Watertown City Council
Monday, March 13, 2017
6:30 p.m.

WORK SESSION AGENDA

Discussion Items:

1. Thompson Park Pool & Long Range Plan
   - Rev. Fred Garry, Friends of Thompson Park

2. Comprehensive Housing Analysis
   - Dave Carlon, GAR Associates

City of Watertown Housing Needs and Concerns Assessment

Prepared by
GAR Associates LLC
David M. Carlon / M. Scott Allen

Key Concerns:

- Homeowners and renters/tenants leaving the City of Watertown boundaries, and moving to new housing options that have been developed outside of the city.
- Analysis of what are known as “Zombie” homes or those abandoned and in a foreclosure status.
- 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.

Summary of Findings

- 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.

- Market Rate Housing Vacancy – 12.55%
  Affordable Housing Vacancy – 1.96%
  Weighted Overall Vacancy - 6.31%

- 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.
- 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.

- ***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 needs. 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.
- ***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.

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:

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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.

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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.

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 complied (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.

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
Jefferson County Area Data
Fort Drum Housing Survey
Detail of Primary Rental Housing
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.

- 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.

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.

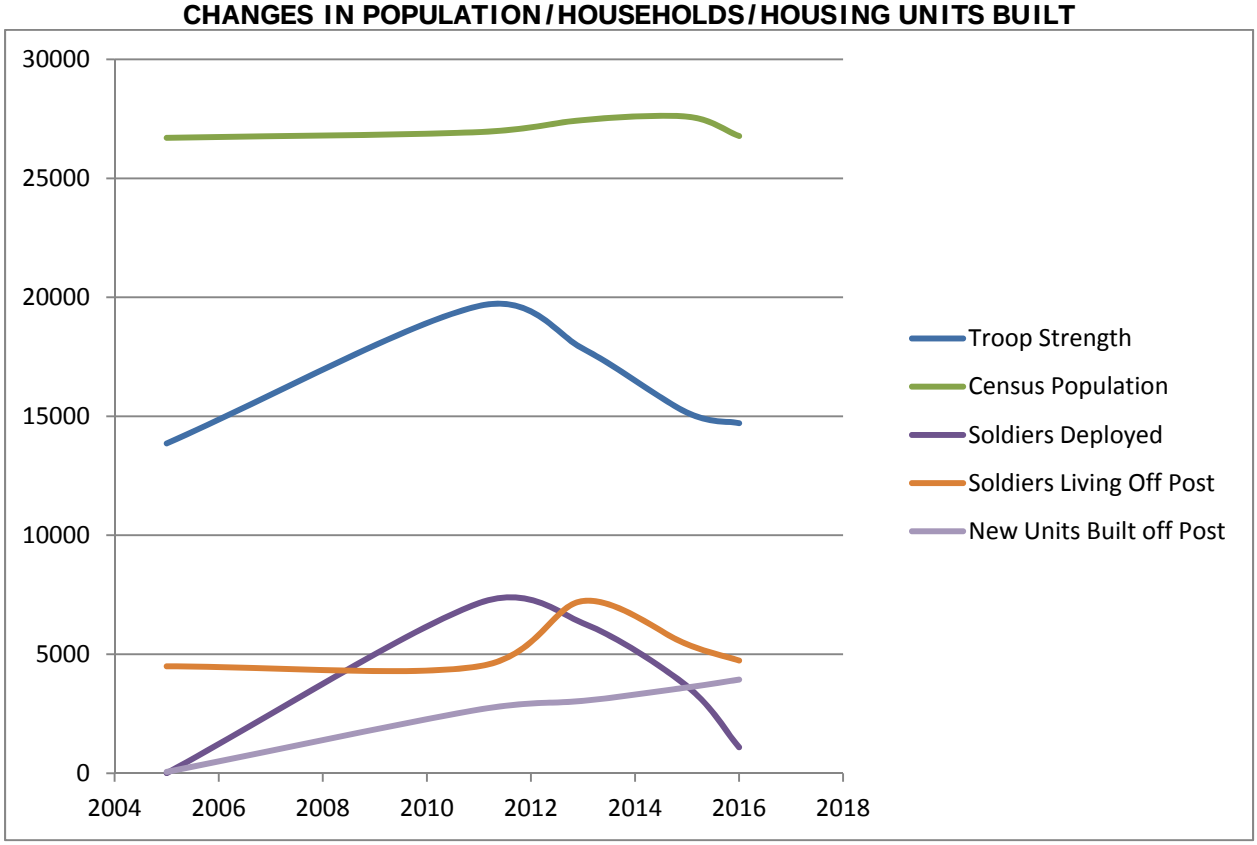
On base housing was initially increased by nearly 1,600 units to accommodate the growth through the RCI, while private sector new construction began to house the growing population by 2012/2013. The addition of 365 new single-family homes and over 1,950 new rental units would provide good quality and 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).

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.

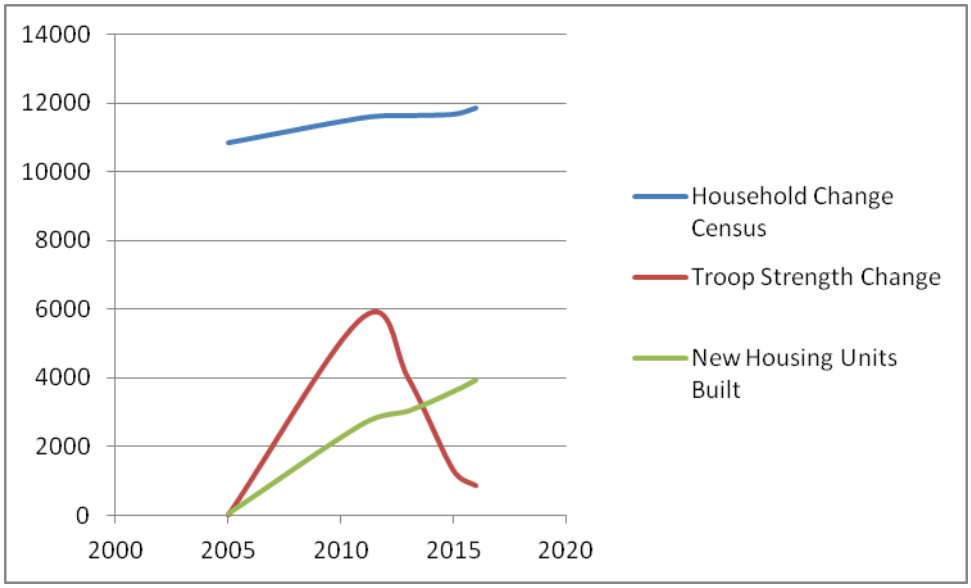
The following charts show some of the variable changes in the totals over the past 10+ years as a result of the Ft. Drum soldier growth in this market:

CHANGES IN POPULATION/HOUSEHOLDS/HOUSING UNITS BUILT



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.

CHANGE IN HOUSEHOLDS/NEW HOUSING UNITS



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.mlxchange.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.

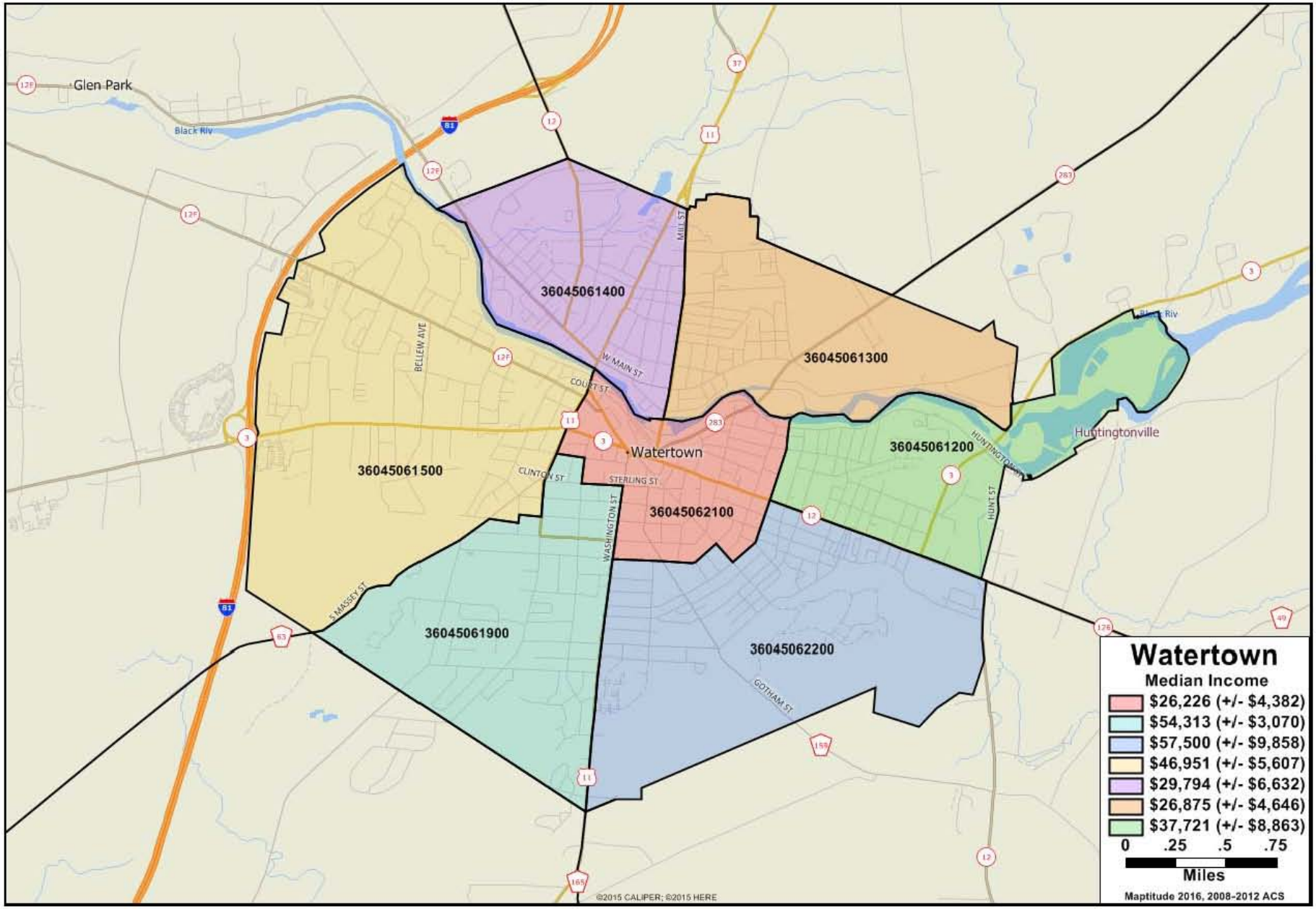
Vacant/Abandoned Properties AKA Zombie Homes

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.


Watertown
Median Income
$26,226 (+/- $4,382)
$54,313 (+/- $3,070)
$57,500 (+/- $9,858)
$46,951 (+/- $5,607)
$29,794 (+/- $6,632)
$26,875 (+/- $4,646)
$37,721 (+/- $8,863)
0 .25 .5 .75
Miles
Maptitude 2016, 2008-2012 ACS
36045061400
36045061300
36045061500
36045061200
36045062100
36045061900
36045062200
Watertown
Huntingtonville
Glen Park
Black Riv
W MAIN ST
COURT ST
BELLEW AVE
CLINTON ST
STERLING ST
WASHINGTON ST
S MASSEY ST
MILL ST
HUNT ST
GOTHAM ST
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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***
Single Family	258	74%
2-Family	66	19%
3-Family	11	3%
4-Family	8	2%
Multifamily	6	2%
Other	2	1%
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	61	46	8	3	3	0
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 that 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.

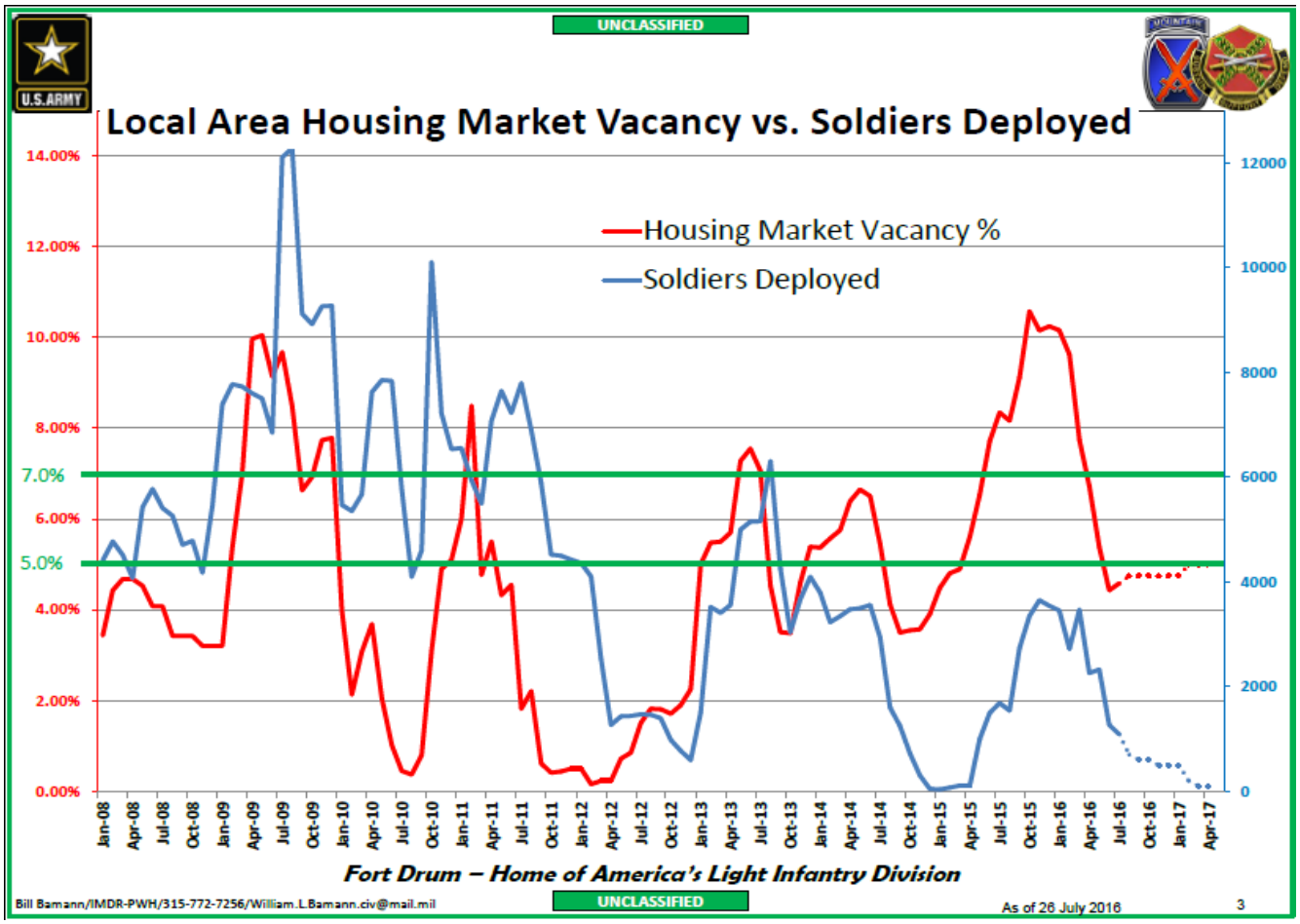
The Watertown market has experienced unprecedented population shifts and household growth in the past decade as demand for housing adapted to the changes in tenancy patterns.

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
Beaver Meadow Apartments	Market	2012/2015	296	38	87%	12.84%
Emerald Acres	Market	2013/2014	53	1	98%	1.89%
Preserve at Autumn Ridge	Market	2013-2015	394	6	98%	1.52%
Woodcliff Community	Former 801	1985	300	45	85%	15.00%
Forest Hills (Warwick Place)	Former 801	1986	126	3	98%	2.38%
The Ledges	Market	1990	100	10	90%	10.00%
Colonial Manor Apartments	Market	1972	72	7	90%	9.72%
Heather Acres Apartments	Market	1960's	94	17	82%	18.09%
Eagle Ridge Village	Market	2008/2009/2010	648	130	80%	20.06%
Woodcliff Community West	Former 801	1985	300	45	85%	15.00%
Gabriel Court at Watertown	Former 801	1986	120	12	90%	10.00%
Mountaineer Estates at Watertown	Former 801	1986	224	90	62%	40.18%
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%
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*
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%
Gabriel Court at Watertown	*Former 801*	*1986*	*120*	*12*	90%	10.00%
Kelsey Creek Apts (Market Rate)	*Market*	*1989*	*100*	*0*	100%	0.00%
Mountaineer Estates at Watertown	*Former 801*	*1986*	*224*	*90*	62%	40.18%
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%
Truscott Terrace	*Former 801*	*1987*	*256*	*56*	78%	21.88%
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			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**				

AREA CLASSIFIEDS - 2 BRM						
Location	Asking Rent	Gross Rents	Census Tract	Type of Rental (Apt, TH, 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**				

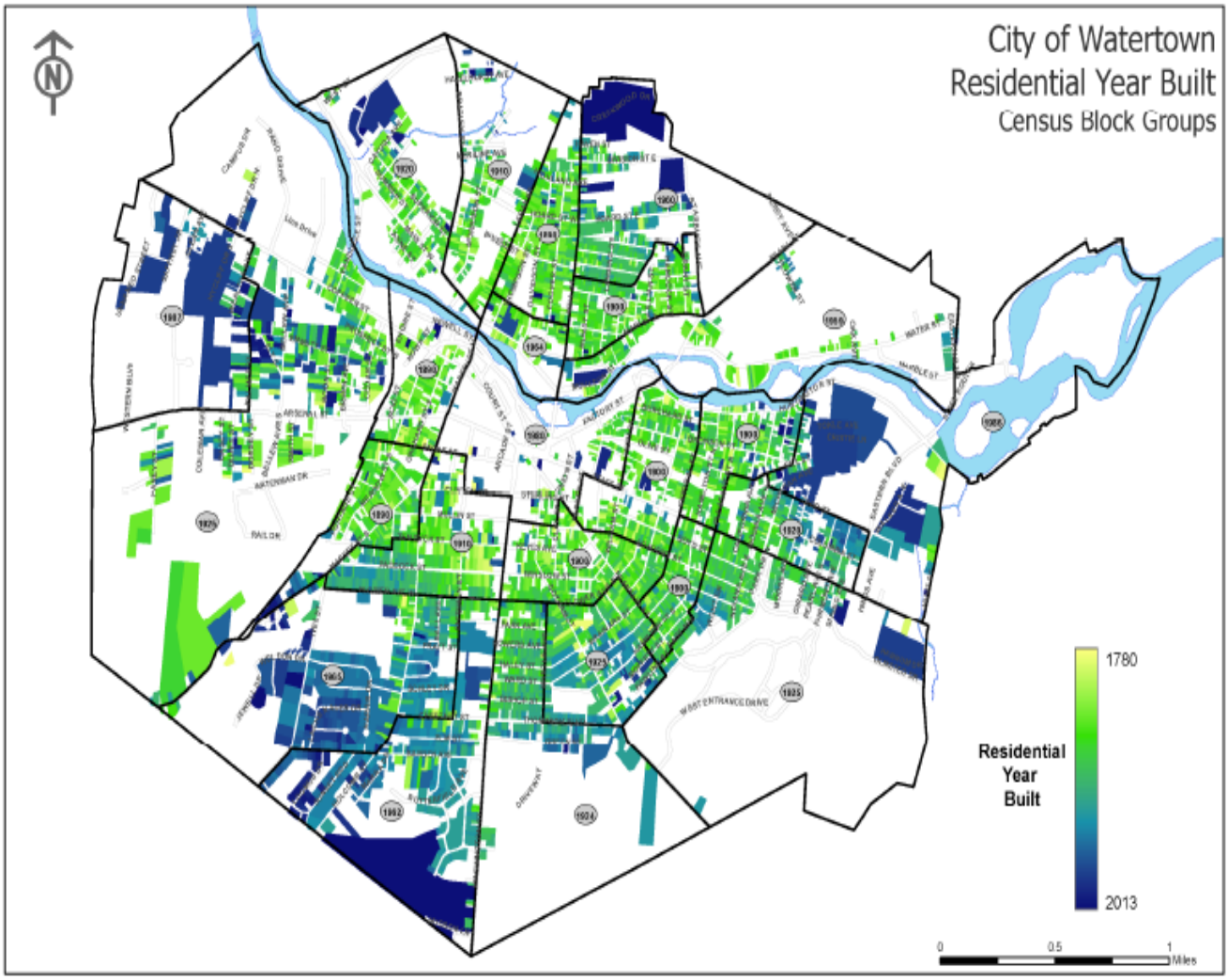
AREA CLASSIFIEDS - 3 BRM						
Location	Asking Rent	Gross Rents	Census Tract	Type of Rental (Apt, TH, House, duplex)	Source	Additional Comment
3 Bedroom						
212 Central	$1,000	$1,150	21	ss duplex	MLS	1348sf, hookups, parking, fan, dw, carpet, porch
209 William	$850	$1,000	21	upper	HotPads	1300sf, 2 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	Craigslist	garage, AC, in unit laundry, 2 bath, yard
1204 Boyd	$850	$1,000	22	lower	Craigslist	1100sf, hookups, parking, hardwood
315 S Indiana	$1,500	$1,650	22	house	Craigslist	2 bath, 2172sf, garage, hookups, hardwood, fp
Thompson Park	$1,200	$1,350	22	ss duplex	Craigslist	1400sf, parking, dw, carpet, finished attic
931 Franlkin	$950	$1,100	22	ss duplex	Craigslist	1.5 bath, in unit laundry, parking, carpet
145 Ward	$1,200	$1,350	22	house	Craigslist	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	Craigslist	parking, hardwood, private entry, no laundry
625 Sherman	$850	$1,000	19	upper	Craigslist	2 bath, parking, hookups, carpet, fans
Greensview & Massey	$1,400	$1,550	19	house	Craigslist	2 bath, att garage, hookups, carpet, dw
1318 Richards	$1,150	$1,300	19	house	Craigslist	att 2 car garage, hardwood, fireplace, dw, hookups
537 Stone	$850	$1,000	19	ss duplex	Craigslist	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	Craigslist	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	Craigslist	hookups, porch, fans, parking
Arsenal & Meadow	$925	$1,075	15	house	Craigslist	1.5 bath, 1450sf, carpet, laundry, parking
201 Breen	$1,000	$1,150	15	house	Craigslist	2 bath, 1117sf, 2 car garage, hardwood
700 Lawrence	$875	$930	15	lower	Craigslist	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	Craigslist	1350sf, 15. bath, laundry, deck, carpet, dw
Frontenac St	$1,200	$1,350	14	house	Craigslist	1296sf, laundry, hardwood, porch, fans, yard
577 Morrison	$1,000	$1,150	14	house	Craigslist	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	Craigslist	laundry, garage, 2 bath, carpet, deck,
732 Leray	$1,100	$1,250	14	house	Craigslist	hardwood, 1.5 bath, hookups, fenced yard
Leray St	$950	$1,100	14	house	Craigslist	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	Craigslist	AC, 1248sf, 1.5 bath, garage, laundry, carpet
126 Seymour	$999	$1,149	13	ss duplex	Craigslist	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	Craigslist	1345sf, hookups, garage, hardwood, yard
626 Mundy	$800	$950	13	lower	Craigslist	parking, basic unit, storage, no laundry
Mundy St	$900	$1,050	13	house	Craigslist	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	Craigslist	1000sf, hookups, parking, carpet, yard
415 Sweard St	$900	$1,050	13	house	Craigslist	garage, hardwood, laundry, dw, porch
710 Hancock	$800	$950	13	lower	Craigslist	private entry, hookups, parking, porches, carpet
211 Stuart	$1,299	$1,429	13	house	Craigslist	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	Craigslist	in unit hookups, hardwood, 1.5 bath, parking
209 N Pleasant	$800	$950	12	ss duplex	Craigslist	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	Craigslist	2 bath, in unit hookups, garage, carpet, dw
1207 State	$1,300	$1,450	12	house	HotPads	laundry, AC, diwshwasher, 2 bath, carpet, granite
109 Wyoming	$1,099	$1,249	12	house	Craigslist	hardwood, storage, hookups, parking
137 Pearl	$900	$1,050	12	ss duplex	Craigslist	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	Craigslist	2 bath, laundry, garage, 2320sf, carpet, yard
Average	**$1,043**	**$1,191**				
Date: 10/15/2016						

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.

Versions of this table are available for the following years:

2014
2013
2012
2011
2010
2009

1 - 15 of 15

	Jefferson County, New York	Watertown city, Jefferson County, New York	Watertown town, Jefferson County, New York
	Estimate	Estimate	Estimate
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

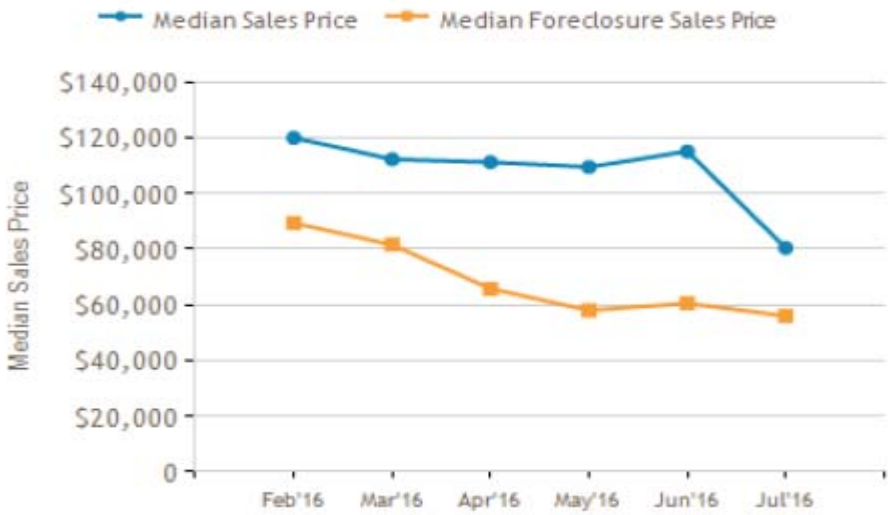
This section will investigate solutions for selling, renting and repairing these vacant properties in a market where there is an aging population base that is also losing non-military households. Additionally, there have been new units added to the market in recent years for market rate, mixed income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

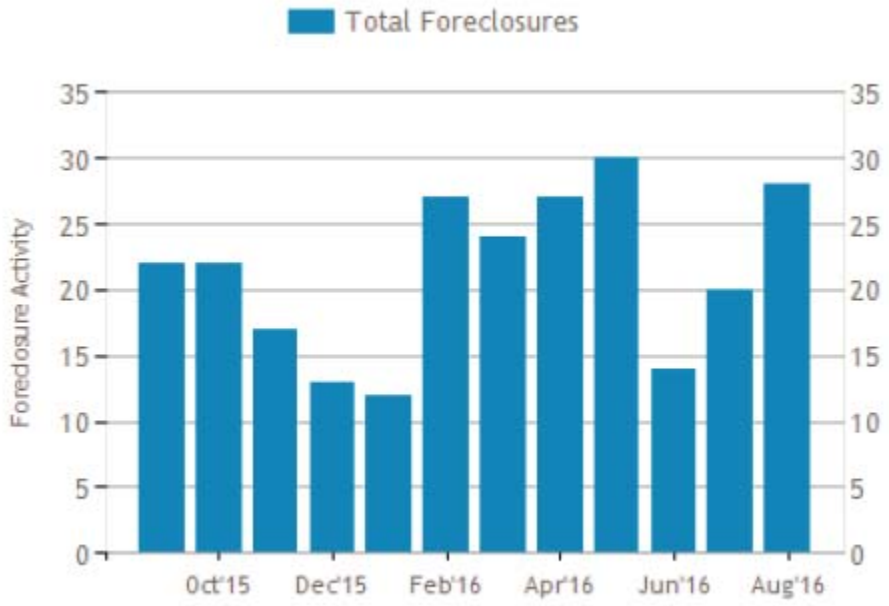
We have presented statistical data from RealtyTrac related to current housing statistics:

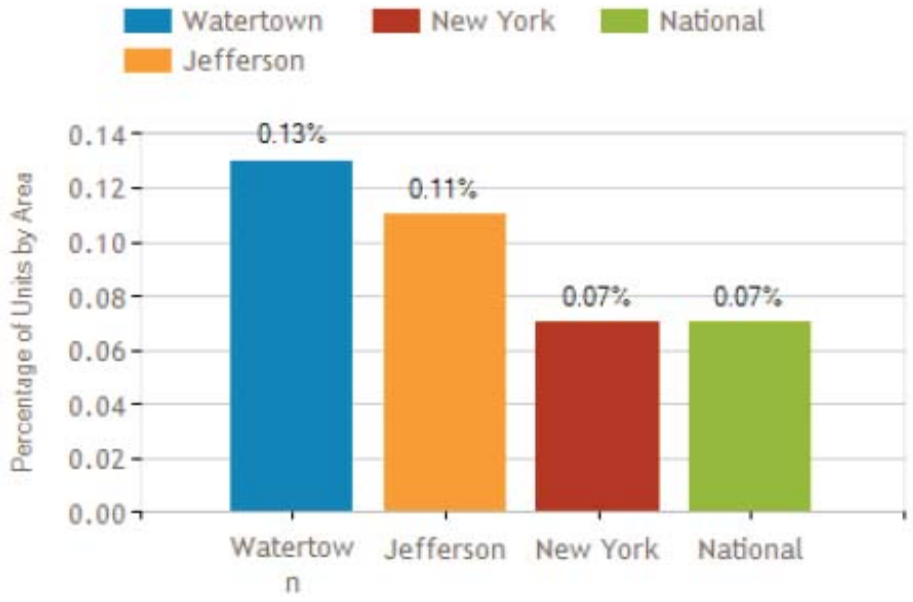


WATERTOWN REAL ESTATE STATISTICS & FORECLOSURE TRENDS SUMMARY

Summary | Market Trends | Foreclosure Trends

MEDIAN LIST PRICE	MEDIAN SALES PRICE	MEDIAN FORECLOSURE SALES PRICE		
$148,000	$80,425	$55,931	Foreclosures	264
1% ($1,250) vs Jul 2015	30% ($34,714) vs Jul 2015	8% ($4,588) vs Jul 2015	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

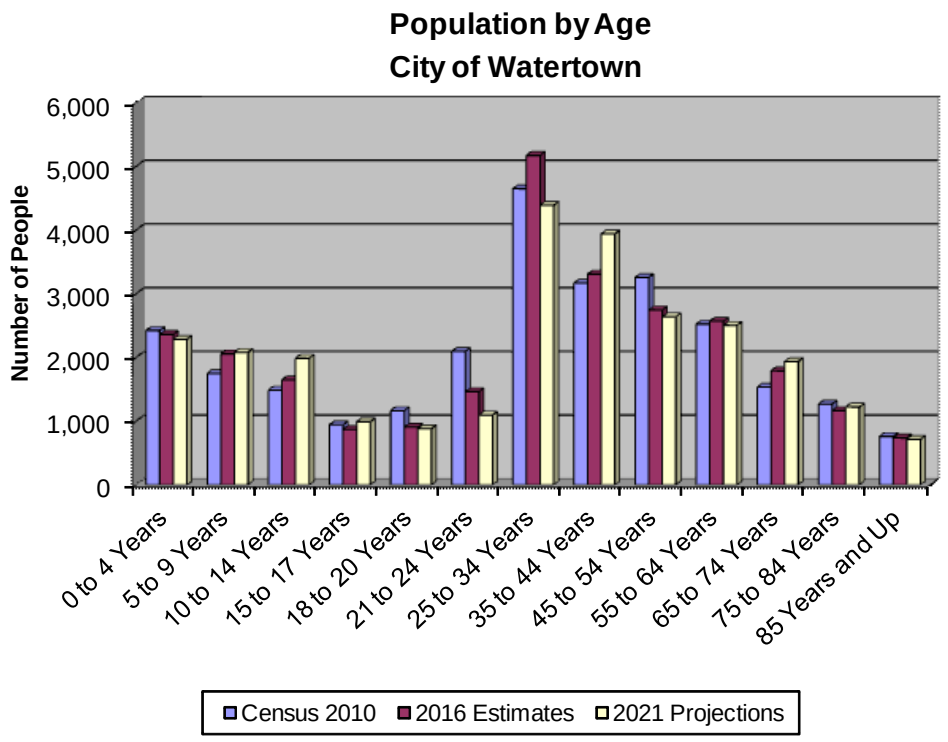
Population by Age & Sex

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



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

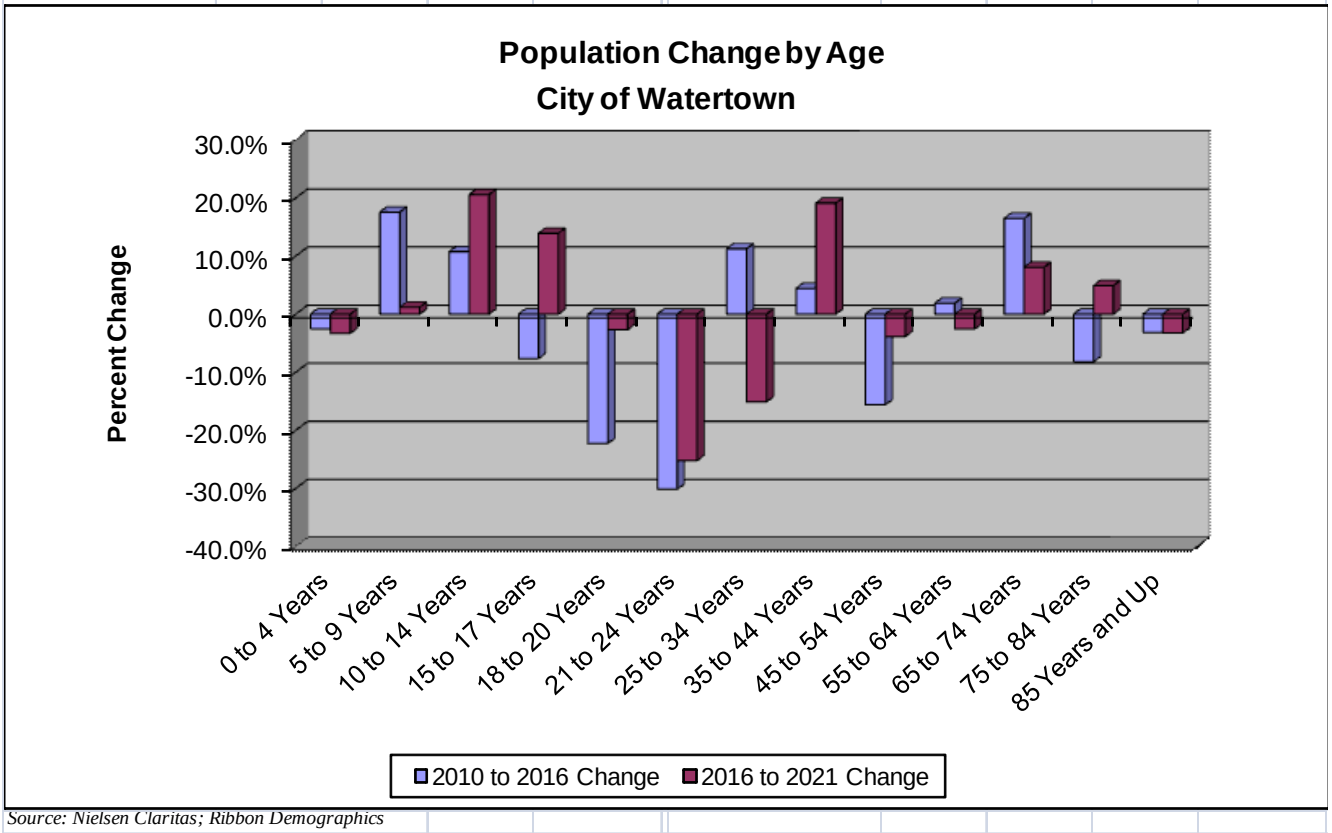
Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-39	-23	**-62**	**-2.6%**
5 to 9 Years	178	129	**307**	**17.6%**
10 to 14 Years	35	125	**160**	**10.8%**
15 to 17 Years	12	-84	**-72**	**-7.6%**
18 to 20 Years	-73	-186	**-259**	**-22.3%**
21 to 24 Years	-269	-363	**-632**	**-30.2%**
25 to 34 Years	381	142	**523**	**11.2%**
35 to 44 Years	128	12	**140**	**4.4%**
45 to 54 Years	-224	-284	**-508**	**-15.6%**
55 to 64 Years	19	28	**47**	**1.9%**
65 to 74 Years	158	95	**253**	**16.5%**
75 to 84 Years	-34	-70	**-104**	**-8.2%**
85 Years and Up	6	-30	**-24**	**-3.2%**
Total	**278**	**-509**	**-231**	**-0.9%**
62+ Years	n/a	n/a	157	**3.7%**

Projected Change - 2016 to 2021

Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-40	-38	**-78**	**-3.3%**
5 to 9 Years	16	8	**24**	**1.2%**
10 to 14 Years	180	159	**339**	**20.6%**
15 to 17 Years	41	80	**121**	**13.9%**
18 to 20 Years	-22	-2	**-24**	**-2.7%**
21 to 24 Years	-179	-190	**-369**	**-25.2%**
25 to 34 Years	-381	-400	**-781**	**-15.1%**
35 to 44 Years	279	353	**632**	**19.1%**
45 to 54 Years	2	-108	**-106**	**-3.9%**
55 to 64 Years	-47	-19	**-66**	**-2.6%**
65 to 74 Years	65	79	**144**	**8.0%**
75 to 84 Years	56	1	**57**	**4.9%**
85 Years and Up	-5	-19	**-24**	**-3.3%**
Total	**-35**	**-96**	**-131**	**-0.5%**
62+ Years	n/a	n/a	192	**4.4%**

Source: Nielsen Claritas; Ribbon Demographics

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



Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Nielsen Claritas

Households by Income and Age
City of Watertown
Estimated Change - 2000 to 2016

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	-131	-85	-129	-99	111	-160	-231	-21	**-745**	***-24.8%***
$15,000 - $24,999	-157	-183	-164	-28	-8	-49	-87	44	**-632**	***-32.0%***
$25,000 - $34,999	61	14	-135	-84	-33	-10	-2	44	**-145**	***-9.8%***
$35,000 - $49,999	26	258	-44	-116	62	-12	6	24	**204**	***11.6%***
$50,000 - $74,999	84	323	17	-120	76	71	47	34	**532**	***30.9%***
$75,000 - $99,999	28	137	-19	-26	107	66	14	8	**315**	***50.5%***
$100,000 - $124,999	4	97	67	86	94	32	-5	5	**380**	***158.3%***
$125,000 - $149,999	-5	64	39	83	76	21	-1	5	**282**	***440.6%***
$150,000 - $199,999	0	39	33	15	13	20	7	5	**132**	***169.2%***
$200,000 and up	1	7	-15	66	27	-9	-20	-3	**54**	***53.5%***
Total	**-89**	**671**	**-350**	**-223**	**525**	**-30**	**-272**	**145**	**377**	***3.4%***
Percent Change	***-9.3%***	***31.0%***	***-15.2%***	***-11.8%***	***45.3%***	***-2.5%***	***-25.6%***	***47.7%***	***3.4%***	

Source: Nielsen Claritas; Ribbon Demographics

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	0	3	7	19	13	2	2	1	**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

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.

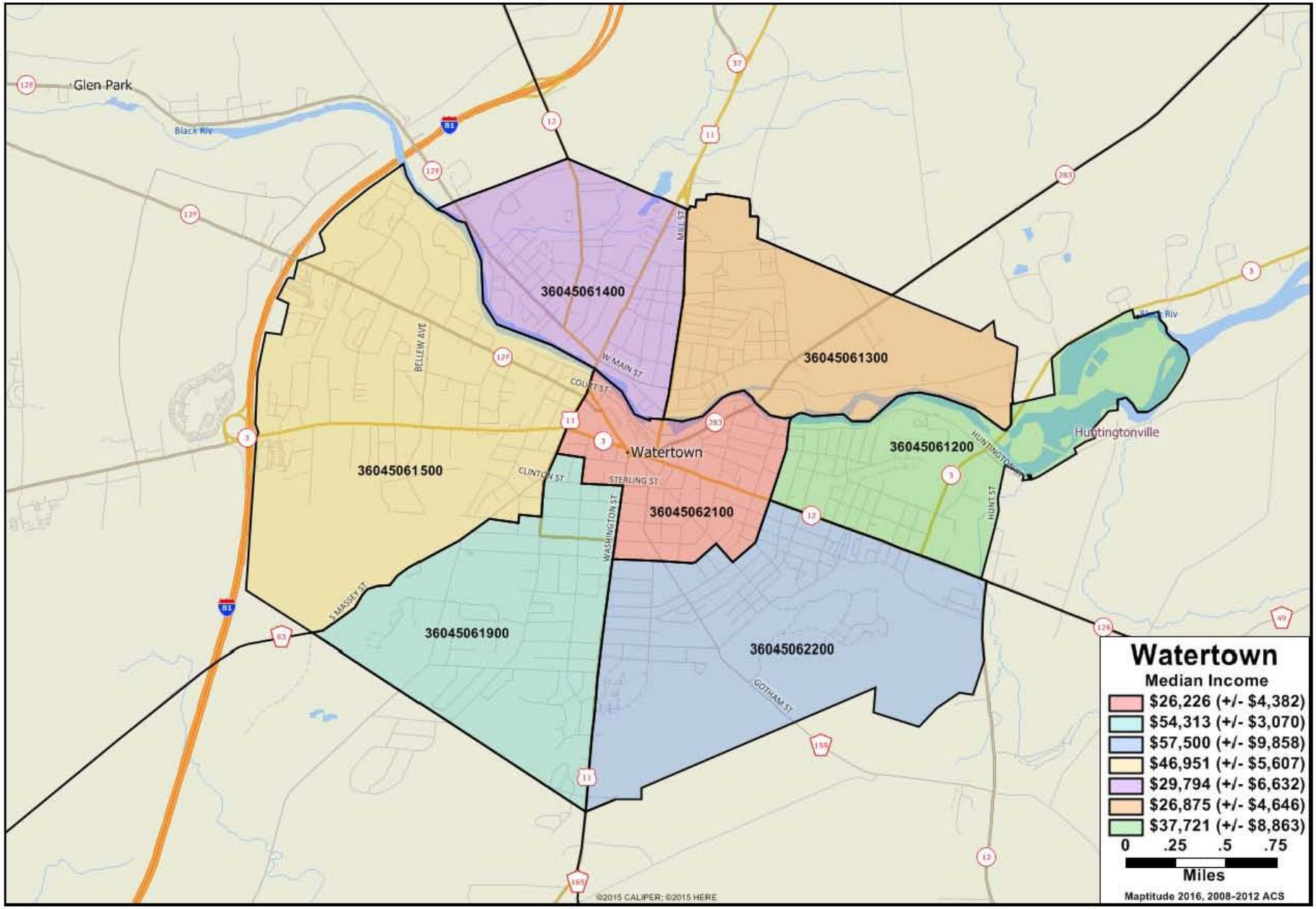
At this time, we are aware of only the former Mercy Hospital Site mixed-use project that could create as many as 100 additional rental apartments within the city. This project has gained approvals, and plans are still being considered for the site. No other new large-scale construction projects are being 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 considered these variations.


Watertown
Median Income
$26,226 (+/- $4,382)
$54,313 (+/- $3,070)
$57,500 (+/- $9,858)
$46,951 (+/- $5,607)
$29,794 (+/- $6,632)
$26,875 (+/- $4,646)
$37,721 (+/- $8,863)
0 .25 .5 .75
Miles
Maptitude 2016, 2008-2012 ACS
36045061400
36045061300
36045061200
36045061500
36045062100
36045061900
36045062200
Watertown
Huntingtonville
Glen Park
Black Riv
W MAIN ST
COURT ST
MILL ST
BELLEW AVE
CLINTON ST
STERLING ST
WASHINGTON ST
S MASSEY ST
HUNTINGTON ST
HUNT ST
GOTHAM ST
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Census Tract Summary (1)		
Census Tract	Occupied Households	Median Income
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 lowers 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:	425	407	-4.24%	403	-0.98%
Total Households:	1,243	1,197	-3.70%	1,198	0.08%
% of Renters	65.81%	66.00%		66.36%	
2016 Data:					
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

1 - 141 of 141

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%	653	4.0%	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 fo 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

1 - 141 of 141

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	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	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	88.9%	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	18.8%	1,196	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%	6	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%	146	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	346	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%	186	10.0%	202	8.1%	302	15.5%
7 rooms	289	18.5%	264	20.0%	283	15.2%	222	10.3%	260	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)

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	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	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 heaver 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 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]

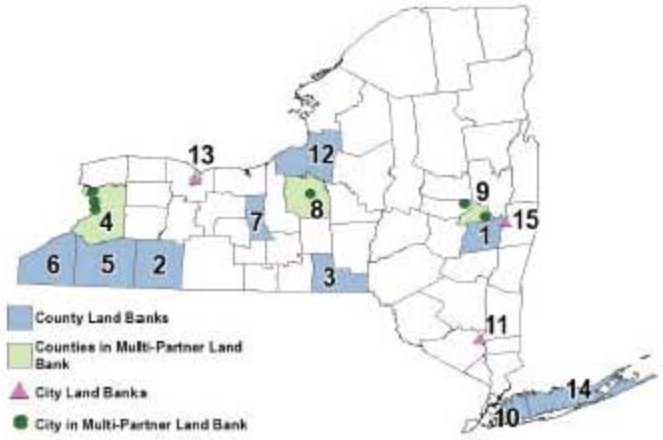
Division of Local Government and School Accountability **October 2016**

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]

Figure 1

New York State Land Banks



1. Albany County Land Bank
2. Allegany County Land Bank
3. Broome County Land Bank
4. Buffalo Erie Niagara Land Improvement Corporation
5. Cattaraugus County Land Bank
6. Chautauqua County Land Bank
7. Finger Lakes Regional Land Bank
8. Greater Syracuse Property Development Corporation (also known as the Greater Syracuse Land Bank)
9. Land Reutilization Corporation of the Capital Region (also known as the Capital Region Land Bank)
10. Nassau County Land Bank
11. Newburgh Community Land Bank
12. Oswego County Land Bank
13. Rochester Land Bank
14. Suffolk County Landbank
15. Troy Community Land Bank

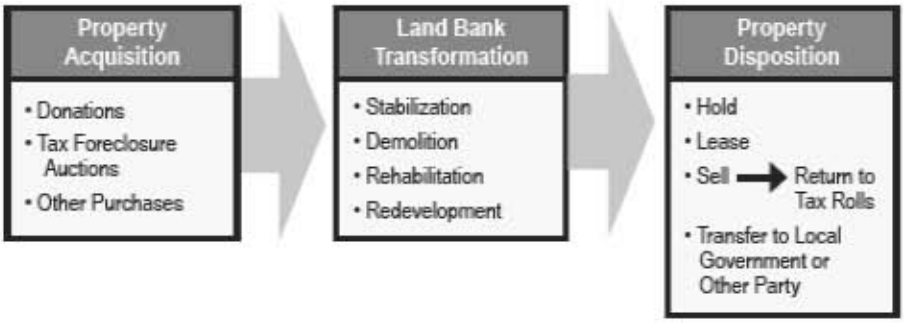
Source: Empire State Development, land bank documents. Information as of July 2016.

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]

Figure 2

Land Bank Roles in Addressing Blight



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 assists 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 is 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 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

ribbon demographics
www.ribbondata.com

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	0	3	7	19	13	2	2	1	**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

ribbon demographics
www.ribbondata.com

HOUSEHOLD DATA

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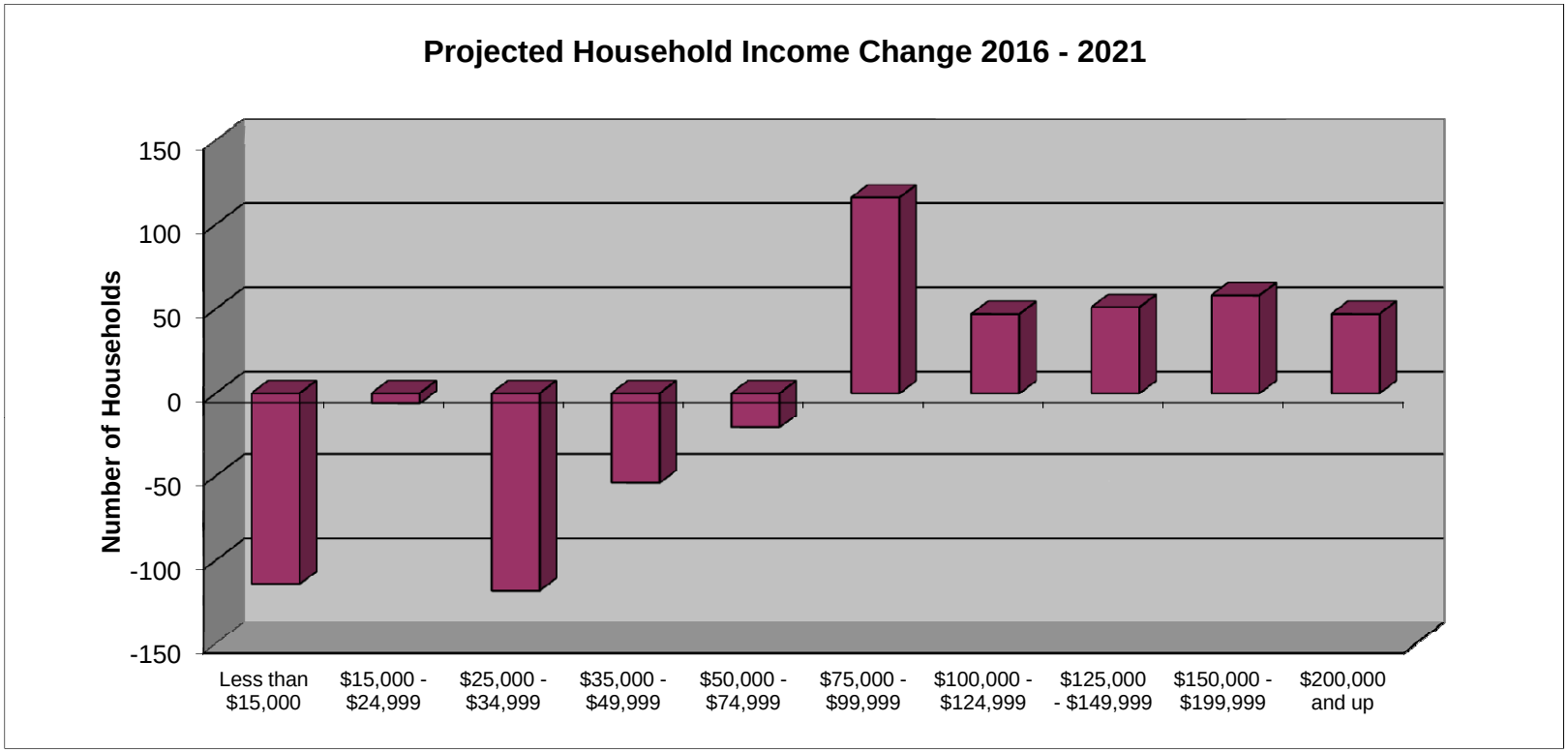
Nielsen Claritas



Source: Nielsen Claritas; Ribbon Demographics

ribbon demographics
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HOUSEHOLD DATA

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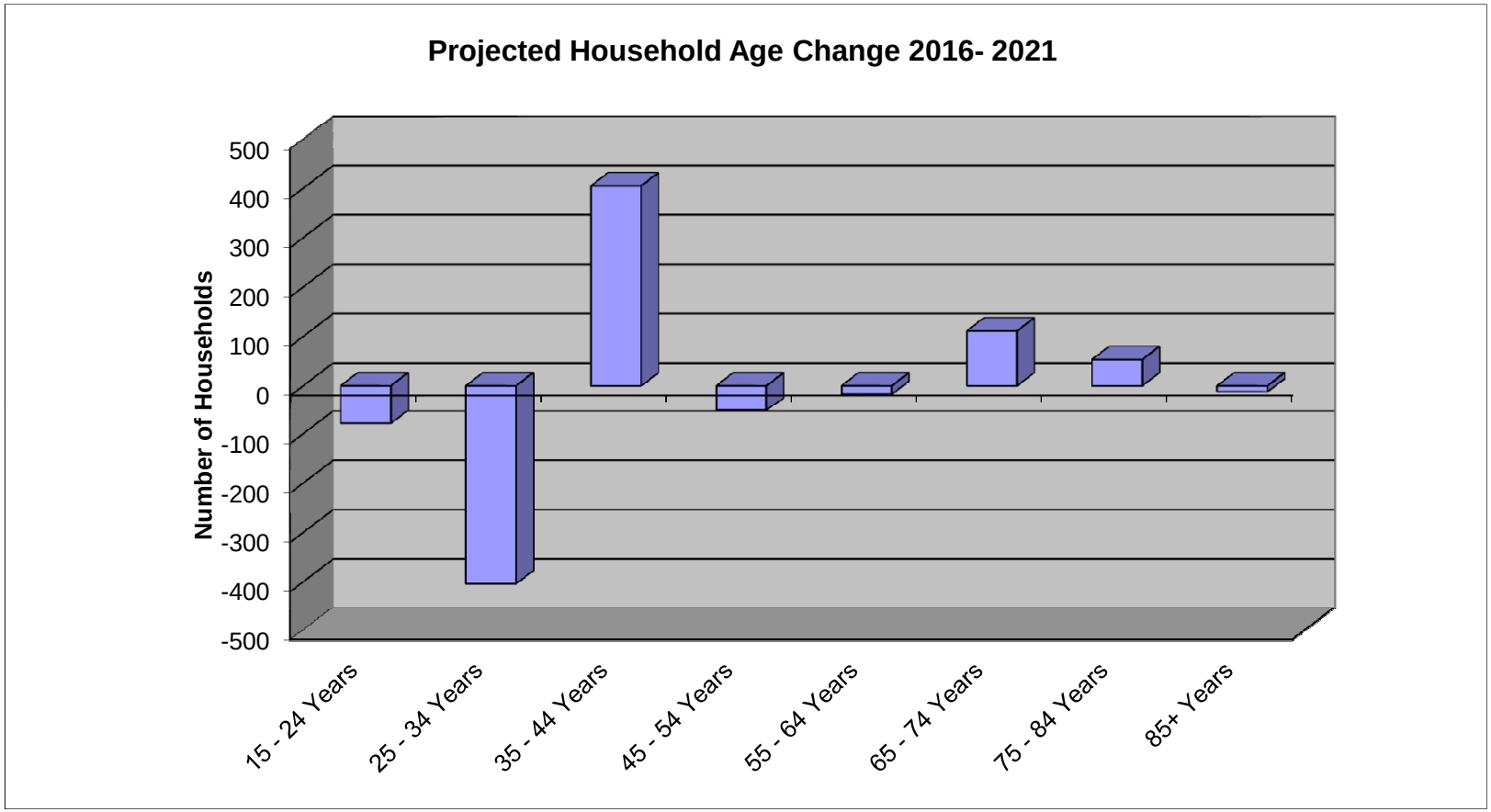

Source: Nielsen Claritas; Ribbon Demographics

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Market Area

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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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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 Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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 Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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 Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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 Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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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Owner Households

Age 15 to 54 Years

Year 2021 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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 Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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 Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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 Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$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+	9	73	12	41	9	**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

Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-39	-23	**-62**	**-2.6%**
5 to 9 Years	178	129	**307**	**17.6%**
10 to 14 Years	35	125	**160**	**10.8%**
15 to 17 Years	12	-84	**-72**	**-7.6%**
18 to 20 Years	-73	-186	**-259**	**-22.3%**
21 to 24 Years	-269	-363	**-632**	**-30.2%**
25 to 34 Years	381	142	**523**	**11.2%**
35 to 44 Years	128	12	**140**	**4.4%**
45 to 54 Years	-224	-284	**-508**	**-15.6%**
55 to 64 Years	19	28	**47**	**1.9%**
65 to 74 Years	158	95	**253**	**16.5%**
75 to 84 Years	-34	-70	**-104**	**-8.2%**
85 Years and Up	6	-30	**-24**	**-3.2%**
Total	**278**	**-509**	**-231**	**-0.9%**
62+ Years	n/a	n/a	157	**3.7%**

Projected Change - 2016 to 2021

Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-40	-38	**-78**	**-3.3%**
5 to 9 Years	16	8	**24**	**1.2%**
10 to 14 Years	180	159	**339**	**20.6%**
15 to 17 Years	41	80	**121**	**13.9%**
18 to 20 Years	-22	-2	**-24**	**-2.7%**
21 to 24 Years	-179	-190	**-369**	**-25.2%**
25 to 34 Years	-381	-400	**-781**	**-15.1%**
35 to 44 Years	279	353	**632**	**19.1%**
45 to 54 Years	2	-108	**-106**	**-3.9%**
55 to 64 Years	-47	-19	**-66**	**-2.6%**
65 to 74 Years	65	79	**144**	**8.0%**
75 to 84 Years	56	1	**57**	**4.9%**
85 Years and Up	-5	-19	**-24**	**-3.3%**
Total	**-35**	**-96**	**-131**	**-0.5%**
62+ Years	n/a	n/a	192	**4.4%**

Source: Nielsen Claritas; Ribbon Demographics

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

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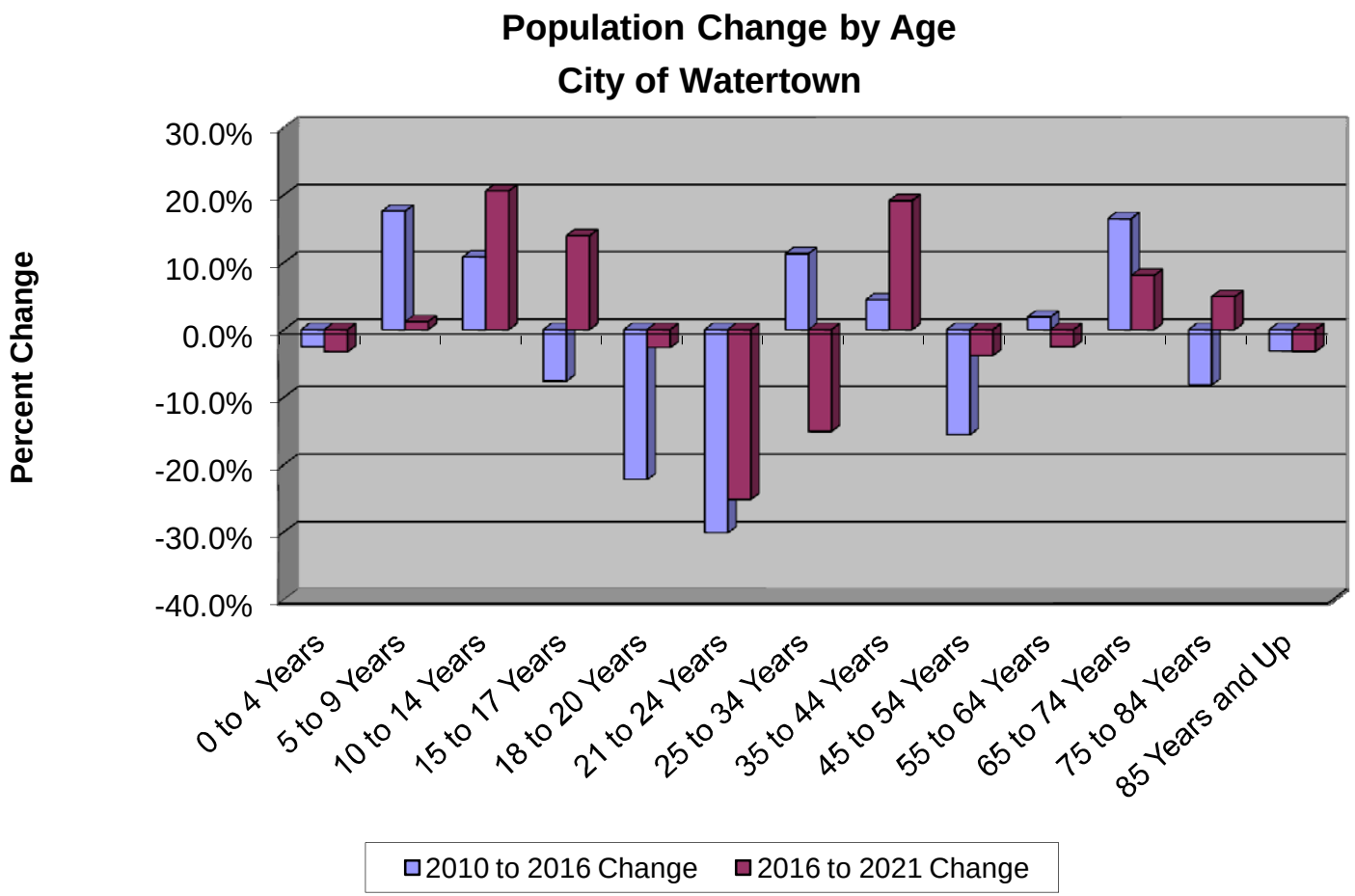

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC
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Tel: 916-880-1644

JEFFERSON COUNTY AREA DATA

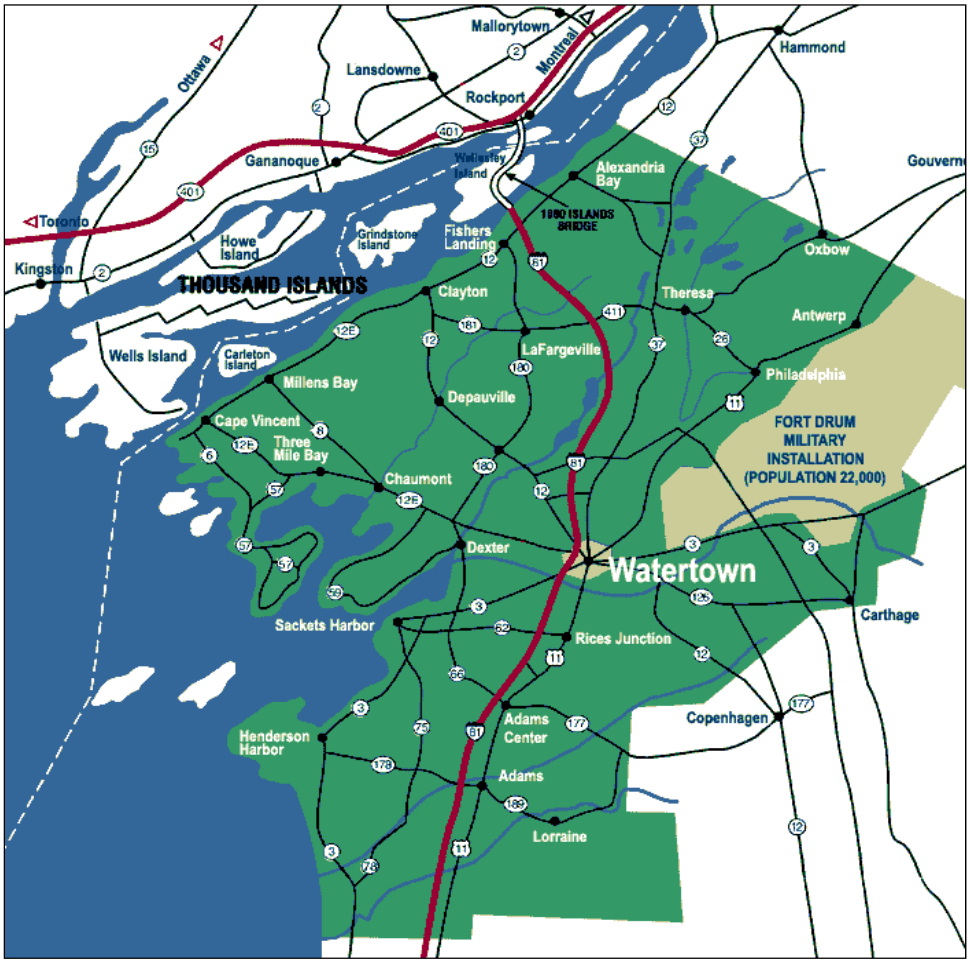
The Area

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.

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.

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)

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)

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 Rebilitation 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 4/1/2016)

*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)

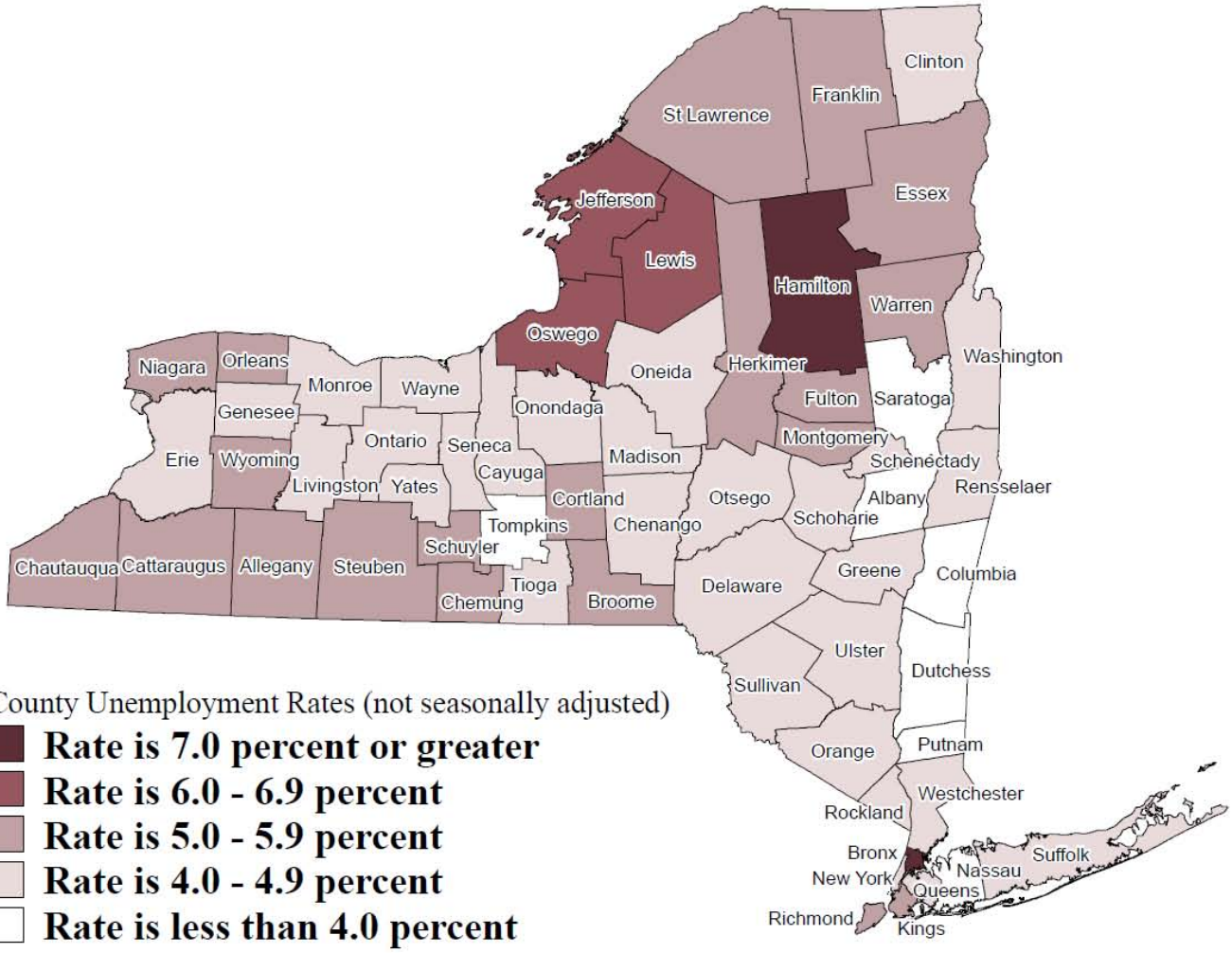
Watertown International Airport received $3.5 million to extend the runway 1,000 feet. The expansion will allow larger jets to fly in and out of the airport. Steady growth in passengers has also qualified the airport to receive $1 million in FAA money to help the airport and reduce burden on local taxpayers.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

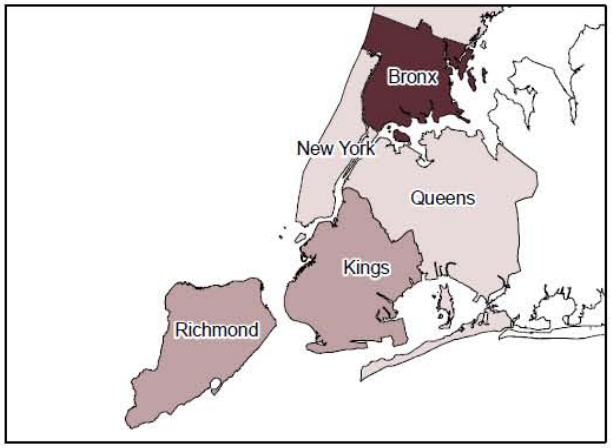
Unemployment Rates by County, New York State, November 2016



County Unemployment Rates (not seasonally adjusted)

- **Rate is 7.0 percent or greater**
- **Rate is 6.0 - 6.9 percent**
- **Rate is 5.0 - 5.9 percent**
- **Rate is 4.0 - 4.9 percent**
- **Rate is less than 4.0 percent**

New York State rate = 4.7 percent



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

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

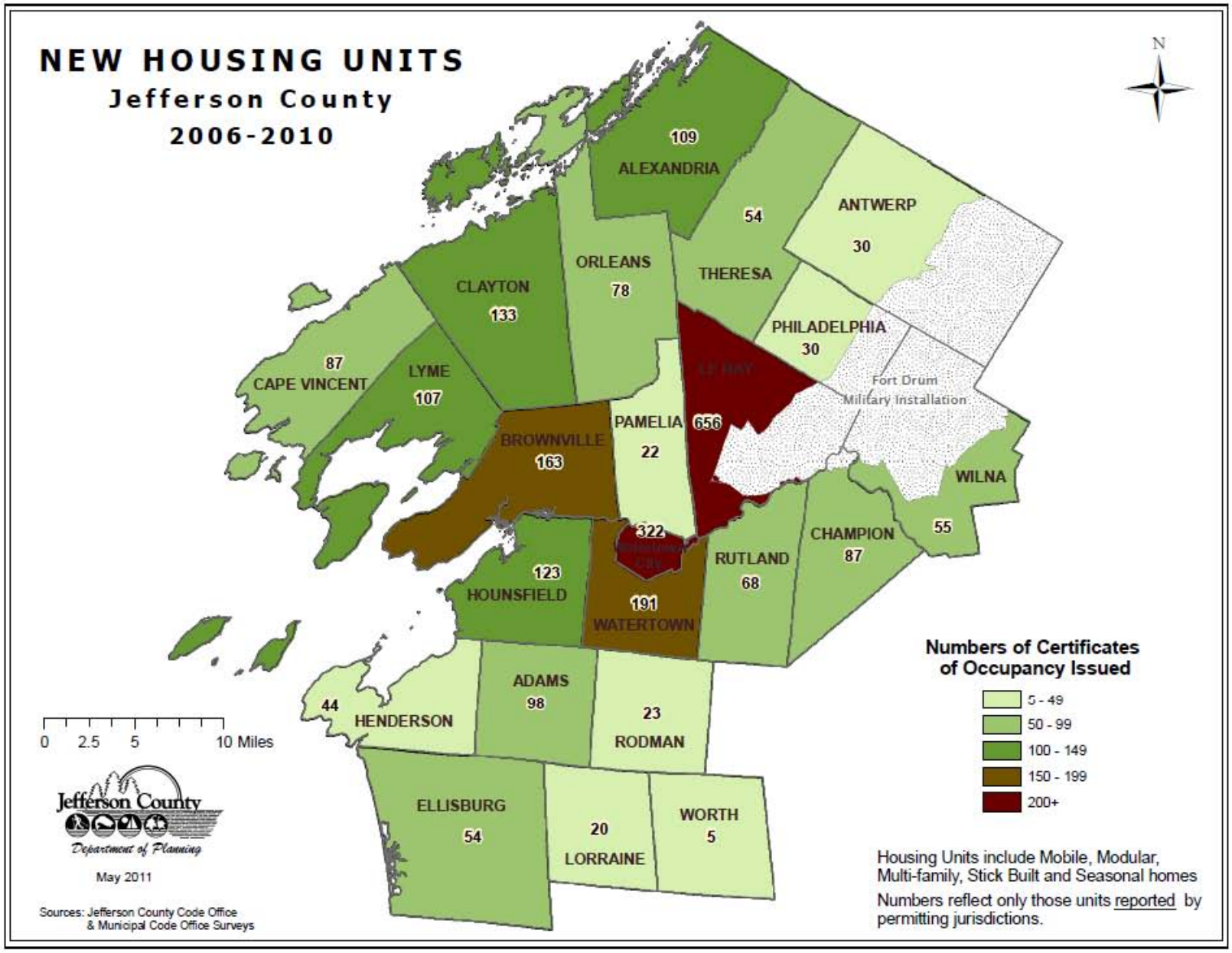
Clearly, Jefferson County offers a variety of services and amenities required to support the over 42 communities within the County and service the entire North Country region. The county has maintained a stable economy, and population and growth trends are consistent with other Upstate New York areas.

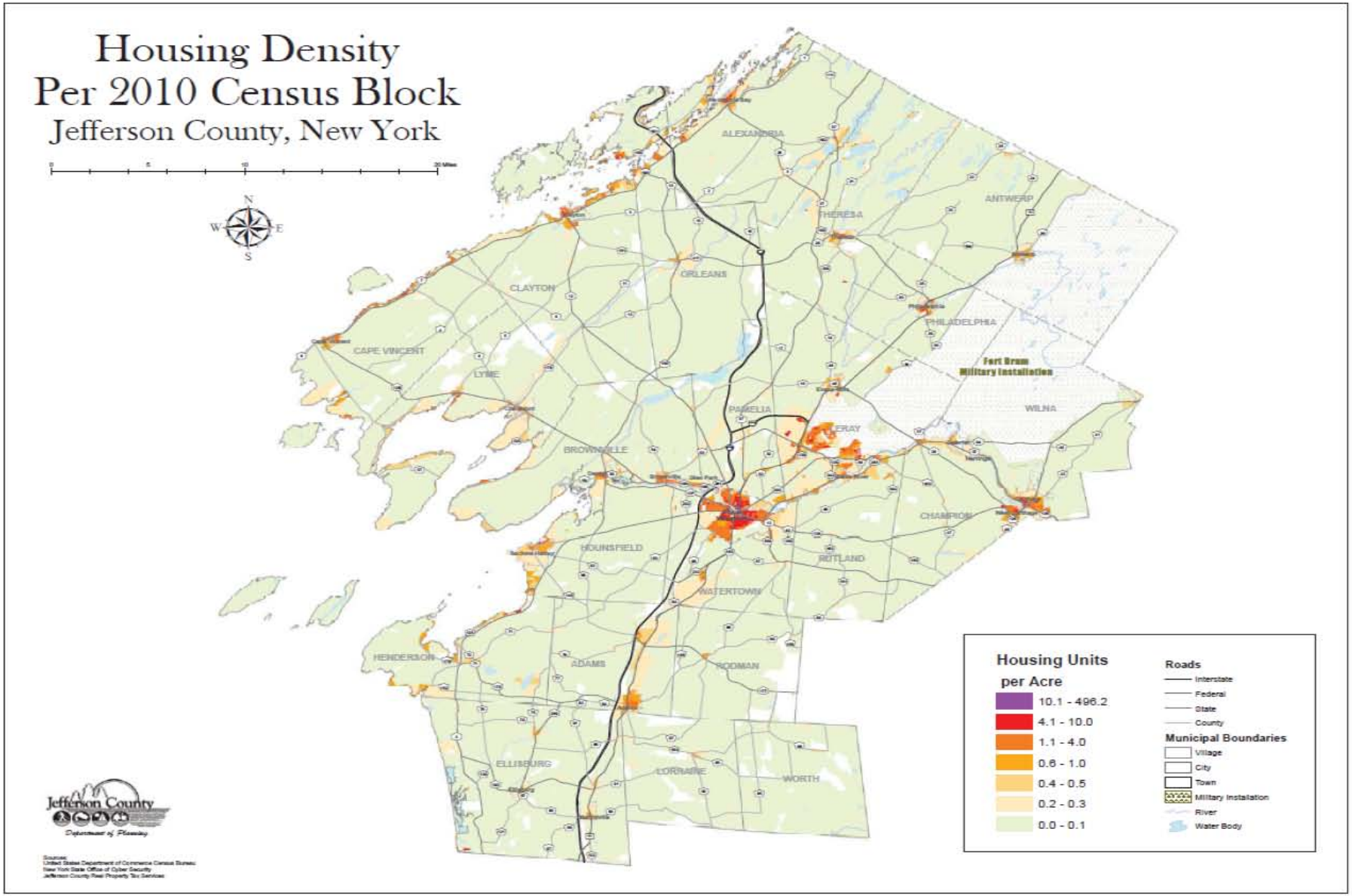
The County's long-term advantages include having a large Government employment base and proximity to the Canadian border will help to maintain industry and trade jobs.

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.


NEW HOUSING UNITS
Jefferson County
2006-2010
N
109
ALEXANDRIA
54
ANTWERP
30
ORLEANS
78
THERESA
CLAYTON
133
PHILADELPHIA
30
87
CAPE VINCENT
LYME
107
Fort Drum
Military Installation
PAMELIA
22
656
BROWNVILLE
163
WILNA
55
322
CHAMPION
87
RUTLAND
68
123
HOUNSFIELD
191
WATERTOWN
Numbers of Certificates
of Occupancy Issued
5 - 49
50 - 99
100 - 149
150 - 199
200+
ADAMS
98
44
HENDERSON
23
RODMAN
0 2.5 5 10 Miles
ELLISBURG
54
20
LORRAINE
WORTH
5
Jefferson County
Department of Planning
May 2011
Sources: Jefferson County Code Office
& Municipal Code Office Surveys
Housing Units include Mobile, Modular,
Multi-family, Stick Built and Seasonal homes
Numbers reflect only those units reported by
permitting jurisdictions.



Source: http://www.co.jefferson.ny.us
Most recent data available as of April 2016

Building permits:

Below are building permits for Jefferson County, Watertown and surrounding areas. There has been no permit activity for Watertown since 2013.

SOCDS Building Permits Database

County Totals

Housing Unit Building Permits for: Jefferson County, NY	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
Total Units	395	455	681	526	189	291	293	357	518	519	137	93
Units in Single-Family Structures	369	413	634	518	189	205	209	110	114	107	137	93
Units in All Multi-Family Structures	26	42	47	8	0	86	84	247	404	412	0	0
Units in 2-unit Multi-Family Structures	10	4	10	8	0	0	0	0	4	4	0	0
Units in 3- and 4-unit Multi-Family Structures	16	8	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	30	37	0	0	86	84	247	400	408	0	0

Selected Jurisdictions

Housing Unit Building Permits for: ALEXANDRIA 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: CLAYTON 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: CLAYTON VILLAGE, 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: 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)*

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.

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

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.

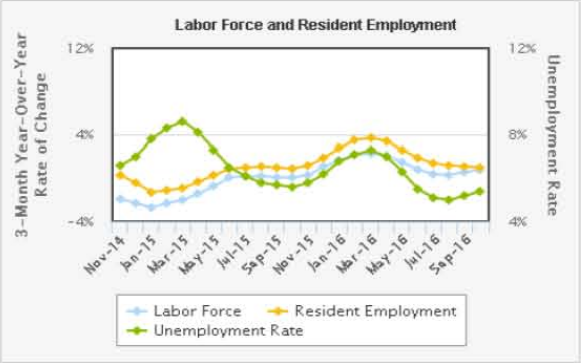
Market at a Glance

Jefferson County, NY

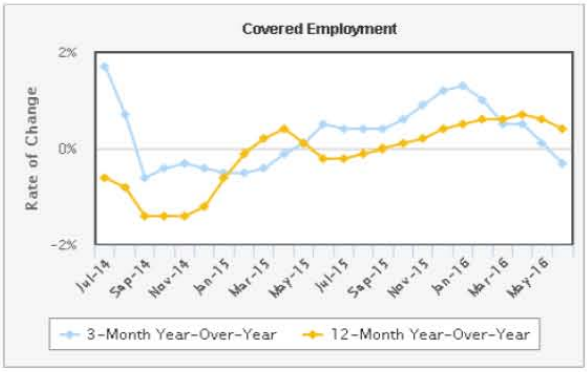
Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
New York/New Jersey Regional Office

Created on: December 27, 2016

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

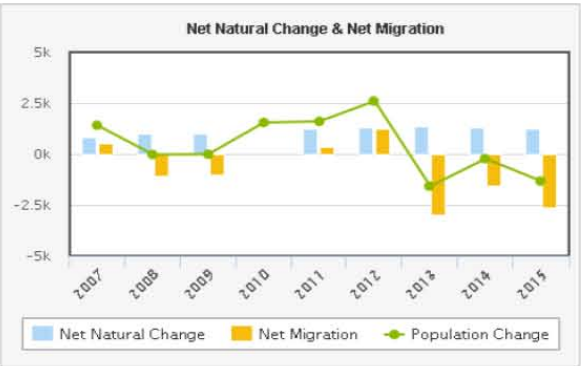
	3-Month Average			3-Month Year-Over-Year Change			
	October 2014	October 2015	October 2016	October 2014 to October 2015		October 2015 to October 2016	
				Number	Percent	Number	Percent
Labor Force	46,861	46,906	47,301	45	0.1	395	0.8
Resident Employment	43,877	44,292	44,756	415	0.9	464	1
Unemployment Rate (%)	6.4	5.6	5.4	n/a	n/a	n/a	n/a
	June 2014	**June 2015**	**June 2016**	**June 2014 to June 2015**		**June 2015 to June 2016**	
Covered Employment	42,004	42,205	42,089	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	Percent				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)

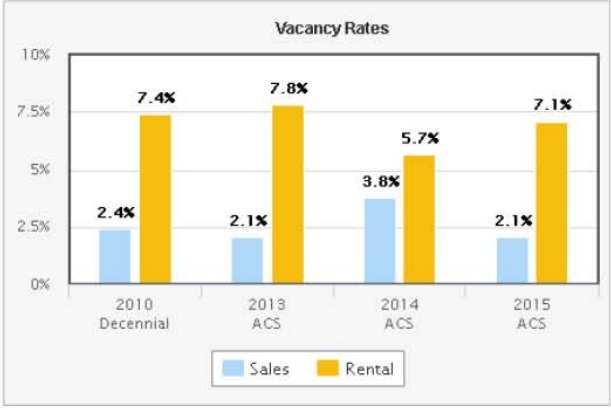


Data Source: U.S. Census Bureau Population Estimates

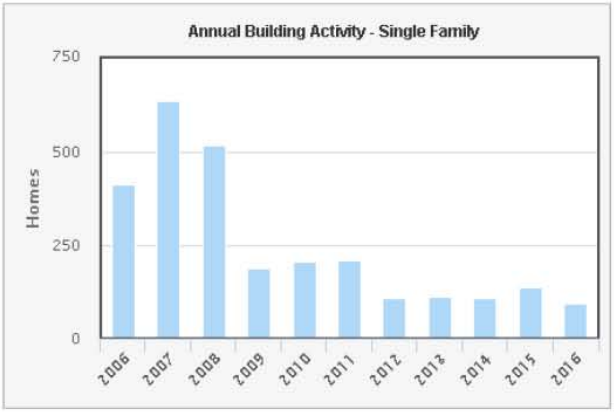
Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change

Jefferson County, NY (continued)

HOUSING MARKET CONDITIONS



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

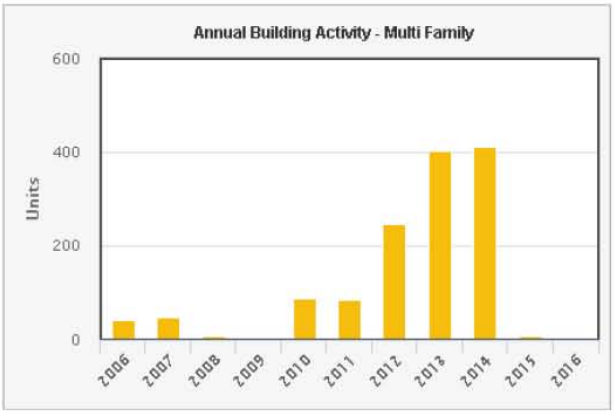


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through October 2016

Housing Inventory by Tenure	2010 Decennial	2013 ACS	2014 ACS	2015 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

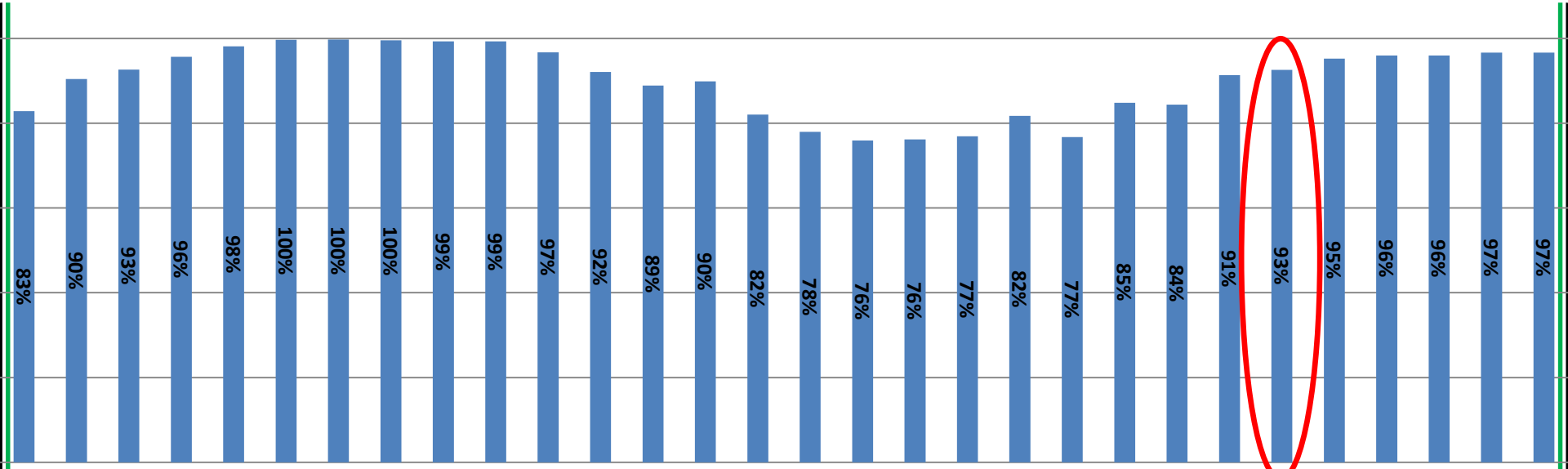
Fort Drum – Home of America's Light Infantry Division

Bill Bamann/IMDR-PWH/315-772-7256/William.L.Bamann.civ@mail.mil

As of 26 July 2016

Fort Drum Soldiers On-Post Projections

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



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

Current (July 2016)

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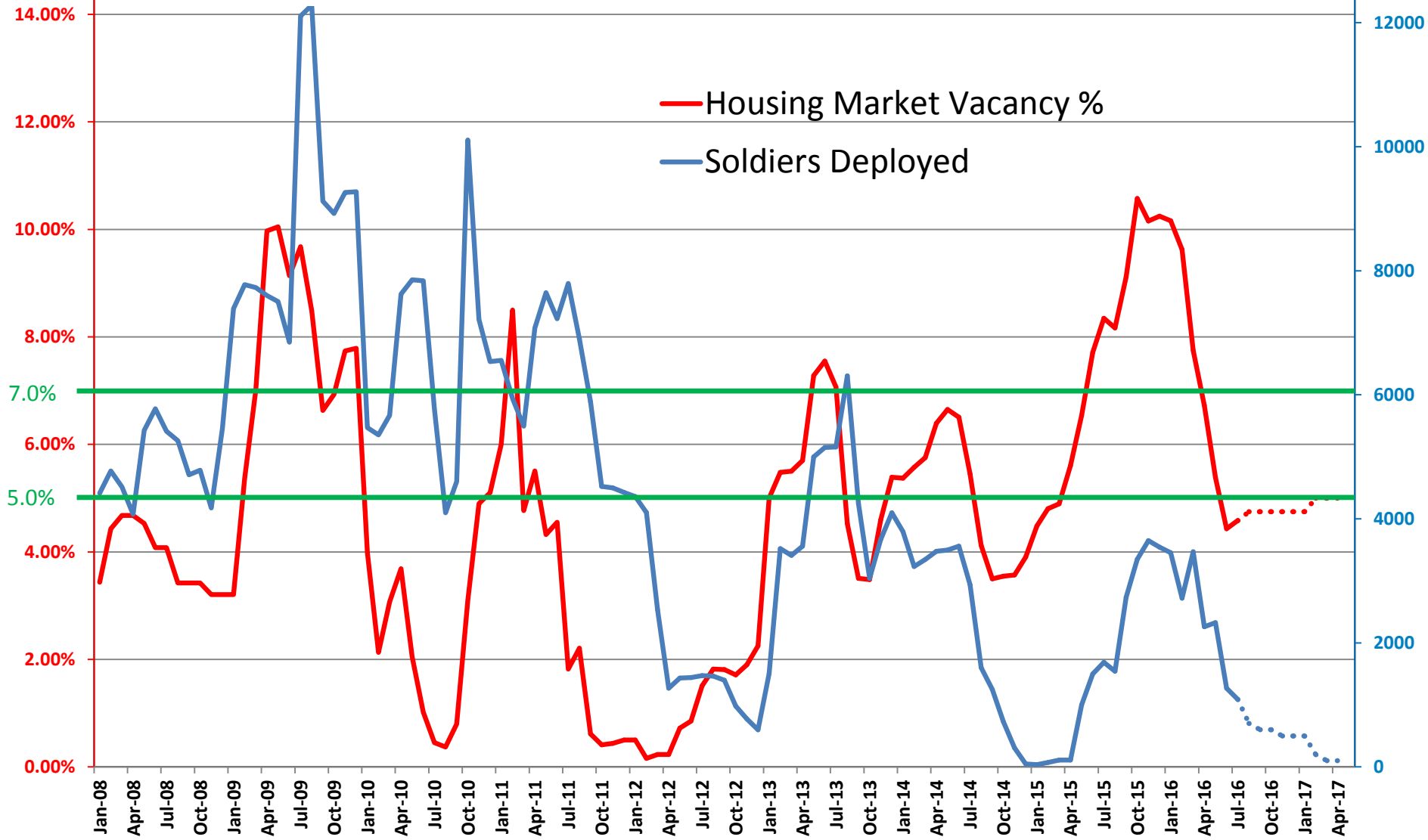
As of 26 July 2016

Local Area Housing Market Vacancy vs. Soldiers Deployed



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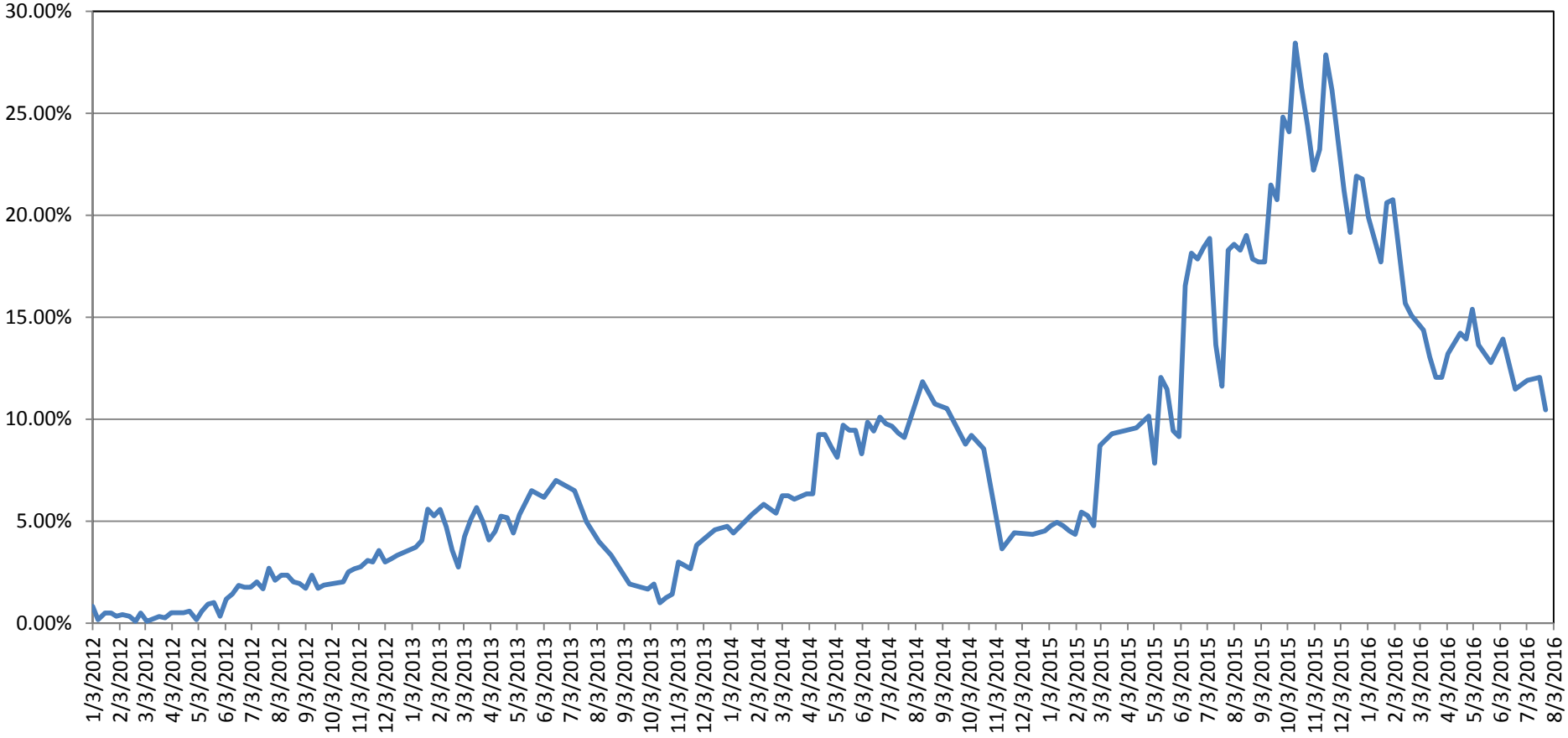
As of 26 July 2016

Watertown Legacy Apartments
Rental Vacancy %
2012-2016



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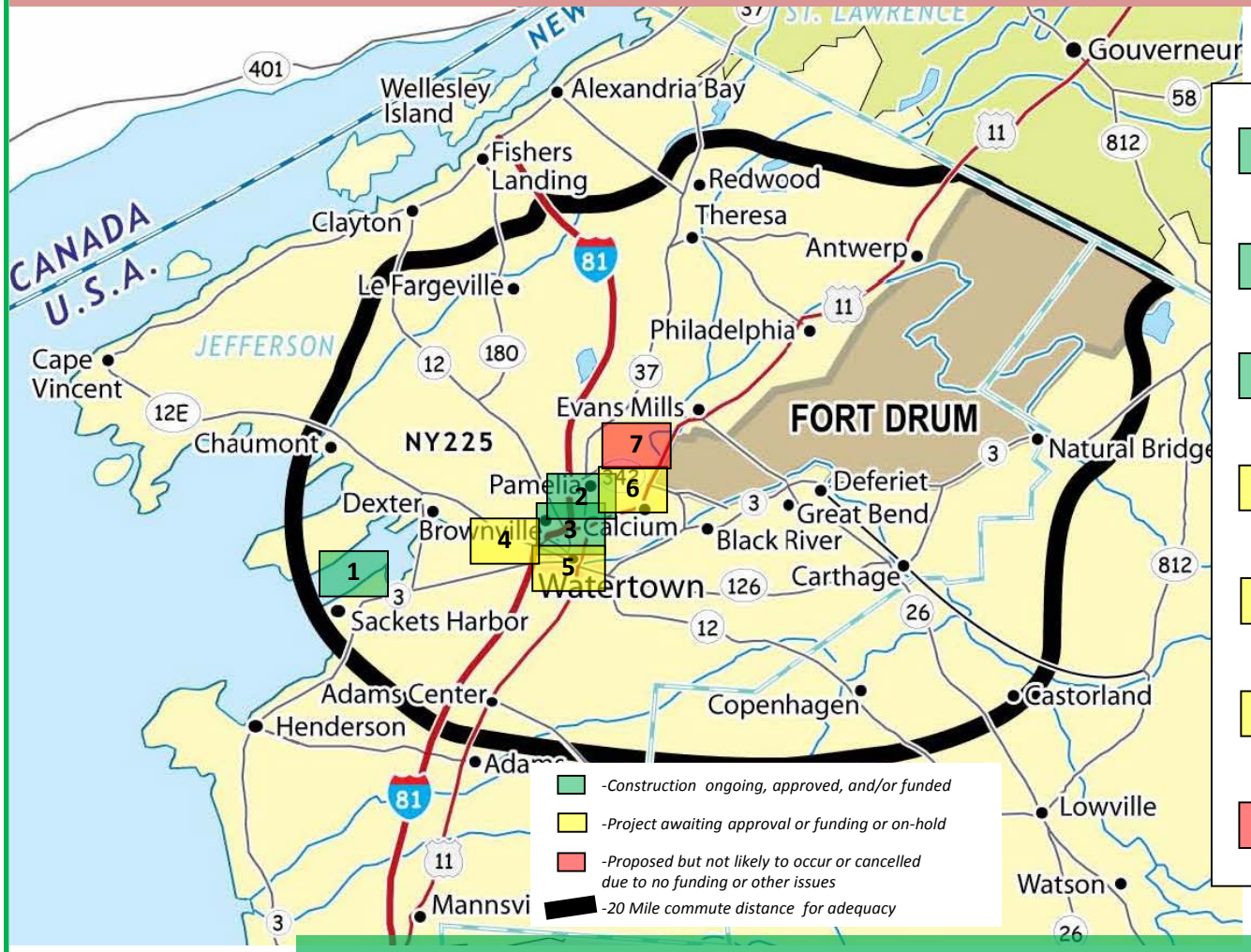
As of 26 July 2016

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 — 50 COMPLETE
2	Emerald Acres: 53 Townhouses — 22 COMPLETE
3	Deerfield Townhomes: 86 duplexes — 20 COMPLETE
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.

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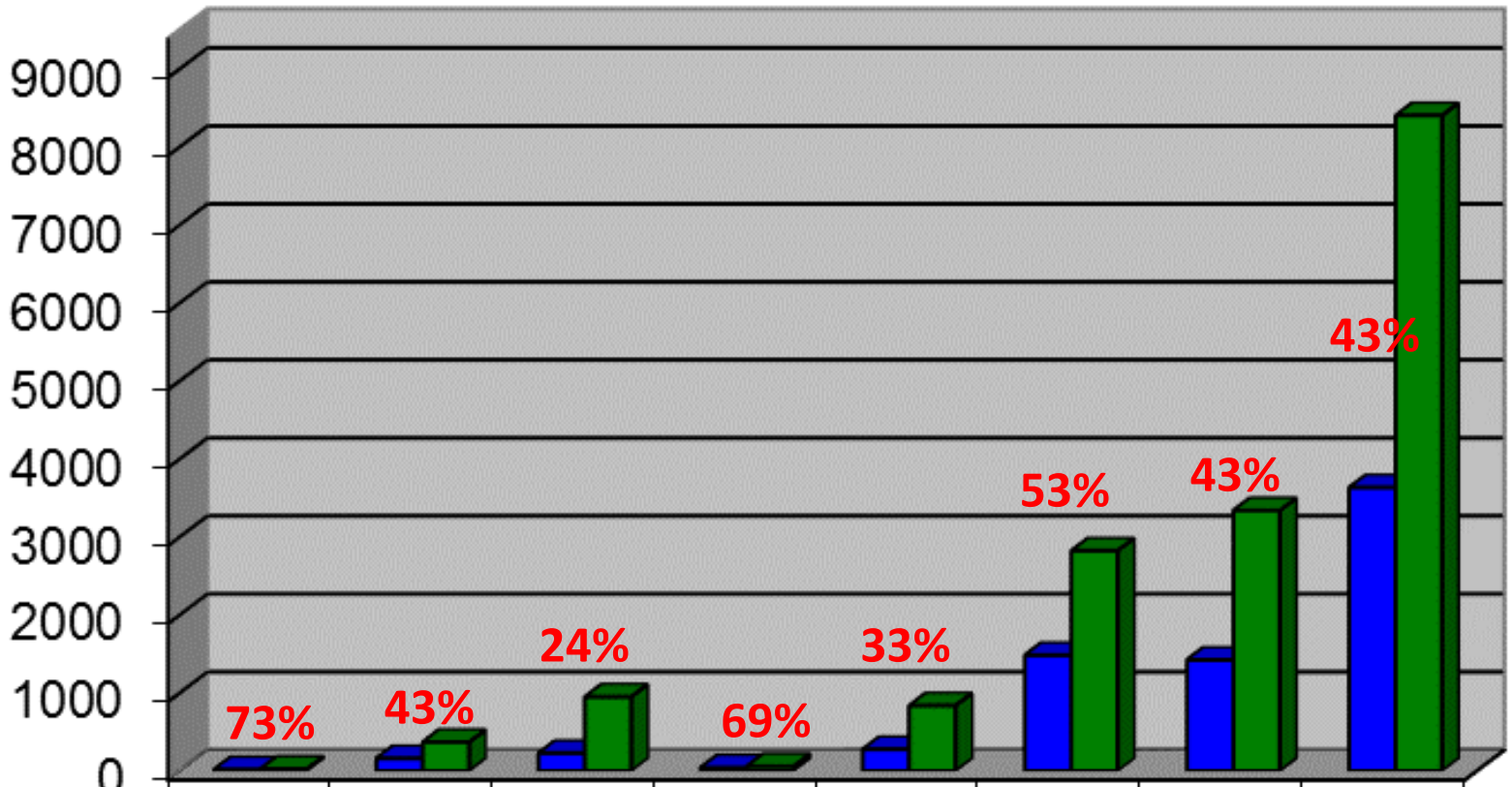
As of 26 July 2016

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

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As of 26 July 2016

2016 Fort Drum Apartment Availability Report

X = Included in Rent

Housing Services Office

**** 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 Virgina 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	$90 Additional fee	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	$125	X		Breed restrictions enforced. Two pet limit $350 pet fee- $25 added to rent per month	Watertown

26 SEPT 2016

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
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.truscotterrace.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 Copehagen 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	3	$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

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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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 appliancesand 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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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. A 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 managament is offering first month's rent free as a concession.

Apartment Features

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

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [ ] AC Type:
- [x] Stove
- [x] Refrigerator
- [x] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [ ] Pool
- [x] Tennis
- [x] Rec. Area - Type: Playground & Basketball
- [ ] Fireplace
- [x] 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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 & refrigertors). 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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 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

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

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [ ] AC Type:
- [x] Stove
- [x] Refrigerator
- [ ] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [ ] Pool
- [x] Tennis
- [x] Rec. Area - Type: See Amenities
- [ ] Fireplace
- [x] 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 doe not accept Section 8 vouchers. Furnished units may be leased on a monthly or an annual basis. General cosmetic work has been perfomed 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 availabe immedietly, 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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

- [x] Separate Entrance(s)
- [x] Balcony/Patio
- [x] Carpets
- [x] Drapes/Blinds
- [x] Storage
- [x] 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
- [x] Cold Water Included
- [x] Sewer

Equipment

- [ ] AC Type:
- [x] Stove
- [x] Refrigerator
- [x] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [ ] Pool
- [ ] Tennis
- [x] 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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

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

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [x] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [x] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [ ] AC Type:
- [x] Stove
- [x] Refrigerator
- [ ] Disposal
- [x] 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

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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. Historial 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

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

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [ ] AC Type:
- [x] Stove
- [x] Refrigerator
- [x] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [ ] Pool
- [x] Tennis
- [x] Rec. Area - Type: Playground & Basketball
- [ ] Fireplace
- [x] 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

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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

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

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [x] AC Type: central
- [x] Stove
- [x] Refrigerator
- [ ] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [ ] Pool
- [ ] Tennis
- [x] Rec. Area - Type: See Amenities
- [ ] Fireplace
- [x] 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 construciton, 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+

Waiting List:
1BR 50/60 - 32, 2BR 50/60 - 15, 3BR 50/60 - 10

Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

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

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [x] AC Type:
- [x] Stove
- [x] Refrigerator
- [x] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [ ] Pool
- [ ] Tennis
- [x] Rec. Area - Type: See Amenities
- [ ] Fireplace
- [x] 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+

Waiting List:
50% AMI units = 1BR - 52, 2BR - 42, 3BR - 32

Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

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

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [ ] AC Type:
- [x] Stove
- [x] Refrigerator
- [ ] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [ ] Pool
- [ ] Tennis
- [x] Rec. Area - Type: Playground & Fitness Center
- [ ] Fireplace
- [x] 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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)
- [x] Balcony/Patio
- [ ] Carpets
- [ ] Drapes/Blinds
- [ ] Storage
- [ ] Coin Laundry Facility
- [x] 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:
- [x] Stove
- [x] 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 were 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 & refrigertors). 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. Utilty 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
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 regfrigerator.

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 tentnas 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: Plaground
- ☐ 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
- ☐ 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 - 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 wai ing 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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
- ☑ 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. 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 regfrigerator.

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:
5-10 Income Qualified Applicants

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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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. Utiliy 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

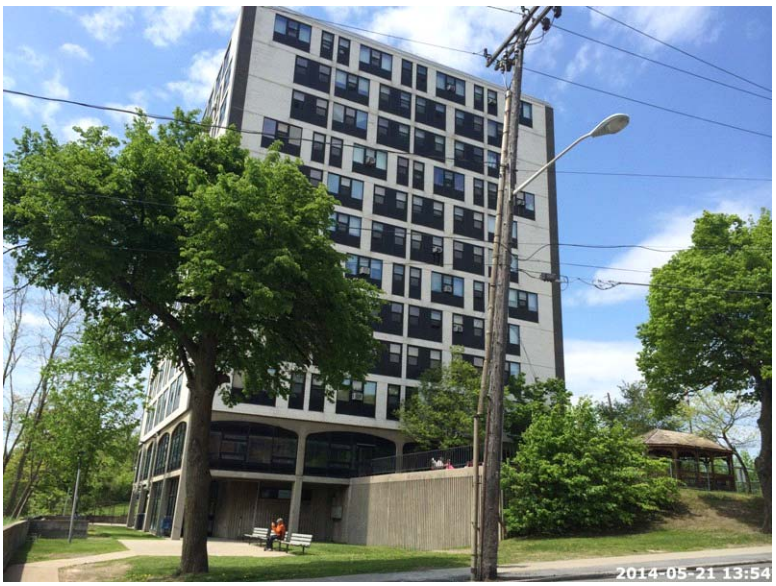
Year Built: 1966

Occupancy Rate: 100%

Rent Concessions: No

Cond. Rating: B

Waiting List:
321 people



Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 builings 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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 builings 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

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
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
NYSAFAH Affordable Housing Conference – New York	2004 – 2016
2013 Homes within Reach Conference – Pennsylvania	2012 – 2016
Upstate New York NYSAFAH 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
Scoharie 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:

Location:	Property / Project Type:	Client:	Report Type:
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…

Location:	Property / Project Type:	Client:	Report Type:
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…

Location:	Property / Project Type:	Client:	Report Type:
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 Sigl 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…

Location:	Property / Project Type:	Client:	Report Type:
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…

Location:	Property / Project Type:	Client:	Report Type:
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…

Location:	Property / Project Type:	Client:	Report Type:
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

EFFECTIVE DATE

MO.	DAY	YR.
06	20	15

EXPIRATION DATE

MO.	DAY	YR.
06	19	17

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

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

DOS-1098 (Rev. 3/01)

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:

Location:	***Project Type:***	***Report Type:***
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.):

Location:	***Project Type:***	***Report Type:***
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.):

Location:	***Project Type:***	***Report Type:***
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.):

Location:	***Project Type:***	***Report Type:***
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	HUD 202/236	Market Study
Bronx, Bronx Co., NY	Tax Credit Family	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.):

Location:	***Project Type:***	***Report Type:***
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:

State	*Certificate No.*	*License Expiration*
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 (NYSAFAH)

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

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

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

46000004454

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 88758

EFFECTIVE DATE

MO.	DAY	YR.
11	26	15

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

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

DOS-1098 (Rev. 3/01)