Site:

APARTMENT RENTAL No. 2

Property Name: Coffeen Heights Apartments
Street Address: 1106 Coffeen Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Market Rate
No. of Units: 25
Year Built: 1989
Occupancy Rate: 100%
Rent Concessions: Yes, See comments.
Cond. Rating: B



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom, Furnished/6-Month	1	N/A	645	\$725	\$1.12
2 Bedroom, Furnished/Month-to-Month	1	N/A	645	\$800	\$1.24
2 Bedroom, Unfurnished/6-Month	1	N/A	645	\$675	\$1.05
2 Bedroom, Unfurnished/Month-to-Month	1	N/A	620	\$725	\$1.17

Amenities: Units have standard kitchen appliances (stoves & refrigerators) and drapes. Some units have carpeting. Project offers on-site coin laundry and free off-street surface parking to tenants. Rent includes cold water, sewer, and trash.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Three-story Market Rate project that consists entirely of small 2-bedroom apartments, which were originally developed for use as college dormitories. Many of the apartments are furnished and leased on a month-to-month basis. Project contains eight (8) furnished units, with the remaining units being leased out as unfurnished units. About 20% of tenants consisted of military personnel. This project does not accept Section 8 vouchers.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

Surface: Yes **Enough for:** All

Extra Cost: No

Garage: No

Covered: No

Verification: Property Manager - Wayne

Contact Phone: (315) 788-0639

Verified On: 06/02/2016

Web Site: <http://www.drum.army.mil/PublicWorks/Lists/apartments/DispForm.aspx?ID=21>

APARTMENT RENTAL No. 3

Property Name: College Heights
Street Address: 434 College Heights
City, State: Watertown, NY
Date of Survey: 12/2015
Type of Project: Market Rate
No. of Units: 30
Year Built: 1960's
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B-



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	12	700	\$795	\$1.14
2 Bedroom	1	18	800	\$845	\$1.06

Amenities: Units have standard kitchen appliances (stoves & refrigerators), carpeting (some), and balconies/patios. Project offers on-site coin laundry and free off-street surface parking to tenants. Rent includes heating, hot water, cold water, sewer, snow removal, lawn care, and trash.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: This property was purchased in September of 2011, and the new owners are renovating the units as they turnover. Renovations include new carpeting, paint, light fixtures, plumbing, and appliances. Currently, there is 1 vacant unit. As of 12/2015, the leasing agent indicated that this project was fully occupied with a waiting list of 5-10 people. At this time, the property manager estimated that about 35% of tenants consist of military personnel, and she noted that there were no Section 8 voucher holders. Square footages reflect estimates from the leasing agent. As of 6/2016 multiple attempts to contact management were unsuccessful. Leasing agent was always "out" and they will not give out information.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Leasing Agent - Allison

Contact Phone: (315) 405-8161

Verified On: 12/17/2015

Web Site: <http://www.washingtonstreetproperties.com/apartments.html>

APARTMENT RENTAL No. 4

Property Name: Gabriel Court at Watertown
Street Address: 1815 Olmstead Drive
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Market Rate
No. of Units: 120
Year Built: 1986
Occupancy Rate: 90%
Rent Concessions: Yes, See comments.
Cond. Rating: C+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
2 Bedroom, Garden	1	48	1106	\$930	\$0.84
2 Bedroom, Townhome	1½	40	1300	\$1035	\$0.80
3 Bedroom, Garden	2	20	1499	\$1135	\$0.76
3 Bedroom, Townhome	2½	8	1565	\$1265	\$0.81
4 Bedroom, Garden	2½	4	1654	\$1255	\$0.76

Amenities: Units have standard kitchen appliances (stoves & refrigerators), dishwashers, disposals, washer/dryer hook-ups, carpeting, balconies/patios and blinds. Townhomes have separate entrances, private yards, additional storage areas and include attached garages. Garden units have detached garages (no fee). No A/C; however, tenants can supply their own units. Project offers a playground, a clubhouse (events), two (2) basketball courts, and a tennis court to tenants. Rent includes cold water, sewer, and trash.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story former Section 801 housing project for the military that is located within 10 miles of Fort Drum and within the Watertown Central School District. This project offers a mix of bi-level townhomes and single-level garden style apartments. Historical occupancy runs between 96% and 99%. No large scale renovations have been performed - units are updated on an "as needed" basis. Typical cleaning and painting is performed at tenant turnover. Rental square footages do not include the garage areas. Currently management is offering first month's rent free as a concession.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Playground & Basketball
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** All
- Extra Cost:** No
- Covered:** No

Verification: Jessica

Contact Phone: (315) 788-9314

Verified On: 06/08/2016

Web Site: <http://www.lukproperties.com/>

APARTMENT RENTAL No. 5

Property Name: Heritage Apts
Street Address: 522 Washington Street
City, State: Watertown, NY
Date of Survey: 1/2014
Type of Project: Market Rate
No. of Units: 33
Year Built: 1971
Occupancy Rate: 90% - 100%
Rent Concessions: No
Cond. Rating: B



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	21	600	\$750	\$1.25
2 Bedroom	1	12	800	\$900	\$1.13

Amenities: Units have stove, refrigerator, dishwasher, A/C units, carpeting and blinds. Off-street parking and on-site laundry. Some units have a balcony.

Utilities: Heat: Tenant Pays **Electric:** Tenant Pays

Comments: Older market rate project in downtown Watertown that would be considered to be in slightly below average condition. Currently this project has a few vacant units that are coming onlie subsequent to the completion of renovations. Siding, windows, balconies, appliances, light fixtures, flooring have been completed and they are replacing the roof. Heat is electric. Agent estimated unit square footage.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Electric
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: unit
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No

- Covered:** No

Verification: Owner - John

Contact Phone: (315) 782-8181

Verified On: 01/17/2014

Web Site: http://

APARTMENT RENTAL No. 6

Property Name: Kelsey Creek Apts (Market Rate)
Street Address: 1202-1216 Superior Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Market Rate
No. of Units: 100
Year Built: 1989
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: C+



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, Market Rate	1	20	700	\$500	\$0.71
2 Bedroom, Market Rate	1	56	850	\$645	\$0.76
2 Bedroom, Market Rate - Small	1	4	N/A	\$545	N/A
3 Bedroom, Market Rate	2	20	1000	\$700	\$0.70

Amenities: Units have standard kitchen appliances (stoves & refrigerators). Some units have balconies. There is a basketball court and laundry facilities on-site.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: This project also includes 32 units that are managed by the North Country Affordable Housing Authority and are written up separately. Currently this project has no vacant units. Tenants pay for electric and heating (electric heat). Rent includes cold water. They do accept section 8 vouchers. Installed new countertops and windows in all units, in Summer 2014. Agent noted that they usually have a waitlist but do not currently as they are experiencing a wave of move-outs.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: Basketball/Playground
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Diane

Contact Phone: (315) 785-9602

Verified On: 06/02/2016

Web Site:

APARTMENT RENTAL No. 7

Property Name: Mountaineer Estates at Watertown
Street Address: 256 Michigan Avenue & Ohio Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Market Rate
No. of Units: 224
Year Built: 1986
Occupancy Rate: 62%
Rent Concessions: Yes, See comments.
Cond. Rating: B



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom, Garden	1	64	1106	\$950	\$0.86
2 Bedroom, Townhome	1½	24	1300	\$1025	\$0.79
3 Bedroom, Garden	2	56	1449	\$1150	\$0.79
3 Bedroom, Townhome	2½	44	1545	\$1240	\$0.80
4 Bedroom, Garden	2	4	1654	\$1210	\$0.73
4 Bedroom, Townhome	2½	32	1764	\$1335	\$0.76

Amenities: Units have standard kitchen appliances (stoves & refrigerators), disposals, dishwashers, large windows, wall-to-wall carpeting, blinds, separate entrances (TH), washer/dryer hook-ups, private yards, and balconies/patios. Garden units have detached garages, while townhomes have attached garages (no fees). Project offers five (5) basketball courts, six (6) playgrounds, a tennis court, and a community center (for events) to tenants. Rent includes cold water, sewer, and trash.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story former Section 801 housing project for the military that offers a mix of single-level garden apartments and bi-level townhomes. Renovations are performed on an "as needed" basis. As of 6/2016, the leasing agent indicated that there was no formal waiting list (they rent on a first come, first serve basis). Concessions being offered are: 2 BDM (garden) = \$750; 2 BDM TH = \$900; 3 BDM (garden) = \$800; 3 BDM TH = \$925; 4 BDM (garden) = \$1100; 4 BDM TH = \$1150. The leasing agent said she does not know the occupancy rate and the property manager is on vacation.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: See Amenities
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** All
- Extra Cost:** No
- Covered:** No

Verification: Lindy

Contact Phone: (315) 782-4276

Verified On: 06/08/2016

Web Site: <http://www.mountaineerestates.com>

APARTMENT RENTAL No. 8

Property Name: Ontario Village
Street Address: 1269 Coffeen Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Market Rate
No. of Units: 208
Year Built: 1985
Occupancy Rate: 98%
Rent Concessions: No
Cond. Rating: B+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
2 Bedroom	2	156	950	\$775 - \$800	\$0.82 - \$0.84
2 Bedroom, Furnished	1	28	950	\$1095	\$1.15

Amenities: Units have standard kitchen appliances (stoves & refrigerators), dishwashers, disposals, washer/dryer hook-ups, additional storage areas, new carpeting, blinds, and patios/balconies. Project offers free off-street surface parking, on-site coin laundry, and a courtyard to tenants. There is a fitness center next door (not on-site). No A/C, but tenants can supply their own units. Rent includes cold water, sewer, and trash.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story Market Rate project. She could not estimate the percentage tenants who consisted of military personnel. This project does not accept Section 8 vouchers. Furnished units may be leased on a monthly or an annual basis. General cosmetic work has been performed on units over the years - bathrooms and kitchens remain original. Electric bills average around \$150-\$200/month per month during the winter months. Rental ranges reflect differences in unit lease term (6-month leases are more expensive than 12-month leases). Agent said that there is a 2 month waitlist for furnished apartments and that she does have unfurnished apartments available immediately, although she would not tell me how many.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Sue

Contact Phone: (315) 782-0906

Verified On: 06/02/2016

Web Site: <http://www.ontariovillage.com>

APARTMENT RENTAL No. 9

Property Name: Palmer Street Apartments
Street Address: 224 Palmer Street
City, State: Watertown, NY
Date of Survey: 10/2016
Type of Project: Market Rate
No. of Units: 70
Year Built: 1986
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: C+



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom, Garden	1	40	895	\$775	\$0.87
2 Bedroom, Townhouse	1.5	30	900	\$825	\$0.92

Amenities: Units have standard kitchen appliances (stoves & refrigerators), disposals, dishwashers, carpeting, balconies/patios, separate entrances, drapes/blinds, and extra storage. Project offers on-site coin laundry, a playground, and free off-street surface parking to tenants. No garages or A/C.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story Market Rate project that contains a mix of garden style and townhouse style apartments. Currently no vacant units.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Playground
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Samantha

Contact Phone: (315) 405-8161

Verified On: 10/20/2016

Web Site: http://www.washingtonstreetproperties.com/uploads/1/8/3/5/18358439/palmer_generic_flyer_6-22-16.pdf

APARTMENT RENTAL No. 10

Property Name: Washington Manor
Street Address: 505 Washington Street
City, State: Watertown, NY
Date of Survey: 10/2016
Type of Project: Market Rate
No. of Units: 28
Year Built: 1950
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B+



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	19	700	\$745	\$1.06
2 Bedroom	1	9	1100	\$945	\$0.86
Studio	1	N/A	N/A	\$695	N/A

Amenities: Fully renovated in 2016 after foreclosure and vacancy. Project offers free on-site laundry, fiber-optic Internet and off-street parking. Hardwood floors, stainless steel appliances, AC, solid surface countertops and decorative fireplaces.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Three-story walk-up apartment project consisting of two converted older buildings. Currently, there are no vacant units and no waiting list. Tenants pay for partial heating; heating is supplied by a boiler and by individual heaters in units; landlord pays for boiler heating only. They do accept section 8 vouchers.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: unit
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

Surface: Yes **Enough for:** All

Extra Cost: No

Garage: No

Covered: No

Verification: Property Manager

Contact Phone: (315) 405-8161

Verified On: 10/18/2016

Web Site:

APARTMENT RENTAL No. 11

Property Name: Thompson Park Apartments
Street Address: 127 Spring Avenue
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Market Rate
No. of Units: 39
Year Built: 2008
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom, Apartment	1	N/A	872	\$965	\$1.11
1 Bedroom, House + utilities	1½	1	655	\$850	\$1.30
2 Bedroom, Apartment	1½	N/A	1120	\$1050	\$0.94
2 Bedroom, Townhome + utilities	1½	N/A	1000	\$995	\$1.00

Amenities: Units have standard kitchen appliances (stoves & refrigerators), dishwashers, carpeting, and patios/balconies. Project offers on-site coin laundry and free off-street surface parking to tenants.

Utilities: Heat: Landlord Pays **Electric:** Tenant Pays

Comments: Two-story, brick, Market Rate project. One (1) unit consists of a small rental house and includes a shed, a yard, and a private driveway - tenants pay for utilities in this unit. Heating is included in the 1 and 2-bedroom apartments only; tenants pay for utilities in the townhomes. As of 12/2015, the leasing agent indicated that there were seven (7) vacant units within this project, and he noted that there was no formal waiting list (they rent on a first come, first serve basis). About 70% of tenants consisted of military personnel. This project does not accept Section 8 vouchers. There is no waitlist but there are no units open for at least 4 months.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

Surface: Yes Enough for: All

Extra Cost: No

Garage: No

Covered: No

Verification: Leasing Agent - Tim Clark

Contact Phone: (315) 955-5324

Verified On: 06/02/2016

Web Site: <http://thompsonparkapartments.com/>

APARTMENT RENTAL No. 12

Property Name: Truscott Terrace
Street Address: Coffeen Street & Bellow Avenue
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Market Rate
No. of Units: 256
Year Built: 1987
Occupancy Rate: 78%
Rent Concessions: Yes, See comments.
Cond. Rating: C+



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom, Garden	1	80	1106	\$950	\$0.86
2 Bedroom, Townhome	1½	44	1300	\$1025	\$0.79
3 Bedroom, Garden	2	28	1499	\$1150	\$0.77
3 Bedroom, Townhome	2½	32	1565	\$1240	\$0.79
4 Bedroom, Garden	2	52	1654	\$1230	\$0.74
4 Bedroom, Townhome	2½	20	1764	\$1335	\$0.76

Amenities: Units have standrad kitchen appliances (stoves & refrigerators), disposals, dishwashers, washer/dryer hook-ups (rentals available), additional storage areas, wall-to-wall carpeting in bedrooms/living rooms, and vinyl flooring in baths/kitchens. Townhomes have attached garages, while apartments have detached garages (no fees). Project offers nine (9) playgrounds, two (2) basketball courts, and a tennis court to tenants.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story former Section 801 housing project for the military that is located approximately 10 miles from Fort Drum and within the Watertown Central School District. This project contains sixty-four (64) total buildings, and it offers a mix of townhomes and garden style apartments. This project now operates at Market Rate. No large scale renovations have been done - typical cleaning and painting are completed at tenant turnover; other rehab work is completed on an "as needed" basis. Historical occupancy is at or near 96%. The property manager indicated that about 60% to 70% of tenants consist of military personnel. This project does not accept Section 8 vouchers. As of 6/2016 the agent noted that the current leasing specials were in effect. No rent was due the first month and no deposit either, discounted rents for the length of the lease are as follows: 2BR garden-\$750, 2BR town-\$825, 3BR garden-\$975, 3BR town-\$1125, 4BR garden-\$995, 4BR town-\$1200.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Playground & Basketball
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** All
- Extra Cost:** No
- Covered:** No

Verification: Kristin

Contact Phone: (315) 788-9314

Verified On: 06/08/2016

APARTMENT RENTAL No. 12

Truscott Terrace, Continued...

Web Site: <http://www.truscottterrace.com>

APARTMENT RENTAL No. 13

Property Name: Creek Wood Apartments
Street Address: 918 Mill Street
City, State: Watertown, NY
Date of Survey: 10/2016
Type of Project: Mixed Income
No. of Units: 96
Year Built: 2012-2013
Occupancy Rate: 93%
Rent Concessions: No
Cond. Rating: B+



Waiting List:
 60% Units: 1 BDM = 19; 2 BDM = 13; 3 BDM = 7; Market Rate = 0 shared w/CWII

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, 60% AMI	1	60%	14	931	\$515	\$0.55
3 Bedroom, 60% AMI	2	60%	21	1294	\$693	\$0.54
2 Bedroom, 60% AMI	2	60%	37	1148	\$607	\$0.53
1 Bedroom, Market Rate	1		4	931	\$910	\$0.98
2 Bedroom, Market Rate flats	2		6	1126	\$1035	\$0.92
3 Bedroom, Market Rate	2		5	1294	\$1140	\$0.88
2 Bedroom, Townhomes	2		9	1201	\$1035	\$0.86

Amenities: Units have standard kitchen appliances (stoves & refrigerators), dishwashers, carpeting, blinds, central A/C, vinyl flooring, washer/dryer hook-ups and patios/balconies. Townhouse units have separate entrances. Sixteen (16) garages are available for \$125/month (4 are unleased and available). Project offers a clubhouse, a fitness center, green areas/courtyards, free off-street surface parking, and a playground to tenants.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story Mixed Income project that offers a mix of garden style apartments and bi-level townhomes. This project targets the general marketplace, and it was funded through the utilization of Low Income Housing Tax Credits, as well as other funding sources. The first phase of construction began in September of 2011, and marketing began in March of 2012 - all units/buildings were completed by August of 2012. First move-ins occurred during this month, and the project reached full occupancy by March of 2013, indicating a marketing period/lease-up of 12 months or an absorption rate of about 8 units per month. The second phase of construction (8 buildings/64 units) initiated in January of 2013, with the first units coming online in January of 2014. Remaining units went online in February/March of 2014 (9 of 32 units had been pre-leased; included 22 Section 8 voucher holders). This phase reached full occupancy by September of 2014.

Tenants for this project must income-qualify if they earn at or below 60% AMI, with some units being rented at Market Rate. Rents reflect net rents. At this time, she noted that about 15% of tenants consist of military personnel (nearby Fort Drum), and she indicated that about 10% of tenants held Section 8 vouchers. Currently there are 7 vacant units, 1 MR and 6 @ 60%.

APARTMENT RENTAL No. 13

Creek Wood Apartments, Continued...

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: See Amenities
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Parking Features

- Surface: Yes
- Enough for: All
- Extra Cost: No
- Garage: Yes
- Enough for: Some
- Extra Cost: Yes
- Fee: \$125/month
- Covered:

Verification: Property Manager - Cheryl

Contact Phone: (315) 221-4197

Verified On: 10/20/2016

Web Site: <http://creekwoodbynorstar.com/index.asp>

APARTMENT RENTAL No. 14

Property Name: Creek Wood- Phase II
Street Address: 950/980 Rear Mill Street
City, State: Watertown, NY

Date of Survey: 10/2016

Type of Project: Mixed Income

No. of Units: 104

Year Built: 2013

Occupancy Rate: 95%

Rent Concessions: No

Cond. Rating: B+

Waiting List:

60% Units: 1 BDM = 19; 2 BDM = 13; 3 BDM = 7; Market Rate = 0 shared w/CWI



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	60%	13	878	\$516	\$0.59
1 Bedroom	1		7	878	\$910	\$1.04
2 Bedroom	1	60%	44	1115	\$607	\$0.54
2 Bedroom	1		12	1115	\$1035	\$0.93
3 Bedroom	2	60%	21	1258	\$693	\$0.55
3 Bedroom	2		7	1258	\$1140	\$0.91

Amenities: Units include stove, fridge, disposal and dishwasher, there are also washer and dryer hook ups in each unit. Rent includes water, sewer and trash, tenants pay for heat and electric.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: This property has completed construction, with 9 vacant units (6 TC 2 MR). C/Os were issued to each building upon completion, and the last units were finished September 2014. Absorption was around 5-6 units per month, slower than the 8+ per month from Phase I. Management attributed this to the extreme weather in the winter slowing construction, and lease-up did improve in the summer/fall months.

15 tenants carry a Section 8 portable voucher.

Current utility allowances are \$131, \$171 and \$205.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: fitness
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** Some
- Extra Cost:** Yes **Fee:** \$50
- Covered:** No

Verification: Manager - Cheryl

Contact Phone: (315) 221-4197

Verified On: 10/20/2016

Web Site:

APARTMENT RENTAL No. 15

Property Name: Starwood Apartments
Street Address: 845 Starbuck Avenue
City, State: Watertown, NY
Date of Survey: 10/2016
Type of Project: Mixed Income
No. of Units: 91
Year Built: 2007
Occupancy Rate: 97%
Rent Concessions: No
Cond. Rating: B+



2016-06-14 15:14

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, 60% AMI	1	60%	2	754	\$531	\$0.70
2 Bedroom, 50% AMI	1	50%	2	1054	\$483	\$0.46
3 Bedroom, 50% AMI	2	50%	2	1160	\$550	\$0.47
4 Bedroom, 50% AMI	2	50%	1	1446	\$601	\$0.42
1 Bedroom, 90% AMI	1	90%	2	754	\$765	\$1.01
1 Bedroom, Market	1		2	754	\$910	\$1.21
2 Bedroom, 60% AMI	1½	60%	9	1054	\$625	\$0.59
2 Bedroom, 90% AMI	1½	90%	11	1054	\$905	\$0.86
2 Bedroom, Market	1½		3	1054	\$1035	\$0.98
3 Bedroom, 60% AMI	2	60%	19	1160	\$713	\$0.61
3 Bedroom, 90% AMI	2	90%	27	1160	\$1005	\$0.87
3 Bedroom, Market	2		6	1160	\$1140	\$0.98
4 Bedroom, 60% AMI	2	60%	2	1446	\$785	\$0.54
4 Bedroom, 90% AMI	2	90%	2	1446	\$1120	\$0.77
4 Bedroom, Market	2		1	1446	\$1240	\$0.86

Amenities: Units have standard kitchen appliances (white stoves & refrigerators), dishwashers, disposals, granite countertops, eat-in kitchens or separate dining areas, dens (some), designer color schemes, balconies/patios, washer/dryer hook-ups, and separate entrances. Project offers a clubhouse, a fitness center, on-site coin laundry, playgrounds, a courtyard/green areas, and free off-street surface parking to tenants. No garages.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story Mixed Income project that contains ten (10) Market Rate units, with the rest of the apartments renting at the 50%, 60%, or 90% AMI threshold. Units consist of a mix of garden style and townhouse style apartments. Management began to market and lease units in March of 2007, and they achieved full occupancy by the April of 2008. This indicates a 12-month absorption period, and a lease-up rate of 7-8 units per month. Currently, the property manager indicated that this project had 6 vacant units, all 2 or 3BR 90% AMI units. At this time, she noted that about 1/3 of tenants consist of military personnel, and she indicated that there were twenty (20) Section 8 voucher holders. Most military personnel qualify at the 90% AMI threshold. Utility Allowances: 1 BDM = \$84; 2 BDM = \$104; 3 BDM = \$131; 4 BDM = \$143. One of the patterns already evident is a heavy ratio of turnover. This is anticipated in a Military market, and the support for this project is evident by the fact that the development remains full even with heavy turnover.

APARTMENT RENTAL No. 15

Starwood Apartments, Continued...

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: See Amenities
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Parking Features

- Surface:** Yes
- Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Property Manager - Cheryl

Contact Phone: (315) 779-1717

Verified On: 10/19/2016

Web Site: <http://starwoodbynorstar.com>

APARTMENT RENTAL No. 16

Property Name: Summit Wood Apartments
Street Address: 2240 Kristina Park
City, State: Watertown, NY
Date of Survey: 10/2016
Type of Project: Mixed Income
No. of Units: 200
Year Built: 2008/2009
Occupancy Rate: 90%
Rent Concessions: No
Cond. Rating: B+



2016-06-14 14:59

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, 50% AMI	1	50%	6	885	\$430	\$0.49
1 Bedroom, 90% AMI	1	90%	22	885	\$790	\$0.89
1 Bedroom, Market	1		4	885	\$910	\$1.03
2 Bedroom, 50% AMI; lower	1	50%	22	1020	\$503	\$0.49
2 Bedroom, 90% AMI; upper/lower	1	90%	6	1020	\$875 - \$890	\$0.86 - \$0.87
2 Bedroom, Market; upper/lower	1		4	1020	\$995 - \$1020	\$0.98 - \$1.00
3 Bedroom, 50% AMI	2	50%	3	1260	\$570	\$0.45
3 Bedroom, 90% AMI	2	90%	18	1260	\$1005	\$0.80
3 Bedroom, Market	2		11	1260	\$1140	\$0.90
2 Bedroom, Market - TH	2		21	1164	\$1135	\$0.98
2 Bedroom, 90% AMI - TH	2	90%	70	1164	\$905	\$0.78
2 Bedroom, 50% AMI - TH	2	50%	24	1164	\$503	\$0.43

Amenities: Units have standard kitchen appliances (stoves & refrigerators), dishwashers, wood cabinetry, washer/dryer hook-ups, carpeting, blinds, and patios. Some units have walk-in showers. Project offers free off-street surface parking (2 assigned spots per unit), playgrounds, a community room with a kitchen, walking trails (wooded property), and a fitness center to tenants. Rent includes cold water, sewer, and trash removal.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Two-story Family Tax Credit project. There are 20 vacant units, all of which are 90% AMI as all affordable and market rate units are occupied. These units typically have been the hardest to rent since opening. Units are rented at the 50% and 90% AMI thresholds, with some units renting at Market Rate. There are 14 Section 8 voucher holders. The property manager noted that about 40% of tenants consist of military personnel. Unit finishes are upper-end for the market. Rental ranges reflect upper/lower unit types. Utility Allowances: 1 BDM = \$124; 2 BDM = \$171; 3 BDM = \$195. There are a handful of people waiting for particular market rate/90% units, not any that are currently vacant.

APARTMENT RENTAL No. 16

Summit Wood Apartments, Continued...

Apartment Features

- Separate Entrance(s)
- Balcony/Patio

- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included

- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Playground & Fitness Center
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Parking Features

- Surface: Yes Enough for: All
- Extra Cost: No
- Garage: No

- Covered: No

Verification: Tracy

Contact Phone: (315) 782-6069

Verified On: 10/19/2016

Web Site: <http://summitwoodbynorstar.com>

APARTMENT RENTAL No. 17

Property Name: Black River Apartments
Street Address: Scattered Sites
City, State: Watertown, NY
Date of Survey: 12/2015
Type of Project: Family Tax Credit
No. of Units: 115
Year Built:
Occupancy Rate: N/A
Rent Concessions: No
Cond. Rating:
Waiting List:



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio, Tax Credit PBA	1	50%	7	400	\$650	\$1.63
1 Bedroom, Tax Credit PBA	1	50%	46	625	\$800	\$1.28
2 Bedroom, Tax Credit PBA	36	50%	36	750	\$850	\$1.13
3 Bedroom, Tax Credit PBA	1	50%	17	1000	\$950	\$0.95
4 Bedroom, Tax Credit PBA	9	50%	9	1200	\$1000	\$0.83

Amenities: The kitchens will be renovated to include new cabinets and counters, appliances and plumbing. The baths will have vinyl floor covering, with average grade lighting. There will be a vanity unit with mirror above, and a single basin sink. Each unit will also receive an inlaid tub/shower in the full bath. There is community space at the 309 Mill Street property that includes a community room and manager offices. Some of the buildings offer coin operated laundry rooms.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: Physically, the development will offer finishes that typify good quality affordable housing post rehab. The floor plans for all unit types will remain intact, and currently offer a living area, dining room and walk-in kitchens. All apartments currently have one full bath (one 3BR will receive an additional half bath and one 4BR will received an additional full bath). Mix of 8 multi-story walkup buildings that are older having been built in the mid 1900's. 309 Mill Street is a midrise with elevator access to all floors.

- Apartment Features**
- Separate Entrance(s)
 - Balcony/Patio
 - Carpets
 - Drapes/Blinds
 - Storage
 - Coin Laundry Facility
 - Washer/Dryer Hookups
 - Washer/Dryer Units
- Amt:
- Cable Included in Rent
 - Internet Service Included

- Utilities**
- Heat Included
 - Cook Included
 - Electricity Included
 - Hot Water Included
 - Cold Water Included
 - Sewer

- Equipment**
- AC Type:
 - Stove
 - Refrigerator
 - Disposal
 - Dishwasher
 - Microwave

- Other Features**
- Elevator Pool Tennis
 - Rec. Area - Type:
 - Fireplace Community Room
 - Alarm System Gated entrance:
- Security Features:**

Parking Features
Surface:

Garage:

Covered:

Verification: 2015603

Contact Phone:

Verified On: 12/02/2015

Web Site:

APARTMENT RENTAL No. 18

Property Name: Brighton Apartments
Street Address: 130 Court Street
City, State: Watertown, NY
Date of Survey: 7/2016
Type of Project: Family Tax Credit
No. of Units: 36
Year Built: 1992 (renovated)
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B-



Waiting List:
 Master list: Studio = 119 1BR = 207 Market Rate = 20+

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio	1	60%	12	650	\$400 - \$620	\$0.62 - \$0.95
1 Bedroom	1	60%	6	675	\$450 - \$771	\$0.67 - \$1.14
1 Bedroom, Market Rate	1		18	675	\$700	\$1.04

Amenities: Units have standard kitchen appliances (stoves & refrigerators), carpeting, and blinds. No on-site parking.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: Multi-story converted apartment building with a mix of retail and residential tenants. Building reached its 15 year compliance in December 2007, and rents have maintained affordable levels with some offered at market. Eighteen (18) one-bedroom units have been converted to market rate. Currently there are no vacant units. Square footage of units was estimated.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Secured entrance

Parking Features

Surface: No

Garage: No

Covered: No

Verification: Neighbors of Watertown - Reg

Contact Phone: (315) 782-8497

Verified On: 07/01/2016

Web Site: <http://www.neighborsofwatertown.com>

APARTMENT RENTAL No. 19

Property Name: Buck Apartments
Street Address: 86 Public Square
City, State: Watertown, NY
Date of Survey: 1/2016
Type of Project: Family Tax Credit
No. of Units: 11
Year Built: 1990 (renovated)
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:
 Referrals



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio	1	30%	3	376	\$723	\$1.92
1 Bedroom	1	30%	6	N/A	\$753	N/A
2 Bedroom	1	30%	2	770	\$976	\$1.27

Amenities: Units have standard kitchen appliances (stoves & refrigerators), carpeting, and blinds.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: Multi-story converted building with a mix of retail and residential units. Currently there are no vacant units within this project. The subject has Section 8 project based rents and must wait for local housing office to refer tenants. The majority of tenants pay rent based on 30% of their gross-adjusted income. HAP project based. Rents listed reflect The contract or basic rents. Utility allowances are Studio - \$21, 1BR - \$27, 2BR - \$38.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

Surface: No

Garage: No

Covered: No

Verification: Neighbors of Watertown - Summer

Contact Phone: (315) 782-8497

Verified On: 01/19/2016

Web Site: <http://www.neighborsofwatertown.com>

APARTMENT RENTAL No. 20

Property Name: Burdick Apartments
Street Address: 204 Franklin Street
City, State: Watertown, NY
Date of Survey: 1/2016
Type of Project: Family Tax Credit
No. of Units: 28
Year Built: 1990 (renovated)
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:
 Studio = 64 1BR = 40



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio	1		18	500	\$400 - \$607	\$0.80 - \$1.21
1 Bedroom	1		6	500	\$450	\$0.90
Efficiency	1		4	400	\$350	\$0.88

Amenities: Units have standard kitchen appliances (stoves & refrigerators), carpeting, and blinds. On-site laundry facilities.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: Multi-story converted apartment building with a mix of retail and residential units. This project caters to the homeless. Currently there are no vacant units within this project. Tenants pay rent based on 30% of their gross-adjusted income. Utility allowances are \$ Studio - \$21 and 1BR - \$27.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** No
- Garage:** No
- Covered:** No

Verification: Neighbors of Watertown - Summer

Contact Phone: (315) 782-8497

Verified On: 01/19/2016

Web Site: <http://www.neighborsofwatertown.com>

APARTMENT RENTAL No. 21

Property Name: Emerson Place
Street Address: 20-30 Emerson Place
City, State: Watertown, NY
Date of Survey: 1/2016
Type of Project: Family Tax Credit
No. of Units: 22
Year Built: 2003
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:



Yes, see comments.

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
3 Bedroom, 20-30 Emerson Place; FMR	1½		10	N/A	\$1263	N/A
4 Bedroom, 647 State Street; FMR	2		1	N/A	\$1014	N/A
3 Bedroom, 111-113 State Place; Tax Credit	1		2	N/A	\$565	N/A
3 Bedroom, 115-117 State Place; Tax Credit	1		2	N/A	\$565	N/A
1 Bedroom, 626 Emerson; Upper	1		1	N/A	\$547	N/A
2 Bedroom, 626 Emerson, Lower; HAP	1		1	N/A	\$650	N/A
3 Bedroom, 135 State Place; Tax Credit	1½		1	N/A	\$565	N/A
4 Bedroom, 20-30 Emerson Place; FMR	2		1	N/A	\$1414	N/A
3 Bedroom, 707 State Street; Tax Credit	1½		1	N/A	\$579	N/A
1 Bedroom, 707 State Street; Tax Credit	1		2	N/A	\$435	N/A

Amenities: "20-30 Emerson Place" apartments have full basements and rear porches. "135 State Place" has a rear deck. "647 State Street" has a garage for parking. "111-113 & 115-117 State Place" units have laundry hook-ups. These buildings have full attics and full basements.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Project consists of 22 units that are located amongst scattered sites. The building at "20-30 Emerson Place" consists of a brick row house with ten 3-bedroom units and one 4-bedroom unit. The building at "707 State Place" consists of a converted single-family residence with one 3-bedroom unit and two 1-bedroom units. The building at "647 State Street" consists of a converted single-family house with one 4-bedroom unit. The buildings at "111-113 & 115-117 State Place" are each comprised of half a house and each contain two 3-bedroom units. The building at "626 Emerson Place" consists of a converted single-family residence with one 2-bedroom unit (lower) and one 1-bedroom unit (upper).

Marketing of this project began in 2/2004. This project was leased up in 5/2004, with an absorption rate of approximately 7 units per month. Currently there are no vacant units within this project. Heating is included in rent at "626 Emerson Street. Lower ends of rental ranges reflect minimum values, while higher ends reflect maximum values.

This project has Section 8 Project Base Rents and management must wait for local Housing office to refer tenants.

Utility allowances are 1BR \$27/\$139, 2BR \$38, 3BR rowhouse \$205/\$222, 4BR rowhouse \$243/\$262.

APARTMENT RENTAL No. 21

Emerson Place, Continued...

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type:
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Parking Features

Surface: Yes Enough for: Some

Extra Cost: No

Garage: Yes Enough for: Some

Extra Cost: No

Covered: No

Verification: Neighbors of Watertown - Summer

Contact Phone: (315) 782-8497

Verified On: 01/19/2016

Web Site: <http://www.neighborsofwatertown.com>

APARTMENT RENTAL No. 22

Property Name: Franklin Building
Street Address: 50 Public Square
City, State: Watertown, NY
Date of Survey: 1/2016
Type of Project: Family Tax Credit
No. of Units: 16
Year Built: Renovated 2010
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:
 Studio = 5 1BR = 33 2BR = 18



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio	1	50%	4	460	\$462 - \$547	\$1.00 - \$1.19
1 Bedroom	1	50%	2	688	\$494	\$0.72
1 Bedroom	1	60%	4	688	\$594	\$0.86
2 Bedroom	1	60%	6	1087	\$700	\$0.64

Amenities: Units have stove, refrigerator, hardwood floors and A/C. Off-street parking, on-site laundry, community room and elevator service.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: This project is a renovation of a historical building that contains ground floor commercial space and family tax credit apartments on the second and third floors. The heat/cooling system is set-up where the landlord pays for the gas to operate the boilers and the tenants pay for the electric that operates the heat pumps. Certificate of Occupancy was issued on 12/20/2010 with tenants starting to move in on January 1/2011. All 16 units were leased between 11/15/2010 and 12/30/2010 with limited marketing. Currently there are no vacant units. Utility allowances are Studio - \$21, 1BR - \$27 and 3BR - 38.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Security Cameras and secured entrances

Parking Features

Surface: Yes **Enough for:** Some

Extra Cost: No

Garage: No

Covered: No

Verification: Neighbors of Watertown - Summer

Contact Phone: (315) 782-8497

Verified On: 01/09/2016

Web Site:

APARTMENT RENTAL No. 23

Property Name: Kelsey Creek Apts (Affordable)
Street Address: 1206 Superior Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Family Tax Credit
No. of Units: 32
Year Built: 1989
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:
 1BR = 61 2BR = 35



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, 50% AMI	1	50%	16	700	\$281	\$0.40
2 Bedroom, 50% AMI	1	50%	16	850	\$320	\$0.38

Amenities: Units have standard kitchen appliances (stoves & refrigerators). Some units have balconies. There is a basketball court and laundry facilities on-site.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Family Tax Credit project. Currently there are no vacant units. Rents listed are tax credit rents, at or below the 50% AMI level. Utility allowances are \$156 and \$205.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: Basketball/Play Area
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Neighbors of Watertown - Summer

Contact Phone: (315) 782-8497

Verified On: 06/20/2016

Web Site:

APARTMENT RENTAL No. 24

Property Name: Lillian Street Apartments
Street Address: 600 Lillian Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Family Tax Credit
No. of Units: 6
Year Built: 1987 (renovated)
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:
 2BR =12



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom, Tax Credit	1	60%	6	1100	\$650	\$0.59
2 Bedroom, PBA			N/A	1100	\$796	\$0.72

Amenities: Units have standard kitchen appliances (stoves & refrigerators), carpeting, and washer/dryer hook-ups. Paved parking is available on-site.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: Multi-story converted apartment building that was formerly utilized as a fire hall. Project is not senior specific, but management indicates that the majority of tenants consist of seniors. Complex does not have elevator service to the second floor. Currently this project is fully occupied. Utility allowance is \$48.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No

- Covered:** No

Verification: Neighbors of Watertown - Summer

Contact Phone: (315) 782-8497

Verified On: 06/20/2016

Web Site: <http://www.neighborsofwatertown.com>

APARTMENT RENTAL No. 25

Property Name: Maple Court Apartments
Street Address: 540 Kieff Drive
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: HUD 236
No. of Units: 92
Year Built: 1972
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B



Waiting List:
 S,1&2BR - 12-18 Mo., 3BR - 1 yr.

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent*</u>	<u>Rent/Sq. Ft.</u>
Studio	1		7	550	\$713	\$1.30
1 Bedroom	1		55	750	\$845 - \$891	\$1.13 - \$1.19
2 Bedroom	1		22	900	\$977 - \$1018	\$1.09 - \$1.13
3 Bedroom	1		8	950	\$1150	\$1.21

* Refer to comments section for rent information

Amenities: Typical HUD 236 development. The project has been well-maintained and some of the kitchens and baths have been updated. Each unit has a balcony/patio and the development is located in a quiet residential setting.

Utilities: Heat: Landlord Pays **Electric:** Tenant Pays

Comments: Complex is very well received in the market place. Square footages listed above are averages due to units varying in size. Rent range is due to this difference, with larger units are at the top end of range. Majority of the one-bedroom units are leased by seniors. Renovations on every unit will be completed in June 2016. As soon as those are complete resources will be directed towards renovating the grounds and the outside of the buildings.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No

- Covered:** No

Verification: Property Manager - Tammy

Contact Phone: 1-315-782-2060

Verified On: 06/03/2016

Web Site:

APARTMENT RENTAL No. 26

Property Name: Woolworth
Street Address: Public Square
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Family Tax Credit
No. of Units: 50
Year Built: 2014
Occupancy Rate: 92%
Rent Concessions: No
Cond. Rating: A
Waiting List:
 No



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	50%	5	625	\$439 - \$463	\$0.70 - \$0.74
1 Bedroom	1	60%	30	625	\$546 - \$575	\$0.87 - \$0.92
2 Bedroom	1	50%	5	825	\$520 - \$545	\$0.63 - \$0.66
2 Bedroom	1	60%	10	825	\$670 - \$695	\$0.81 - \$0.84

Amenities: Revovation of historic mixed use building in downtown Watertown. There is 11,000sf of commercial/retail space on the ground floor some of which will be used for community space, a common kitchen and fitness center for tenants. There is a 31 space parking lot on an adjacent parcel for tenant use. Units include central AC, refrigerator, stove, dishwasher, disposal, carpets, storage and there is a common laundry.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: Funding Award 2013 with a total project cost of \$15.4 mil with first move-ins January 23 2015. There is a 15-year PILOT in place. Construction began in November 2013. Utility allowances are \$35 and \$47. Rents range based on unit size and location in building, sizes shown are average for each unit type.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

Surface: Yes **Enough for:** All

Extra Cost: No

Garage: No

Covered: No

Verification: Sarah

Contact Phone: (315) 405-8740

Verified On: 06/03/2016

Web Site: <http://http://www.woolworthwatertown.com/>

APARTMENT RENTAL No. 27

Property Name: 272 Mullen Street
Street Address: 272 Mullen Street
City, State: Watertown, NY
Date of Survey: 9/2015
Type of Project: HUD Sec. 8
No. of Units: 21
Year Built: 1950
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:
 S - 20, 1BR - 41, 2BR - 21



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent*</u>	<u>Rent/Sq. Ft.</u>
Studio	1	30%	3	N/A	\$528	N/A
1 Bedroom	1	30%	10	N/A	\$627	N/A
2 Bedroom	1	30%	8	N/A	\$748	N/A

* Refer to comments section for rent information

Amenities: Units have standard kitchen appliances (stoves & refrigerators) and overlook the river. No off-street parking. Common area laundry is available on-site.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: Complex is associated with the building at "309 Mill Street" for a total of 59 units, of which ten are considered to be market rent. For the remaining 19 units (Section 8), tenants pay rent based on 30% of their gross-adjusted income. Currently this building is fully occupied. Rents reflect contract values.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Manager - Brenda Donato

Contact Phone: (315) 782-6896

Verified On: 09/22/2015

Web Site:

APARTMENT RENTAL No. 28

Property Name: Curtis Apartments
Street Address: 336 W Main Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: HUD Sec. 8
No. of Units: 107
Year Built: 1979
Occupancy Rate: 93%
Rent Concessions: No
Cond. Rating: B
Waiting List:
 None



Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
1 Bedroom	1		107	560	\$597	\$1.07

* Refer to comments section for rent information

Amenities: Older complex with two elevators, common room and laundry. Units are all electric and include a stove and refrigerator.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Tenants pay rent based on 30% of adjusted income. Utility allowance is \$89. Roofs, windows, siding, insulation, hot water systems, appliances and some common areas have been updated. There are currently 7 empty units.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Jo Ann - Manager

Contact Phone: (315) 788-3711

Verified On: 06/02/2016

Web Site:

APARTMENT RENTAL No. 29

Property Name: Huntington Heights
Street Address: 1620 Huntington Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: HUD Sec. 8
No. of Units: 151
Year Built: 1983
Occupancy Rate: 99%
Rent Concessions: No
Cond. Rating: B



Waiting List:

1BR- over 2 yrs, 1BR- 8 mo., 3BR- 2 yrs

Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
1 Bedroom	1		30	N/A	\$625 - \$670	N/A
2 Bedroom	1		106	N/A	\$683 - \$750	N/A
3 Bedroom	1		15	N/A	\$750 - \$782	N/A

* Refer to comments section for rent information

Amenities: Garden style walkup buildings with common hallway entrances and common laundry. Basic kitchen appliances, carpet, surface parking.

Utilities: Heat: Tenant Pays **Electric:** Tenant Pays

Comments: Currently there is 1 vacant unit. Units are under a HAP contract where tenants pay 30% of income for rent.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: Playground
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Sarah

Contact Phone: (315) 782-6995

Verified On: 06/02/2016

Web Site: <http://huntingtonheights.com/>

APARTMENT RENTAL No. 30

Property Name: Riverside Apartments
Street Address: 309 Mill Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: HUD Sec. 8
No. of Units: 38
Year Built: 1950
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B-



Waiting List:
 S - 15, 1BR - 40, 2BR - 10, 3BR - 5, 4BR - 3

Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
Studio	1	30%	4	N/A	\$528	N/A
1 Bedroom	1	30%	8	N/A	\$627	N/A
2 Bedroom	1	30%	20	N/A	\$748	N/A
3 Bedroom	1	30%	2	N/A	\$830	N/A
4 Bedroom	1	30%	4	N/A	\$875	N/A

* Refer to comments section for rent information

Amenities: Units have standard kitchen appliances (stoves & refrigerators) and overlook the river. Common area laundry is available on the premises. Street parking is available.

Utilities: Heat: Landlord Pays **Electric:** Landlord Pays

Comments: This complex is associated with the building at "272 Mullin Street" for a total of 59 units, of which ten units are considered to be market rent. For the remaining 49 units (Section 8), tenants pay rent based on 30% of their gross adjusted income. Currently there are no vacant units within this building. Units range in size; the property manager was unable to provide square footages. There are also 6 commercial spaces at 261-285 State Street with rents ranging from \$500-\$800 including all but electric.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Electric
- Cook Included
- Electricity Included
- Hot Water Included Electric
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No

- Covered:** No

Verification: Property Manager - Shelby

Contact Phone: (315) 782-6896

Verified On: 06/02/2016

Web Site:

APARTMENT RENTAL No. 31

Property Name: East Hills Apartments
Street Address: 1708 Ohio Street (@ Rt. 3)
City, State: Watertown, NY
Date of Survey: 9/2015
Type of Project: Public Housing - Family
No. of Units: 100
Year Built: 1952
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B-



Waiting List:
 1BR = 151 2BR = 43 3BR = 35 4BR = 10

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1		8	500	\$623	\$1.25
2 Bedroom	1		40	660	\$762	\$1.15
3 Bedroom	1½		40	800	\$984	\$1.23
4 Bedroom	2		12	1000	\$1033	\$1.03

Amenities: Two-story garden style apartment building. All units have washer/dryer hook-ups, but there is limited room for the dryer units. New playground.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: This project is operated by the Watertown Housing Authority. Currently there are 4 vacant units that are being renovated and will be filled from the waitlist. WHA maintains a master waiting list. Project does not typically accommodate military personnel. Typical turnover is 3-5 units per month. All utilities are included in rent. Tenants pay rent based on 30% of their gross adjusted income. Rents reflect Flat WHA values. There have been 3.5 million dollars in capital improvements. Also a portion of a \$4.5 million Energy Improvement Grant was used here.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: Playground
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

Surface: Yes **Enough for:** All

Extra Cost: No

Garage: No

Covered: No

Verification: Assistant Director - Dale Butler

Contact Phone: (315) 782-1251

Verified On: 09/24/2015

Web Site:

APARTMENT RENTAL No. 32

Property Name: Maywood Terrace Apartments
Street Address: 239 Hillside
City, State: Watertown, NY
Date of Survey: 9/2015
Type of Project: Public Housing - Family
No. of Units: 68
Year Built: 1954
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B-



Waiting List:
 1BR = 151 2BR = 43 3BR = 35 4BR = 10

Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1		8	500	\$623	\$1.25
2 Bedroom	1		24	660	\$762	\$1.15
3 Bedroom	1½		24	800	\$984	\$1.23
4 Bedroom	2		12	1000	\$1033	\$1.03

Amenities: Two-story garden style apartment building. All units have washer/dryer hook-ups, but there is limited room for the dryer units.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: This project is operated by the Watertown Housing Authority. Currently this project has 3 vacant units that are being renovated but will be filled from the waitlist. Master waiting list is maintained by the WHA. This project does not typically accommodate military personnel. Typical turnover is 3-5 units per month. Tenants pay rent based on 30% of their gross-adjusted income. Rents reflect flat rents for the WHA. Four buildings were recently demolished reducing the number of units from 100 to 68. There have been 2 million dollars in capital improvements. Also a portion of a \$4.5 million Energy Improvement Grant was used here.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Dishwasher
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Assistant Director - Dale Butler

Contact Phone: (315) 782-1251

Verified On: 09/24/2015

Web Site:

APARTMENT RENTAL No. 33

Property Name: Meadowbrook Apartments
Street Address: Burns and Walker
City, State: Watertown, NY
Date of Survey: 9/2015
Type of Project: Public Housing - Family
No. of Units: 100
Year Built: 1991
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: C+
Waiting List:
 2BR = 43 3BR = 35 4BR = 10



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom	1		40	660	\$762	\$1.15
3 Bedroom	1½		50	800	\$984	\$1.23
4 Bedroom	2		10	1000	\$1033	\$1.03

Amenities: Two-story garden style apartment building. All units have washer/dryer hook-ups, but there is limited room for dryer units.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: This project is operated by the Watertown Housing Authority. Currently there are 4 vacant units that are undergoing renovations that will be filled from the waitlist. Master waiting list is maintained by the WHA. This project does not typically accommodate military personnel. Utilities are electric (heat and hot water), and they are included in rent. Typical turnover is 3-5 units per month. Tenants pay rent based on 30% of their gross adjusted income. Rents reflect Flat WHA values. There has been \$500,000 in capital improvements. Also a portion of a \$4.5 million Energy Improvement Grant was used here.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Electric
- Cook Included
- Electricity Included
- Hot Water Included Electric
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No

- Covered:** No

Verification: Assistant Director - Dale Butler

Contact Phone: (315) 782-1251

Verified On: 09/24/2015

Web Site:

APARTMENT RENTAL No. 34

Property Name: Bugbee Apartments
Street Address: 105 Washington Street
City, State: Watertown, NY
Date of Survey: 7/2016
Type of Project: HUD 202 - Senior
No. of Units: 35
Year Built: 1900
Occupancy Rate: 89%
Rent Concessions: No
Cond. Rating: C+
Waiting List:
 3-5 applicants



Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
1 Bedroom	1	50%	35	600	\$836	\$1.39

* Refer to comments section for rent information

Amenities: Mixed-use building serving 62+ and mobility impaired tenants. Building has two elevators, community room and common laundry. Units include carpet, stove, microwave and refrigerator with large closets. Water/sewer and trash included. There are 8-10 parking spots behind the adjacent Historical Society reserved for tenants, but there is no onsite parking at the project. Electric heat.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Currently there are 4 vacant units that are undergoing a moderate renovation, and will be rented from the wait list for August 1. There is a small wait list. Rents reflect contract rents, all under a HAP contract, and tenants pay based on 30% of income.

Utility allowances are \$50, \$63, and \$79 for electric (heat).

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** Some
- Extra Cost:** Yes **Fee:** 25
- Garage:** No
- Covered:** No

Verification: Fern - Manager

Contact Phone: (315) 782-7312

Verified On: 07/01/2016

Web Site:

APARTMENT RENTAL No. 35

Property Name: Centennial Apartments
Street Address: 1010 Washington Street
City, State: Watertown, NY
Date of Survey: 7/2016
Type of Project: HUD 202 - Senior
No. of Units: 100
Year Built: 1979
Occupancy Rate: 98%
Rent Concessions: No
Cond. Rating: C+
Waiting List:
 6-12 months



Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
1 Bedroom	1	50%	100	544	\$593	\$1.09

* Refer to comments section for rent information

Amenities: 2 and 3 story complex with two elevators, common rooms and laundry. Units are all electric and include a microwave, stove and refrigerator.

Utilities: Heat: Tenant Pays **Electric:** Tenant Pays

Comments: Currently there are 2 vacant units to be filled from the waitlist. Tenants pay rent based on 30% of adjusted income (HAP contract). Utility allowances are \$66 and \$89. Roofs, windows, and siding were recently replaced, and insulation, air sealing, appliances and hot water system upgrades were done through weatherization.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: Activities & TV Room
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Leigh

Contact Phone: (315) 782-0170

Verified On: 07/01/2016

Web Site:

APARTMENT RENTAL No. 36

Property Name: Henry Keep on the Square
Street Address: 206 State Street
City, State: Watertown, NY
Date of Survey: 7/2016
Type of Project: HUD 202 - Senior
No. of Units: 40
Year Built: 1992
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: C+
Waiting List:
 10 Income Qualified Applicants



Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
1 Bedroom	1	50%	40	600	\$865	\$1.44

* Refer to comments section for rent information

Amenities: Units have stove, refrigerator, microwave and blinds. Off-street parking, on-site laundry, community room and secured entry. Scheduled transportation for shopping available. 2BR super unit is non-revenue producing.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Senior specific HUD project. Rents listed are basic rents, tenants pay based on 30% of their adjusted income. HAP Contract for all apartments. Full with a wait list. Utility Allowance = \$53 (electric heat). Windows have been replaced and walk-in showers installed.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Electric
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Manager

Contact Phone: (315) 782-2260

Verified On: 07/01/2016

Web Site: <http://www.christopher-community.org/Henry%20Keep2.htm>

APARTMENT RENTAL No. 37

Property Name: St Anthony's Apartments
Street Address: 170 Conger Ave
City, State: Watertown, NY
Date of Survey: 5/2014
Type of Project: HUD 202 - Senior
No. of Units: 30
Year Built: 1985
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating:
Waiting List:



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Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
Studio	1		8	400	\$647	\$1.62
1 Bedroom	1		22	550	\$864	\$1.57

* Refer to comments section for rent information

Amenities: Units have stove, refrigerator and blinds. Off-street parking, on-site laundry, community room and secured entry. Scheduled transportation for shopping available.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Senior specific HUD project. Rents listed are basic rents, tenants pay based on 30% of their adjusted income. Currently there are no vacant units at this project. Utility Allowance: Studio = \$37 1BR = \$42. The project underwent Weatherization upgrades in 2011. As of 6/2016 multiple attempts to contact management were unsuccessful.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Electric
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

Surface: Yes **Enough for:** All

Extra Cost: No

Garage: No

Covered: No

Verification: Manager - Jamie

Contact Phone: (315) 782-3289

Verified On: 05/13/2014

Web Site: http://www.christopher-community.org/st_anthony2.htm

APARTMENT RENTAL No. 38

Property Name: Olympic Apartments
Street Address: 231 Franklin Street
City, State: Watertown, NY

Date of Survey: 7/2016
Type of Project: Senior Tax Credit

No. of Units: 42
Year Built: 1992
Occupancy Rate: 98%
Rent Concessions: No
Cond. Rating: C+

Waiting List:
 10 Income Qualified Applicants



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	60%	41	600	\$379 - \$685	\$0.63 - \$1.14
2 Bedroom	1	60%	1	700	\$500	\$0.71

Amenities: Units have stove, refrigerator, microwave, carpeting and blinds. Off-street parking, on-site laundry, community room and patio area.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: This is a senior tax credit project. Currently there is one vacant apartment. 13 Section Voucher holders. Utility allowances are \$124 for 1BR units and \$155 for 2BR. Mix of rents for the one-bedrooms that include around 20 at \$379, and 2 to 5 apartments at rents that range from \$500 to \$685.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: Patio Area
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Emergency Pull Cords

Parking Features

Surface:

Garage:

Covered:

Verification: Neighbors of Watertown -Reg

Contact Phone: (315) 782-8497

Verified On: 07/01/2016

Web Site: <http://www.neighborsofwatertown.com/olympic.asp>

APARTMENT RENTAL No. 39

Property Name: Hill Top Senior Apts
Street Address: 113 Mill Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Public Housing - Senior
No. of Units: 90
Year Built: 1966
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B
Waiting List:
 321 people



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1		60	N/A	\$623	N/A
2 Bedroom	1		30	N/A	\$762	N/A

Amenities: Units have stove, refrigerator. On-site laundry, off-street parking, elevator and community room.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: Public Housing senior specific project operated by the Watertown Housing Authority. Currently there are no vacant units and a master wait list. Rents reflect Flat WHA values which are 80% of FMR. Tenants pay rent based on 30% of their adjusted income. Waitlist accounts for all unit types across the 7 buildings that the director oversees.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Assistant Director - Dale Butler

Contact Phone: (315) 782-1251

Verified On: 06/02/2016

Web Site:

APARTMENT RENTAL No. 40

Property Name: LeRay Street Senior Apts
Street Address: 847 Leray Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Public Housing - Senior
No. of Units: 65
Year Built: 1982
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B
Waiting List:
 321 People



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1		65	N/A	\$623	N/A

Amenities: Units have stove, refrigerator. On-site laundry, off-street parking, elevator and community room.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: Public Housing senior specific project operated by the Watertown Housing Authority. Currently there are no vacant units and a master wait list. Rents reflect Flat WHA values which are 80% of FMR. Tenants pay rent based on 30% of their adjusted income. Waitlist accounts for all unit types across all 7 buildings that the director oversees.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

Surface: Yes **Enough for:** Some

Extra Cost: No

Garage: No

Covered: No

Verification: Assistant Director - Dale Butler

Contact Phone: (315) 782-1251

Verified On: 06/02/2016

Web Site:

APARTMENT RENTAL No. 41

Property Name: Midtown Towers
Street Address: 142 Mechanic Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Public Housing - Senior
No. of Units: 149
Year Built: 1972
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B
Waiting List:
 321 People



Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1		149	N/A	\$623	N/A

Amenities: Units have stove, refrigerator. On-site laundry, off-street parking, elevator and community room.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: Public Housing senior specific project operated by the Watertown Housing Authority. Currently there are no vacant units and a master wait list. Rents reflect Flat WHA values which are 80% of FMR. Tenants pay rent based on 30% of their adjusted income. Wait list is for all unit types across the 7 buildings that the director manages.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

Surface: Yes **Enough for:** Some

Extra Cost: No

Garage: No

Covered: No

Verification: Assistant Director - Dale Butler

Contact Phone: (315) 782-1251

Verified On: 06/02/2016

Web Site:

APARTMENT RENTAL No. 42

Property Name: Skyline Senior Apts
Street Address: 454 Mill Street
City, State: Watertown, NY
Date of Survey: 6/2016
Type of Project: Public Housing - Senior
No. of Units: 70
Year Built: 1960
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B
Waiting List:
 321 people



Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1		28	N/A	\$623	N/A
2 Bedroom	1		42	N/A	\$762	N/A

Amenities: Units have stove, refrigerator. On-site laundry, off-street parking, elevator and community room.

Utilities: **Heat:** Landlord Pays **Electric:** Landlord Pays

Comments: Public Housing senior specific project operated by the Watertown Housing Authority. Currently there are no vacant units and a master wait list. Rents reflect Flat WHA values which are 80% of FMR. Tenants pay rent based on 30% of their adjusted income. Waitlist is for all unit types across the 7 buildings that the director oversees.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

Verification: Assistant Director - Dale Butler

Contact Phone: (315) 782-1251

Verified On: 06/02/2016

Web Site:

QUALIFICATIONS OF ANALYSTS

**GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:
DAVID M. CARLON**

PRESENT OCCUPATION:

David M. Carlon is currently employed full-time with GAR Associates LLC as a State Certified General Appraiser. He performs tasks related to specific appraisal assignments, multi-family housing as well as performs mass appraisal application for commercial and residential properties. He has been employed with GAR since 1993.

EDUCATION:

Bachelor of Science - Finance and Accounting
University of New Haven, West Haven, Connecticut
Graduated, 1993.

St. Joseph's Collegiate Institute, Kenmore, New York
Graduated, 1989.

APPRAISAL COURSES:

- * Standards of Professional Practice and Ethics- 410/A and 420/B - October 1994
- * R-1 Introduction to Real Estate Appraisal - September 1998
- * R-2 Valuation Principles and Procedures - October 1998
- * 310 - Basic Income Capitalization - November 1999 – Appraisal Institute
- * 510 – Advanced Income Capitalization - 2003
- * G3 – Applied Income Valuation – October 2004
- * AQ1 – Fair Housing Lending & Environmental Issues – November 2004
- * Various technical seminars presented by NYS Office of Real Property, the Appraisal Institute and other real estate agencies
- * Continuing Education 2005, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2015

CERTIFICATIONS:

New York State Certified General Real Estate Appraiser – Certificate No. 46-45365
Expiration June 19, 2017

EXPERT WITNESS

Testimony related to litigation related to the tax assessment work.

SEMINARS:

DHCR Work Session – Market Studies	2004 – 2016
NYSFAFH Affordable Housing Conference – New York	2004 – 2016
2013 Homes within Reach Conference – Pennsylvania	2012 – 2016
Upstate New York NYSFAFH Conference	2012 - 2016

MARKET ANALYSIS/MULTI-FAMILY SERVICES:

While a wide variety of property and real estate types have been analyzed over the years, the current concentration of work effort undertaken is associated with various forms of multi-family housing. This includes preparation of market studies in conjunction with affordable housing developments, market studies for market rate housing projects, appraisals/rent comparability studies related to this real estate type, and analysis of military and student housing projects.

**GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:
DAVID M. CARLON**

On an annual basis, Mr. Carlon prepares anywhere between 25 and 50 reports that are directly used in conjunction with NYS HCR Tax Credit Submission filing for 9% credits, as well as appraisal and market study work for HFA. He is approved as a market analyst by HCR in the State of New York.

WORK EXPERIENCE/CLIENT BASE:

Work experience reflects a broad range of locations with a concentration in New York State, PA and MA. All state areas are covered including the boroughs of Metro New York, Suburban New York City, and all of Upstate New York. The client base is diverse and includes:

- Various state allocating agencies and other Government sectors including HUD, Rural Development, HCR and Fannie Mae/Freddie Mac.
- Financial Institutions and Investors. This includes banks, tax credit syndicators, and institutional investors.
- Private developers and investors.

Again, we refer the reader to the attached list of recent housing work for additional documentation pertaining to work experience by location and client base.

PARTICIPATED IN APPRAISAL ASSIGNMENT/PROJECTS FOR:

In New York State		
Erie County	Chautauqua County	Cattaraugus County
Orleans County	Niagara County	Monroe County
Ulster County	Westchester County	Rensselaer County
Saratoga County	Lewis County	Jefferson County
Albany County	Schenectady County	Orange County
Oneida County	Livingston County	Allegany County
Steuben County	Broome County	Franklin County
Essex County	Tompkins County	Columbia County
Dutchess County	Fulton County	Putnam County
Sullivan County	Rockland County	Chemung County
Genesee County	Wyoming County	Seneca County
Ontario County	Wayne County	Cortland County
Warren County	Cayuga County	Onondaga County
Oswego County	Nassau County	Montgomery County
NYC Burroughs	Chenango County	Clinton County
Delaware County	Madison County	Otsego County
Schoharie County	Schuyler County	St. Lawrence County
Tioga County	Yates County	
HSBC Bank	First Niagara Bank	JP Morgan Chase Bank
Key Bank of New York	Alden State Bank	Evans Bank
Citizens Bank	Citibank	Other Private Clients
Outside of New York State		
Lehigh County, PA	Bradford County, PA	Erie County, PA
Essex County, VT	New Haven, CT	Springfield, MA
Concord, NH	Traverse, MI	New Britain, CT
Wyalusing, PA	Fitchburg, MA	Whitehall, PA
Wilkes-Barre, PA		

**GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:
DAVID M. CARLON**

WORK EFFORTS – MULTI-FAMILY HOUSING:

Recent work efforts undertaken pertaining to a variety of multi-family and senior specific housing projects are outlined below:

<u>Location:</u>	<u>Property / Project Type:</u>	<u>Client:</u>	<u>Report Type:</u>
Connecticut			
New Britain, New Hartford Co., CT	Workforce Family	Norstar Development	Prelim Market Study
New Hampshire			
Concord, Merrimack Co., NH	Tax Credit Family	RBC Capital Markets	Market Study
Michigan			
Traverse City, Grand Traverse Co., MI	Tax Credit Family	RBC Capital Markets	Market Study
Massachusetts			
Fitchburg, Worcester Co., MA	Tax Credit Family	Twin Cities Community Dev.	Prelim Market Study
Pennsylvania			
Whitehall Township, Lehigh Co., PA	Tax Credit Family	Pathstone Development	Appraisal / Market Study
Wyalusing, Bradford Co., PA	Tax Credit Family	Mission First Housing Development Corp.	Appraisal
Edinboro, Erie Co., PA	Tax Credit Senior	Bank of America	Appraisal
Vermont			
Chittenden, Essex Co., VT	Tax Credit Family	Homestead Design, Inc	Appraisal / Market Study

RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING (2013-2015) continue...

<u>Location:</u>	<u>Property / Project Type:</u>	<u>Client:</u>	<u>Report Type:</u>
New York			
Webster, Monroe Co., NY	Tax Credit Senior	CDS Monarch	Market Study
Waverly, Tioga Co., NY	Tax Credit Senior	Raymond James Tax Credit Funds Inc.	Appraisal
Buffalo, Erie Co., NY	Market Rate	Evans Bank	Appraisal
Macedon, Wayne Co., NY	Tax Credit Family	First Niagara Bank	Appraisal
Schenectady, Schenectady Co., NY	Tax Credit Special Needs	JP Morgan Chase	Appraisal
Gloversville, Fulton Co., NY	Tax Credit Senior	Liberty Affordable Housing Inc.	Market Study
Ithaca, Tompkins Co., NY	Tax Credit Family	Ithaca Neighborhood Housing Services, Inc.	Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Neighbors of Watertown, Inc.	Market Study
Newburgh, Orange Co., NY	Tax Credit Family	RUPCO	Market Study
Gates, Monroe Co., NY	Tax Credit Family	Path Stone Development	Market Study
Ballston, Saratoga Co., NY	Tax Credit Family	Conifer Realty, LLC	Market Study
Ithaca, Tompkins Co., NY	Market Rate	Community Housing Capital	Appraisal
Buffalo, Erie Co., NY	Mixed-Use	Tompkins Trust Company	Appraisal
Marcy, Oneida Co., NY	Market Rate Senior	COR Companies	Prelim Market Study
Cortland, Cortland Co., NY	Tax Credit Family	The Community Preservation Corporation	Appraisal
Irondequoit, Monroe Co., NY	Market Rate	Daniel Cappa	Appraisal
Ballston, Saratoga Co., NY	Tax Credit Family	Conifer Realty, LLC	Market Study
Ithaca, Tompkins Co., NY	Tax Credit Family	Ithaca Neighborhood Housing Services Inc.	Market Study
Rochester, Monroe Co., NY	Mixed-Use	Visions Federal Credit Union	Appraisal
Elmira, Chemung Co., NY	Market Rate	Empower Federal Credit Union	Appraisal
Buffalo, Erie Co., NY	Market Rate	Evans Bank	Appraisal

RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING (2013-2015) continue...

<u>Location:</u>	<u>Property / Project Type:</u>	<u>Client:</u>	<u>Report Type:</u>
New York			
Corning, Steuben Co., NY	Market Rate	Community Housing Capital	Appraisal
Troy, Rensselaer Co., NY	Tax Credit Family	Omni Development	Market Study
Hamburg, Erie Co., NY	Market Rate	Evans Bank	Appraisal
Rochester, Monroe Co., NY	Tax Credit Family	The Community Preservation Corporation	Appraisal
Rochester, Monroe Co., NY	Tax Credit Family	First Niagara Bank	Appraisal
Ballston, Saratoga Co., NY	Tax Credit Family	Conifer Realty, LLC	Appraisal
Elmira, Chemung Co., NY	Tax Credit Family	Housing Visions Consultants, Inc.	Market Study
Syracuse, Onondaga Co., NY	Tax Credit Family	Housing Visions Consultants, Inc.	Appraisal
Buffalo, Erie Co., NY	Mixed-Use	Evans Bank	Appraisal
Buffalo, Erie Co., NY	Tax Credit Family	McGuire Development Co.	Market Study
Irondequoit, Monroe Co., NY	Market Rate	Nothnagle Realtors	Appraisal
Ogdensburg, St. Lawrence Co., NY	Tax Credit Family Tax Credit Senior	City of Ogdensburg	Market Study
Cortland, Cortland Co., NY	Student Housing	Manufacturers & Trade Trust Co.	Appraisal
Rochester, Monroe Co., NY	Market Rate Workforce Market Rate Senior	Al Sigi Community of Agencies	Market Study
New Winsor, Orange Co., NY	Tax Credit Family/ Tax Credit Senior	First Sterling Financial	Market Study
Niagara Falls, Niagara Co., NY	Tax Credit Family	RBC Capital Markets	Market Study
Elmira, Chemung Co., NY	Tax Credit Senior	CDS Monarch	Prelim Market Study
Buffalo, Erie Co., NY	Market Rate	Creative Structure Services	Prelim Market Study
Kingston, Ulster Co., NY	Tax Credit Family	The Community Preservation Corporation	Appraisal
New Hartford, Oneida Co., NY	Market Rate Senior	DePaul Properties	Prelim Market Study

RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING (2013-2015) continue...

<u>Location:</u>	<u>Property / Project Type:</u>	<u>Client:</u>	<u>Report Type:</u>
New York			
Kingston, Ulster Co., NY	Tax Credit Family	RUPCO	Appraisal
Owego, Tioga Co., NY	Tax Credit Senior	First Niagara Bank	Appraisal
Cortland, Cortland Co.,	Tax Credit Senior	Housing Visions Consultants, Inc.	Prelim Market Study
Buffalo, Erie Co., NY	Tax Credit Family	First Niagara Bank	Appraisal
Buffalo, Erie Co., NY	Mixed-Use	The Bank of Castile	Appraisal
Buffalo, Erie Co., NY	Family Market Rate	Lake Shore Savings Bank	Appraisal
Rochester, Monroe Co., NY	Workforce Family	Rochester Management	Prelim Market Study
Niagara Falls, Niagara Co., NY	Market Rate Family	Bayview Loan Servicing	Appraisal
Canandaigua, Ontario Co., NY	Tax Credit Family	JP Morgan Chase	Appraisal
Rochester, Monroe Co., NY	Mixed-Use	First Niagara Bank	Appraisal
Various, Erie & Niagara Co., NY	Various	First Niagara Bank	Appraisal
Webster, Monroe Co., NY	Tax Credit Senior	KLR Consulting	Prelim Market Study
Chili, Monroe Co., NY	Family Tax Credit	Bank of America	Appraisal
Elmira, Chemung Co., NY	Senior Tax Credit	Providence Housing	Prelim Market Study
North Tonawanda, Niagara Co., NY	Market Rate	First Niagara	Appraisal
Buffalo, Erie Co., NY	Senior Tax Credit	Creative Structures Services	Prelim Market Study
Batavia, Genesee Co., NY	Family Tax Credit	Bank of America	Appraisal
Buffalo, Erie Co., NY	Tax Credit Family	Norstar Development	Appraisal/ Market Study
Geneva, Ontario Co., NY	Tax Credit Family	Conifer	Market Study
Lockport, Niagara Co., NY	Market Rate	Barden Homes	Prelim Market Study
Wheatfield, Niagara Co., NY	Market Rate	Barden Homes	Prelim Market Study
Lansing, Tompkins Co., NY	Market Rate	Taylor the Builder	Market Study
Buffalo, Erie Co., NY	Market Rate	First Niagara Bank	Market Study

RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING (2013-2015) continue...

<u>Location:</u>	<u>Property / Project Type:</u>	<u>Client:</u>	<u>Report Type:</u>
New York			
Schenectady, Schenectady Co., NY	Tax Credit Senior	Norstar	Market Study
Troy, Rensselaer Co., NY	Market Rate	The United Group	Market Study
Clifton Springs, Ontario Co., NY	Tax Credit Senior	Raymond James	Appraisal
Ellicottville, Cattaraugus Co., NY	Mixed-Use	First Niagara Bank	Appraisal
Colonie, Albany Co., NY	Tax Credit Senior	Liberty Affordable	Market Study
Utica, Oneida Co., NY	Market Rate	The United Group	Prelim Market Study
Amherst, Erie Co., NY	Market Rate	Town of Amherst	Appraisal
Otsego, Oneonta Co., NY	Tax Credit Family/Senior	Housing Visions	Appraisal/ Market Study
Lackawanna, Erie Co., NY	Tax Credit Family/Senior	Housing Visions	Appraisal/ Market Study
Buffalo, Erie Co., NY	Tax Credit Family/ Special Needs	Regan Development	Appraisal/ Market Study
Buffalo, Erie Co., NY	Tax Credit Special Needs	Affordable Housing	Market Study
Oswego, Oswego Co., NY	Tax Credit Family	Rochester's Cornerstone	Appraisal/ Market Study
Plattsburgh, Clinton Co., NY	Tax Credit Family/ Special Needs	Clinton County ARC	Appraisal/ Market Study
Newburgh, Orange Co., NY	Tax Credit Family	RUPCO	Market Study
Utica, Oneida Co., NY	Tax Credit Family/ Special Needs	Norstar Development	Market Study
Saugerties, Ulster Co., NY	Tax Credit Senior	RUPCO	Appraisal/ Market Study
Corning, Steuben Co., NY	Tax Credit Family	NRP Group	Appraisal/ Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Neighbors of Watertown	Appraisal/ Market Study
Malone, Franklin Co., NY	Tax Credit Family	Winn Development	Appraisal/ Market Study
Macedon, Wayne Co., NY	Tax Credit Special Needs	Lakeview Mental Health	Market Study

RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING (2013-2015) continue...

<u>Location:</u>	<u>Property / Project Type:</u>	<u>Client:</u>	<u>Report Type:</u>
New York			
Syracuse, Onondaga Co., NY	Tax Credit Family/ Special Needs	Housing Visions	Appraisal/ Market Study
Cortland, Cortland Co., NY	Tax Credit Family/ Special Needs	Christopher Community	Market Study
Buffalo, Erie Co., NY	Market Rate	First Niagara Bank	Market Study
New York Mills, Oneida Co., NY	Tax Credit Senior	Liberty Affordable	Appraisal/ Market Study
Syracuse, Onondaga Co., NY	Tax Credit Special Needs	Norstar Development	Market Study
Gates, Monroe Co., NY	Tax Credit Family	Pathstone	Appraisal/ Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Buffalo Neighborhood Stab. Corp.	Market Study
Buffalo, Erie Co.,	Mixed-Use	Evans Bank	Appraisal
Gloversville, Fulton Co., NY	Tax Credit Senior	Liberty Affordable	Appraisal/ Market Study
Syracuse, Onondaga Co., NY	Market Rate	Key Bank	Appraisal
New Hartford, Oneida, Co., NY	Tax Credit Senior	Omni Housing	Appraisal/ Market Study
Niagara Falls, Niagara Co., NY	Tax Credit Family	CB Emmanuel	Appraisal/ Market Study
Greece, Monroe Co., NY	Tax Credit Senior/ Special Needs	First Niagara Bank	Appraisal
Rochester, Monroe Co., NY	Tax Credit Family	Pathstone	Market Study
Wheatfield, Niagara Co., NY	Market Rate	Harper & Rohan Realty	Prelim Market Study
Hamburg, Erie Co., NY	Market Rate	Nidus Development	Prelim Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Miller-Valentine Group	Appraisal/ Market Study
Amsterdam, Montgomery Co., NY	Mixed-Income	American Housing Foundation	Prelim Market Study
Buffalo, Erie Co., NY	Mixed-Use	Buffalo Sabres	Appraisal
Watkins Glen, Schuyler Co., NY	Tax Credit Senior	CitiBank	Appraisal

UNIQUE ID NUMBER

46000045365

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control
No.

86029

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
06	20	15

EXPIRATION DATE

MO.	DAY	YR.
06	19	17

CARLON DAVID M
C/O GAR ASSOCIATES INC
2399 SWEETHOME RD
AMHERST, NY 14228



HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

CESAR A. PERALES
SECRETARY OF STATE

**GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:
JOSEPH D. SIEVERT**

PRESENT OCCUPATION:

Joseph Sievert is currently employed full-time with GAR Associates LLC as a market analyst and research associate. He performs tasks related to Market Studies and Market Analysis work. He has been employed with GAR since November of 2011.

EDUCATION:

State University of New York at Buffalo
Masters in Urban Planning 2012

Hobart College, New York
B.A. Environmental Studies Public Policy 2005

Wilson Central School, Wilson, New York
Graduated, 2001.

WORK EFFORTS – MULTIPLE FAMILY HOUSING:

Recent work efforts include researching/analyzing market data pertaining to a variety of multiple family and senior specific housing projects. Significant work related to HUD Market Rent Comparability Studies and MAP related financings.

GAR ASSOCIATES OVERVIEW

GAR Associates Market Analysis division has grown out of an increased need for market studies and consulting for newly developed housing projects. On an annual basis, GAR Associates completes between 70 and 100 market studies and appraisals in conjunction with a wide variety of multiple family housing including:

- Proposed developments using Low-Income Housing Tax Credits.
- Market studies in conjunction with proposed market rate housing projects.
- Senior specific as well as family developments.
- Market studies required under the HUD MAP guidelines.
- Market analysis and market studies required in order to support HUD Section 236 Decoupling efforts.
- Real estate appraisals for all types of multi-family and residential housing.

GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:
JOSEPH D. SIEVERT
(continued)

GAR Associates market studies are prepared in conjunction with the requirement of the end user. GAR is approved under the HUD MAP Program, and recognized by New York State HCR, New York State HFA, Fannie Mae and Freddie Mac as a provider of such studies. GAR Associates is also approved as a market analyst with the Arizona Department of Housing and in other states such as Massachusetts, Vermont, New Hampshire and Kansas. Over the past decade, GAR Associates has been active in completing numerous studies in conjunction with submission for Low-Income Housing Tax Credits issued by NYS HCR. We have completed studies across New York State, spreading from metropolitan New York City to Western New York, and areas in between. Based on our experience here, and in conjunction with our NCAHMA ties, we have expanded our studies to other areas including work in: Arizona, Vermont, New Jersey, New Hampshire, Massachusetts, Michigan, Florida, Connecticut, Pennsylvania, and Nebraska.

Currently, the concentration of work effort undertaken is associated with various forms of housing. This includes research preparation of market studies in conjunction with affordable housing developments, market studies for market rate housing projects, appraisals/rent comparability studies related to this real estate type, and analysis of military and student housing projects.

WORK EXPERIENCE/CLIENT BASE:

Work experience reflects a broad range of locations including a concentration in New York State. All state areas are covered including the boroughs of Metro New York, Suburban New York City, and all of Upstate New York (See the attached Housing Details for a breakdown of recent work effort undertaken).

The client base is diverse and includes:

- Various state allocating agencies and other Government sectors including HUD, Rural Development and Fannie Mae/Freddie Mac.
- Financial Institutions and Investors. This includes banks, tax credit syndicators, and institutional investors.
- Private developers and investors.

Again, we refer the reader to the attached list of recent housing work for additional documentation pertaining to work experience by location and client base.

**GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:
JOSEPH D. SIEVERT
(continued)**

WORK EFFORTS – MULTIPLE FAMILY HOUSING:

Recent work efforts undertaken pertaining to a variety of multiple family, special needs and senior specific housing projects are outlined below:

<u>Location:</u>	<u>Project Type:</u>	<u>Report Type:</u>
Webster, Monroe Co., NY	Tax Credit Senior	Market Study
Waverly, Tioga Co., NY	Tax Credit Senior	Appraisal
Macedon, Wayne Co., NY	Tax Credit Family	Appraisal
Watertown, Jefferson Co., NY	Tax Credit Family	Market Study
Gates, Monroe Co., NY	Tax Credit Family	Market Study
Ballston, Saratoga Co., NY	Tax Credit Family	Market Study
Buffalo, Erie Co., NY	Mixed-Use	Appraisal
Marcy, Oneida Co., NY	Market Rate Senior	Prelim Market Study
Cortland, Cortland Co., NY	Tax Credit Family	Appraisal
Irondequoit, Monroe Co., NY	Market Rate	Appraisal
Ballston, Saratoga Co., NY	Tax Credit Family	Market Study
Ithaca, Tompkins Co., NY	Tax Credit Family	Market Study
Syracuse, Onondaga Co., NY	Tax Credit Family	Appraisal
Buffalo, Erie Co., NY	Mixed-Use	Appraisal
Buffalo, Erie Co., NY	Tax Credit Family	Market Study
Ogdensburg, St. Lawrence Co., NY	Tax Credit Family Tax Credit Senior	Market Study
Cortland, Cortland Co., NY	Student Housing	Appraisal
Rochester, Monroe Co., NY	Market Rate Workforce Market Rate Senior	Market Study
Niagara Falls, Niagara Co., NY	Tax Credit Family	Market Study
Elmira, Chemung Co., NY	Tax Credit Senior	Prelim Market Study
Buffalo, Erie Co., NY	Market Rate	Prelim Market Study
Hudson, Columbia Co., NY	Tax Credit Senior	Prelim Market Study

WORK EFFORTS – MULTIPLE FAMILY HOUSING (cont.):

<u>Location:</u>	<u>Project Type:</u>	<u>Report Type:</u>
Kingston, Ulster Co., NY	Tax Credit Family	Prelim Market Study
Buffalo, Erie Co., NY	Mixed Use	Appraisal
Cortland, Cortland Co., NY	Tax Credit Senior	Prelim Market Study
Rochester, Monroe Co., NY	Workforce Family	Prelim Market Study
Oneonta, Otsego Co., NY	Senior & Family Tax Credit	Market Study
Lackawanna, Erie Co., NY	Family & Special Needs Tax Credit	Appraisal/Market Study
Buffalo, Erie Co., NY	Family & Special Needs Tax Credit	Market Study
Oswego, Oswego Co., NY	Tax Credit Family	Market Study
Plattsburgh, Clinton Co., NY	Tax Credit Family	Market Study
Utica, Oneida Co., NY	Family & Special Needs Tax Credit	Market Study
Saugerties, Ulster Co., NY	Tax Credit Senior	Market Study
Corning, Steuben Co., NY	Tax Credit Family	Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Market Study
Malone, Franklin Co., NY	Tax Credit Family	Market Study
Macedon, Wayne Co., NY	Tax Credit Special Needs	Market Study
Syracuse, Onondaga Co., NY	Family & Special Needs Tax Credit	Market Study
Cortland, Cortland Co., NY	Family & Special Needs Tax Credit	Market Study
Buffalo, Erie Co., NY	Market Rate	Market Study
Wheatfield, Niagara Co., NY	Tax Credit Senior	Preliminary Market Study
Troy, Rensselaer Co., NY	Market Rate	Preliminary Market Study
Lockport, Niagara Co., NY	Tax Credit Senior	Preliminary Market Study
Geneva, Ontario Co., NY	Market Rate	Market Study
Lansing, Tompkins Co., NY	Market Rate	Market Study
Utica, Oneida Co., NY	Market Rate	Preliminary Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Appraisal/Market Study

WORK EFFORTS – MULTIPLE FAMILY HOUSING (cont.):

<u>Location:</u>	<u>Project Type:</u>	<u>Report Type:</u>
Schenectady, Schenectady Co., NY	Tax Credit Senior	Market Study
Gloversville, Fulton Co., NY	Tax Credit Senior	Market Study
New Hartford, Oneida Co., NY	Tax Credit Senior	Appraisal/Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Market Study
Gates, Monroe Co., NY	Tax Credit Family	Market Study
Syracuse, Onondaga Co., NY	Tax Credit Family	Appraisal
Niagara Falls, Niagara Co., NY	Tax Credit Family	Market Study
Wheatfield, Niagara Co., NY	Market Rate	Preliminary Market Study
Hamburg, Erie Co., NY	Market Rate	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Market Study
Amsterdam, Montgomery Co., NY	Mixed-Income	Preliminary Market Study
Watkins Glen, Schuyler Co., NY	Tax Credit Senior	Appraisal
Buffalo, Erie Co., NY	Tax Credit Family	Appraisal
Greece, Monroe Co., NY	Senior & Special Needs Tax Credit	Appraisal
Rochester, Monroe Co., NY	Tax Credit Family	Appraisal
Hilton, Monroe Co., NY	For Sale	Appraisal
Wheatfield, Niagara Co., NY	Family & Special Needs Tax Credit	Appraisal
Buffalo, Erie Co., NY	Tax Credit Family	Market Study
Rochester, Monroe Co., NY	Tax Credit Family	Market Study
Ithaca, Tompkins Co., NY	Tax Credit Family	Appraisal
Rochester, Monroe Co., NY	Tax Credit Family	Appraisal
Hilton, Monroe Co., NY	Market Rate	Appraisal
Rochester, Monroe Co., NY	Tax Credit Family	Appraisal/Market Study
Rochester, Monroe Co., NY	Mixed-Use	Appraisal
Syracuse, Onondaga Co., NY	Tax Credit Family	Appraisal

WORK EFFORTS – MULTIPLE FAMILY HOUSING (cont.):

<u>Location:</u>	<u>Project Type:</u>	<u>Report Type:</u>
Lysander, Onondaga Co., NY	Tax Credit Family	Market Study
Buffalo, Erie Co., NY	HUD Choice Neighborhood	Market Study
Oneonta, Otsego Co., NY	Tax Credit Family	Appraisal
Amherst, Erie Co., NY	Tax Credit Family	Market Study
Brooklyn, Kings Co., NY Bronx, Bronx Co., NY	HUD 202/236 Tax Credit Family	Market Study Market Study
Rensselaer, Rensselaer Co., NY	Market Rate	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Market Study
Buffalo, Erie Co., NY	Market Rate	Appraisal
Albany, Albany Co., NY	Market Rate	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Market Study
Bradford, McKean Co., PA	Tax Credit Family	Appraisal
Hermitage, Mercer Co., PA	Tax Credit Family	Appraisal
Hamburg, Erie Co., NY	Senior & Family Market Rate	Market Study
Edinboro, Erie Co., PA	Tax Credit Senior	Appraisal
Rome, Oneida Co., NY	Senior & Family Tax Credit	Market Study
Colonie, Albany Co., NY	Senior Market Rate	Market Study
Gloversville, Fulton Co., NY	Senior & Family Tax Credit	Market Study
Bronx, Bronx Co., NY	Tax Credit Senior	Market Study
Boston, Suffolk Co., MA	Tax Credit Family	Market Study
Farmington, Suffolk Co., NY	Tax Credit Family	Appraisal
Batavia, Genesee Co., NY	Student Housing	Market Study
Niagara Falls, Niagara Co., NY	Tax Credit Family	Market Study
Ballston Spa, Saratoga Co., NY	Tax Credit Family	Appraisal
Buffalo, Erie Co., NY	Tax Credit Family	Market Study
Boston, Suffolk Co., MA	Tax Credit Family	Market Study
North Tonawanda, Niagara Co., NY	Tax Credit Family	Market Study
Ulster, Ulster Co., NY	Tax Credit Family	Market Study

WORK EFFORTS – MULTIPLE FAMILY HOUSING (cont.):

<u>Location:</u>	<u>Project Type:</u>	<u>Report Type:</u>
Johnson City, Broome Co., NY	Tax Credit Senior	Appraisal
Hudson Falls, Washington Co., NY	Market Rate Family	Market Study
Vestal, Broome Co., NY	Market Rate Family	Appraisal
Queensbury, Warren Co., NY	Market Rate Family	Market Study
Cohoes, Albany Co., NY	Tax Credit Family	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Appraisal
Colonie, Albany Co., NY	Market Rate Senior	Market Study
Gloversville, Fulton Co., NY	Tax Credit Senior	Market Study
Buffalo, Erie Co., NY	Tax Credit Family & Senior	Market Study
Buffalo, Erie Co., NY	Market Rate Family & Senior	Market Study
Warren, Warren Co., PA	Tax Credit & Market Rate Senior	Appraisal
Lansing, Tompkins Co., NY	Tax Credit Senior	Market Study
Webster, Monroe Co., NY	Tax Credit Senior	Market Study
Rochester, Monroe Co., NY	Tax Credit & Market Rate Family	Market Study
Corning, Oneida Co., NY	Tax Credit Family	Market Study
Syracuse, Onondaga Co., NY	Tax Credit Family	Market Study
Niagara Falls, Niagara Co., NY	Tax Credit Family	Market Study
Chili, Monroe Co., NY	Tax Credit Family	Appraisal
Rome, Seneca Co., NY	Tax Credit Family	Appraisal
Webster, Monroe Co., NY	Tax Credit Senior	Appraisal
Niagara Falls, Niagara Co., NY	Tax Credit Senior	Market Study
Kenmore, Erie Co., NY	Market Rate Family	Appraisal
Elmira, Chemung Co., NY	Tax Credit Family	Appraisal
Utica, Seneca Co., NY	Tax Credit Family	Market Study
Buffalo, Erie Co., NY	Market Rate Family	Appraisal
Buffalo, Erie Co., NY	Market Rate Family	Appraisal
Clifton Springs, Ontario Co., NY	Tax Credit Senior	Appraisal

**GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:**

M. SCOTT ALLEN

M. Scott Allen is a partner with GAR Associates LLC and the Principal of the Housing/Market Analysis Group. He is a State Certified General appraiser, and market analyst and he has been active in undertaking these duties since 1986. He was appointed Vice President to the Commercial Division of GAR Associates LLC in 1992 and Principal of the Housing/Market Analysis group in 2015.

MULTI-FAMILY SERVICES (MARKET ANALYSIS/APPRAISALS):

While a wide variety of property and real estate types have been analyzed over the years, the current efforts are concentrated on market analysis and appraisal work related to a wide variety of multi-family and residential housing. This includes affordable, market rate, and senior specific (independent/assisted and advanced levels of care) projects. Our experience has allowed us to successfully complete work in other parts of the Northeast and the Country and general state certifications (for appraisal licensing) are permanently held in multiple states – see the next section/page.

Our Market Analysis division has grown out of an increased need for market studies and consulting for newly developed housing projects. On an annual basis, we complete almost 300 market studies and appraisals in conjunction with a wide variety of multiple family housing including:

- *Proposed developments using Low-Income Housing Tax Credits.*
- *Market studies in conjunction with proposed market rate housing projects.*
- *Senior specific as well as family developments.*
- *Market studies and appraisals required under the HUD MAP guidelines.*
- *Market analysis and market studies required in order to support HUD Section 236 Decoupling efforts.*
- *Real estate appraisals for all types of multi-family and residential housing.*

Our market studies are prepared in conjunction with the requirement of the end user. We are approved under the HUD MAP Program, and recognized by New York State HCR, Fannie Mae and Freddie Mac as a provider of such studies. We have also prepared market studies for multiple state allocating agencies which have found our reports acceptable and we are approved on certain state lists; work has been completed and was submitted to various states including Arizona, Massachusetts, Vermont, and New York. Over the past decade, GAR Associates has been active in completing numerous studies in conjunction with submission for Low-Income Housing Tax Credits issued by NYS HCR. We have completed studies across New York State, spreading from metropolitan New York City to Western New York, and areas in between. Based on our experience here, and in conjunction with our NCHMA ties, we have expanded our studies to other areas including work in: Arizona, Vermont, New Jersey, New Hampshire, Massachusetts, Michigan, Connecticut, Pennsylvania, Virginia, Delaware and Nebraska. From fall 2010 to fall 2012 Mr. Allen served as the Chairperson for the NCHMA, and is currently on their executive committee, and serves on the Board of Director for their parent organization; NH&RA.

Currently, the concentration of work effort undertaken is associated with various forms of housing. This includes preparation of market studies in conjunction with affordable housing developments, market studies for market rate housing projects, appraisals/rent comparability studies related to this real estate type, and analysis of military and student housing projects.

On an annual basis, Mr. Allen prepares anywhere between 30 and 40 reports that are directly used in conjunction with NYS HCR Tax Credit Submission filing for 9% credits. He is approved as a market analyst by various state agencies, and is approved as a HUD analyst. Additionally, Mr. Allen serves on the Standards and Executive Committees for NCHMA and from 2010-2012 was the Chair for this organization which has been instrumental in setting guidelines and standards for market analysis used in conjunction with affordable housing. He also served on the Board of Directors for their parent organization NH&RA. In regards to HUD specific work efforts, Mr. Allen attends the Eastern Lender Conference on an annual basis, and has attended the Mid-West Lender Conference in the past. He has appeared on multiple panels at ELA, and for three years (2013-2016) has served as an instructor for the MBA Underwriters Training Class pertaining to the appraisal procedures and principals section (Mr. Allen in conjunction with two HUD underwriters assisted in preparation and writing of this class).

GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:

M. SCOTT ALLEN
(continued)

EDUCATION:

Bachelor of Arts – Materials and Logistics Management; through the College of Business
Michigan State University, East Lansing, Michigan.
Graduated 1986.

Williamsville East High School, Williamsville, New York.
Graduated 1982.

CERTIFICATIONS:

New York State Certified General Real Estate Appraiser – Certificate No. 46-4454.

- Approved as Market Analyst by NYS HCR.
- Approved HUD MAP Analyst and Appraiser.

In addition to New York State, Mr. Allen is permanently certified as a General Appraiser in the following states:

<i>State</i>	<i>Certificate No.</i>	<i>License Expiration</i>
Arizona	32058	1/31/2017
Connecticut	RCG-0001270	4/30/2017
Massachusetts	103369	6/15/2018
North Carolina	A7283	6/15/2018
Pennsylvania	08-0283630	6/30/2017
South Carolina	6681	6/30/2018
Vermont	080.0062301	5/31/2018
Virginia	4001014635	12/31/2017

MEMBERSHIP AFFILIATIONS:

Member of NCHMA – National Council of Housing Market Analysts (NCHMA). (Formerly known as NCAHMA: National Council of Affordable Housing Market Analysts.)

Active on the Executive and Standards Committees and from fall of 2010 thru the fall of 2012 was the Chair for this organization. *He is currently on the Board of Directors for their parent organization NH&RA.*

Member: Eastern and Western Conference Lenders Association (HUD Lender Associations)

Member: New York State Association for Affordable Housing (NYSFAFH)

NAIOP – Upstate New York Chapter, Board of Directors (1995-1997).

NAIOP – Upstate New York Chapter, President (1998).

Candidate for Designation through the Appraisal Institute, MAI.

GAR ASSOCIATES LLC
PROFESSIONAL QUALIFICATIONS OF:

M. SCOTT ALLEN
(continued)

WORK EXPERIENCE/CLIENT BASE:

Work experience includes a broad range of locations related to market analysis and real estate appraisal. While a concentration of this work effort continues to be throughout all of New York State, There are multiple states where recent real estate appraisal and market analysis work had been undertaken and conducted; basically all of the Northeastern markets, Mid-western areas, and the State of Arizona.

The client base is diverse and includes:

- Various state allocating agencies and other Government sectors including HUD, Rural Development and Fannie Mae/Freddie Mac.
- Financial Institutions and Investors. This includes banks, tax credit syndicators, and institutional investors.
- Private developers and investors.

Again, we refer the reader to the attached list of recent housing work for additional documentation pertaining to work experience by location and client base.

TECHNICAL TRAINING/CONTINUING EDUCATION:

Recently completed necessary continuing education for the State Certification in New York State:

- Online Rates and Ratios: Making Sense of GIMs, OARs, and DCF (2016)
- Online Analyzing Operating Expenses (2015).
- General Demonstration Report writing (2014).
- Understanding the New Role of the Appraisal in Commercial Banking (2014)
- Online and in-person USPAP Update Course (online course taken yearly).

Conferences and meetings attended on a consistent basis as part of the continuing education include:

- NCHMA Annual Conferences and Meetings (Two Sessions Annually since 2007).
- NH&RA annual meeting (2013-2016).
- Eastern Conference Lenders Annual Meeting (2011-2016).
- Western Conference Lenders Annual Meeting (2016)
- NYSAFAH Annual Meeting in New York and Semi-Annual Meeting in Upstate, N.Y.
- HCR Workshop and Training Sessions on an Annual Basis In Conjunction with Qualified Allocation Plan.
- Arizona Housing Department Annual Conference (2009-2016), market analyst meetings, as well as the annual tax credit workshop (2011-2017).
- Midwest Lenders Annual Conference (2012) and HUD MAP Certification (HUD Lenders Association)

Instruction:

From 2013 to 2016, served and will serve as one of the two approved instructors for the MBA (Mortgage Bankers Association) HUD MAP Underwriting Training Program in 2017. Specifically applied to the appraisal class for on-line instruction as it relates to Appraisal Principles and Procedures. This class is approved by HUD for training of underwriters for the HUD MAP program.

Market Studies Completed by State (2012-Present)

Arizona

Location	Project / Property Type	Client	Report Type
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Chicanos Por La Causa, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Gardner Capital Development Arizona, LLC	Market Study
Yuma, Yuma Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Guadalupe, Maricopa Co., AZ	Family Tax Credit	Tiempo, Inc.	Market Study
Mesa, Maricopa Co., AZ	Senior Tax Credit	Karma Development, LLC	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Yes Housing Of Arizona, Inc.	Market Study
Tempe, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Guadalupe, Maricopa Co., AZ	Family Tax Credit	Corbett Consulting	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Corbett Consulting	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Adolfson & Peterson	Market Study
Avondale, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Amcal Multi-housing, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Corbett Consulting	Market Study
Avondale, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Compass Affordable Housing, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Yes Housing Of Arizona, Inc.	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Southern Arizona Land Trust (salt)	Market Study
Nogales, Santa Cruz Co., AZ	Senior Tax Credit	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Amcal Multi-housing, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Corbett Consulting	Market Study
Tucson, Pima Co., AZ	Special Needs Project	Compass Affordable Housing, Inc.	Market Study
Tempe, Maricopa Co., AZ	Family Tax Credit	Rbc Capital Markets	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Glendale, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study

Massachusetts

Location	Project / Property Type	Client	Report Type
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Holyoke, Hampden Co., MA	Family Tax Credit	The Community Builders	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Greenfield, Franklin Co., MA	Family Tax Credit	The Community Builders	Market Study
Cambridge, Middlesex Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Taunton, Bristol Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Greenfield, Franklin Co., MA	Family Tax Credit	The Community Builders	Market Study

New Jersey

Location	Project / Property Type	Client	Report Type
Belleville, Essex Co., NJ	Senior Tax Credit	First Sterling Financial, Inc.	Market Study
E Orange, Essex Co., NJ	Senior Tax Credit	Rbc Capital Markets	Market Study
Newark, Essex Co., NJ	Family Tax Credit	Rbc Capital Markets	Market Study
Newark, Essex Co., NJ	Family Tax Credit	Rbc Capital Markets	Market Study

New York

Location	Project / Property Type	Client	Report Type
Saratoga Springs, Saratoga Co., NY	Family Tax Credit	Saratoga Housing Group	Market Study
Troy, Rensselaer Co., NY	Family Market Rate	Beacon Communities Development LLC	Market Study
Nyack, Rockland Co., NY	Special Needs Project	Transitional Services For New York, Inc.	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	The Community Builders	Market Study
Middletown, Orange Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Buffalo, Erie Co., NY	Senior Tax Credit	People Inc.	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Binghamton, Broome Co., NY	Family Tax Credit	First Ward Action Council, Inc.	Market Study
Beacon, Dutchess Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Prattsville, Greene Co., NY	Senior Tax Credit	The Kearney Realty & Development Group	Market Study
Hempstead, Nassau Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
Village Of Buchanan, Westchester Co., NY	Senior Tax Credit	Community Housing Innovations, Inc.	Market Study
Wyandanch, Suffolk Co., NY	Family Tax Credit	Albanese Organization, Inc.	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Ithaca, Tompkins Co., NY	Family Market Rate	Newman Development Group, LLC	Market Study
Lancaster, Erie Co., NY	Senior Market Rate	Niagara Lutheran Health System	Market Study
Colonie, Albany Co., NY	Senior Tax Credit	First Sterling Financial, Inc.	Market Study
Buffalo, Erie Co., NY	Condo	Chason Affinity Companies	Market Study
Riverhead, Suffolk Co., NY	Family Tax Credit	Metro Group Properties, Inc.	Market Study
Newburgh, Orange Co., NY	Family Tax Credit	Mill Street Partners, LLC	Market Study
New Rochelle, Westchester Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Nyack, Rockland Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	The Community Builders	Market Study
Schenectady, Schenectady Co., NY	Family Tax Credit	The Community Builders	Market Study
Poughkeepsie, Dutchess Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Islip, Suffolk Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Southampton, Suffolk Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Prattsville, Greene Co., NY	Senior Tax Credit	The Kearney Realty & Development Group	Market Study
Mechanicville, Saratoga Co., NY	Family Tax Credit	The Nrp Group, LLC	Market Study
Carmel, Putnam Co., NY	Senior Tax Credit	Wilder Balter Partners	Market Study

Market Studies by State Continued

Yorktown Heights, Westchester Co., NY	Family Tax Credit	Marathon Development Group	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Workforce Housing Group	Market Study
New Windsor, Orange Co., NY	Senior Market Rate	Mjj Corporation	Market Study
Geneva, Ontario Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
Binghamton, Broome Co., NY	Senior Tax Credit	First Sterling Financial, Inc.	Market Study
Poughkeepsie, Dutchess Co., NY	Family Market Rate	Jm Development	Market Study
Cohoes, Albany Co., NY	HUD 221 (D)(4)	Century Health Capital, Inc.	Market Study
Dryden, Tompkins Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
Peekskill, Westchester Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Troy, Rensselaer Co., NY	Family Tax Credit	Omni Development - Do Not Use	Market Study
New Rochelle, Westchester Co., NY	Family Tax Credit	The Macquesten Companies	Market Study
Wyandanch, Suffolk Co., NY	Special Needs Project	Albanese Organization, Inc.	Market Study
Chappaqua, Westchester Co., NY	Family Tax Credit	Wilder Balter Partners	Market Study
Huntington, Suffolk Co., NY	Condo	Engel Burman Group	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Adl Properties, LLC	Market Study
Various, Nassau Co., NY	Condo	Engel Burman Group	Market Study
Livingston Manor, Sullivan Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Batavia, Genesee Co., NY	Family Tax Credit	Birchwood Village	Market Study
Prattsville, Greene Co., NY	Senior Tax Credit	Birchez Associates	Market Study
Greece, Monroe Co., NY	Family Tax Credit	North Greece Housing, Inc	Market Study
Buffalo, Erie Co., NY	Family Market Rate	First Niagara Bank, N.a.	Market Study
Peekskill, Westchester Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Schenectady, Schenectady Co., NY	Senior Tax Credit	The Community Builders	Market Study
Tonawanda, Erie Co., NY	Special Needs Project	People Inc.	Market Study
Carmel, Putnam Co., NY	Senior Tax Credit	Wilder Balter Partners	Market Study
Colonie, Albany Co., NY	Senior Tax Credit	The Kearney Realty & Development Group	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Melville, Suffolk Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Troy, Rensselaer Co., NY	Family Tax Credit	The Community Builders	Market Study
New Windsor, Orange Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Troy, Rensselaer Co., NY	Family Tax Credit	Omni Development - Do Not Use	Market Study
Perinton, Monroe Co., NY	Senior Market Rate	Landers Management, LLC	Market Study
Buffalo, Erie Co., NY	Family Tax Credit	Parkview Apartments Of Buffalo, Llc.	Market Study
Gouverneur, St Lawrence Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study
Babylon, Suffolk Co., NY	Senior Market Rate	Engel Burman Group	Market Study
New Rochelle, Westchester Co., NY	Family Tax Credit	The Macquesten Companies	Market Study
Rochester, Monroe Co., NY	Senior Tax Credit	Winn Development	Market Study
Tuckahoe, Suffolk Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Kingston, Ulster Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Buffalo, Erie Co., NY	Special Needs Project	Help Usa	Market Study
Akron, Erie Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Cornwall, Orange Co., NY	Senior Tax Credit	Cohen-esrey Communities, LLC	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Chester, Orange Co., NY	HUD 221 (D)(4)	Wyatt Funding Corporation	Market Study
Buffalo, Erie Co., NY	Senior Tax Credit	Episcopal Community Housing Development	Market Study
Greece, Monroe Co., NY	Family Tax Credit	Nathaniel Development Corporation	Market Study
Malta, Saratoga Co., NY	HUD 221 (D)(4)	Century Health Capital, Inc.	Market Study
Valley Stream, Nassau Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Tonawanda, Erie Co., NY	Special Needs Project	People Inc.	Market Study
North Hempstead, Nassau Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Corinth, Saratoga Co., NY	Senior Tax Credit	Corinth Senior Housing Development, LLC	Market Study
Wilton, Saratoga Co., NY	Senior Tax Credit	Whitney Capital Company, LLC	Market Study
Springville, Erie Co., NY	Family Tax Credit	Belmont Housing Resources For Wny	Market Study
Newburgh, Orange Co., NY	Family Tax Credit	Mill Street Partners, LLC	Market Study
Jamaica, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Carmel, Putnam Co., NY	Special Needs Project	Wilder Balter Partners	Market Study
Buffalo, Erie Co., NY	Special Needs Project	Regan Development Corporation	Market Study
Thompson, Sullivan Co., NY	Family Tax Credit	Mjj Corporation	Market Study
New Hartford, Oneida Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study
Rochester, Monroe Co., NY	Senior Tax Credit	Winn Development	Market Study
Schenectady, Schenectady Co., NY	Senior Tax Credit	The Community Builders	Market Study
Gloversville, Fulton Co., NY	Senior Tax Credit	Liberty Affordable Housing Inc.	Market Study
Greenport, Columbia Co., NY	Family Tax Credit	Christa Companies	Market Study
Greece, Monroe Co., NY	Senior Market Rate	Hi-style Development Management	Market Study
Greece, Monroe Co., NY	Family Tax Credit	Nathaniel Development Corporation	Market Study
Gouverneur, St Lawrence Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study
Yonkers, Westchester Co., NY	Senior Tax Credit	Westhab	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	The Bluestone Organization	Market Study
Amherst, Erie Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Amherst, Erie Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Lake Ronkonkoma, Suffolk Co., NY	Special Needs Project	Concern For Independent Living	Market Study
Auburn, Cayuga Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Cohoes, Albany Co., NY	Special Needs Project	Regan Development Corporation	Market Study
Livingston Manor, Sullivan Co., NY	Family Tax Credit	Wilder Balter Partners	Market Study
Newburgh, Orange Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Rome, Oneida Co., NY	Family Tax Credit	Omni Development - Do Not Use	Market Study
Watertown, Jefferson Co., NY	Family Tax Credit	Evergreen Partners/the Wishcamper Group	Market Study
Mount Vernon, Westchester Co., NY	Family Tax Credit	The Macquesten Companies	Market Study
Queensbury, Warren Co., NY	Family Market Rate	Glens Falls National Bank & Trust Company	Market Study
Auburn, Cayuga Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Greece, Monroe Co., NY	Senior Tax Credit	Rbc Capital Markets	Market Study
Troy, Rensselaer Co., NY	HUD 221 (D)(4)	Gershman Mortgage	Market Study
Hudson Falls, Washington Co., NY	Senior Tax Credit	Liberty Affordable Housing Inc.	Market Study
Beacon, Dutchess Co., NY	Family Tax Credit	Metropolitan Funding Corporation	Market Study
Genesee, Genesee Co., NY	Student Housing	Genesee College Foundation	Market Study
Selden, Suffolk Co., NY	Family Tax Credit	Concord Management, Ltd.	Market Study

Market Studies by State Continued

Selden, Suffolk Co., NY	Family Tax Credit	Concord Management, Ltd.	Market Study
Melville, Suffolk Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Bronx, Bronx Co., NY	Special Needs Project	Rbc Capital Markets	Market Study
Latham, Albany Co., NY	Senior Market Rate	Colonie Senior Services Centers, Inc.	Market Study
Port Washington, Nassau Co., NY	Senior Tax Credit	Ska Marin	Market Study
Hamburg, Erie Co., NY	Family Tax Credit	Dato Development, LLC	Market Study
Wilton, Saratoga Co., NY	Family Market Rate	Gordon Companies	Market Study
Lake Ronkonkoma, Suffolk Co., NY	Family Tax Credit	Concern For Independent Living	Market Study
Clarkstown, Rockland Co., NY	Senior Tax Credit	Hyenga Development	Market Study
Ithaca, Tompkins Co., NY	Special Needs Project	Lakeview Mental Health Services	Market Study
Watertown, Jefferson Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Utica, Oneida Co., NY	Special Needs Project	Central New York Services, Inc.	Market Study
Lansing, Tompkins Co., NY	Family Tax Credit	The Nrp Group, LLC	Market Study
Wheatfield, Niagara Co., NY	Senior Tax Credit	Episcopal Community Housing Development	Market Study
Watertown, Jefferson Co., NY	Family Tax Credit	Evergreen Partners/the Wishcamper Group	Market Study
New Square, Rockland Co., NY	Family Tax Credit	Ns Community Planning & Development Corp /	Market Study
Livingston Manor, Sullivan Co., NY	Family Tax Credit	Wilder Balter Partners	Market Study
Tonawanda, Erie Co., NY	Special Needs Project	People Inc.	Market Study
Albany, Albany Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study
Rensselaer, Rensselaer Co., NY	Family Tax Credit	Key Bank	Market Study
Rome, Oneida Co., NY	Family Tax Credit	Omni Development - Do Not Use	Market Study
Carmel, Putnam Co., NY	Senior Tax Credit	Wilder Balter Partners	Market Study
Jamaica, Queens Co., NY	Senior Tax Credit	D&f Development Group, LLC	Market Study
Greece, Monroe Co., NY	Family Tax Credit	Creek House Housing Partners Lp	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Ballston, Saratoga Co., NY	Senior Tax Credit	The Nrp Group, LLC	Market Study
Syracuse, Onondaga Co., NY	Family Market Rate	Cor Companies	Market Study
Niagara, Niagara Co., NY	Special Needs Project	Olmsted Center For The Visually Impaired	Market Study
Ithaca, Tompkins Co., NY	Special Needs Project	Path Stone Development	Market Study
Moreau, Saratoga Co., NY	Family Tax Credit	The Nrp Group, LLC	Market Study
Horseheads, Chemung Co., NY	Family Tax Credit	The Nrp Group, LLC	Market Study
Kingston, Ulster Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Cohoes, Albany Co., NY	Family Tax Credit	Regan Development Corporation	Market Study
Wallkill, Orange Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Albany, Albany Co., NY	Family Tax Credit	Housing Visions Consultants, Inc.	Market Study
Wilton, Saratoga Co., NY	Senior Tax Credit	Whitney Capital Company, LLC	Market Study
Babylon, Suffolk Co., NY	Family Tax Credit	Albanese Organization, Inc.	Market Study
Monroe, Orange Co., NY	Senior Tax Credit	Stel, Inc.	Market Study
Watertown, Jefferson Co., NY	Family Tax Credit	Norstar Development Usa, Lp	Market Study
New Rochelle, Westchester Co., NY	Family Tax Credit	The Macquesten Companies	Market Study
Cohoes, Albany Co., NY	Family Tax Credit	Regan Development Corporation	Market Study
Monticello, Sullivan Co., NY	Family Tax Credit	Path Stone Development	Market Study
Buffalo, Erie Co., NY	Family Tax Credit	Raymond James Tax Credit Funds, Inc	Market Study
Rensselaer, Rensselaer Co., NY	HUD 221 (D)(4)	Keycorp Real Estate Capital Markets	Market Study
New Rochelle, Westchester Co., NY	Senior Tax Credit	Raymond James Tax Credit Funds, Inc	Market Study
Newburgh, Orange Co., NY	Senior Tax Credit	Raymond James Tax Credit Funds, Inc	Market Study
Saratoga Springs, Saratoga Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study
Brooklyn, King Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Cold Spring, Putnam Co., NY	Senior Tax Credit	Butterfield Realty LLC	Market Study
Poughkeepsie, Dutchess Co., NY	Family Tax Credit	Concord Management, Ltd.	Market Study
Middletown, Orange Co., NY	Family Tax Credit	Concord Management, Ltd.	Market Study
Corinth, Saratoga Co., NY	Senior Tax Credit	Town Of Corinth	Market Study
New York, New York Co., NY	HUD 221 (D)(4)	Rockport Mortgage Corporation	Market Study
Buffalo, Erie Co., NY	HUD Decoupling Market Study	Buffalo Municipal Housing Authority	Market Study
Potsdam, St Lawrence Co., NY	Student Housing	Chason Affinity Companies	Market Study
Brentwood, Suffolk Co., NY	Family Tax Credit	Bk Development	Market Study

Pennsylvania

Location	Project / Property Type	Client	Report Type
Mckean, Mckean Co., PA		Mckean County Redevelopment Authority	Market Study
Bradford, Mckean Co., PA	Family Tax Credit	Housing Visions Consultants, Inc.	Market Study
Hermitage, Mercer Co., PA	Family Tax Credit	Evergreen Partners	Market Study

Rhode Island

Location	Project / Property Type	Client	Report Type
Providence, Providence Co., RI	Family Tax credit	Rbc Capital Markets	Market Study

UNIQUE ID NUMBER

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State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control
No.

88758

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
11	26	15

EXPIRATION DATE

MO.	DAY	YR.
11	25	17

ALLEN M SCOTT
C/O GAR ASSOCIATES
2399 SWEET HOME RD
AMHERST, NY 14228



HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

CESAR A. PERALES
SECRETARY OF STATE