

The Chenango County Planning Department, in partnership with Greater Opportunities for Broome and Chenango, Inc., is proposing a project that will involve the renovation of 18 permanent housing units located at the Red Mill Properties in New Berlin, New York. The construction will include gutting the building interiors including:

- all interior finish materials and trim
- interior doors
- electrical, plumbing and heating systems
- window sashes
- exterior demolition
- renovation for eighteen (18) apartments

Of the eighteen units, sixteen are currently occupied, with two being vacant due to the amount of needed repairs that are required to make the units habitable. The breakdown for units per building is as follows:

- 9-Two-Bedroom Units
- 9 One-Bedroom Units.

The proposed project was developed in coordination with Chenango County to meet the need for an affordable and safe supportive housing program. The property identified for the project is starting to pose a health and safety to the current clientele residing in the current units and is in dire need of rehabilitation. The property is under the ownership of Greater Opportunities, who will serve as the primary entity for providing housing and support services to the individuals and families served through this project.

Built in 1990 at the intersection of Corners Road and NYS Route 8, the existing facility features a 10-unit single-story apartment building complex; each building contained two units each. The units were constructed using a floating concrete slab foundation, with wood framing—interior/exterior- and clear span wood trusses. All units were originally built with asphalt roofs and vinyl siding on the exterior, aluminum fascia and vinyl windows. Heating was originally accomplished using in-ground radiant floor with fuel fired boilers; they do not currently have any air conditioning. A modest kitchen and living area are the center point of each apartment, bedrooms are offset from the living area with individual access to each. Buildings are aligned around a central asphalt parking area which drains into centrally located catch basins. An abundance of greenspace exists around the units for outdoor recreation and living space. A large wooden fence exists around the perimeter of the property for security and privacy. Overall, the infrastructure buildings appear to be in overall sound condition but are quickly deteriorating and may pose a health and safety risk if rehabilitation is not completed. Most of the buildings still utilize their original asphalt roof which has met its useful life, while less than three units have a replacement metal. Provided with the knowledge of the facility's current condition, it is suspected that the roofs were not correctly installed; or that correct underlayment was placed (e.g., ice and water); or that correct terminations were used. Due to the amount of work likely required, insulation systems will need to be upgraded to meet current building codes and standards. The exterior finish system (i.e., vinyl siding) is significantly deteriorated, with portions missing, or damaged. All existing in-floor radiant heating has been abandoned or decommissioned. The oil tanks once servicing the boilers, have been left in-place. All existing plumbing fixtures are in need of replacement due to lack of maintenance, and/or abuse from past tenants. The existing mechanical rooms are undersized for the current equipment needs, and present signs of unqualified means and methods of repair. Existing water heaters are electric resistance, and installed adjacent to the abandoned boilers. It is recommended new units be installed, as many are

beginning to show signs of impending failure (e.g., corrosion on the lower seam, corrosion around connections and fittings, etc.). The overall electrical systems illustrate evidence of substandard wiring, poor quality electrical devices (i.e., receptacles, plates, switches), abundance of "cheater breakers", and severe circuit/service overloads. The original service size was designed for an independent (not electric) heating system (i.e., fuel oil), and was likely never sized for the electric resistance heat. All units will require proper rewiring to codes and standards, new devices, and the existing amperage of each apartment closely reviewed for loads. All existing floor finishes, trim, doors, windows, kitchens and appliances –interior fit out– are excessively worn and/or damaged in multiple ways and should be replaced. As a result of lack-of-maintenance, low-quality construction, poor means and methods, and abuse after years of occupancy, the units require a complete and comprehensive interior replacement.

The COVID-19 Pandemic has had an overwhelming impact on many individuals and families in Chenango County, and exacerbated Chenango County's sizable affordable housing shortage. With more people losing jobs and suffering other hardship, housing has played a much larger role in the overall impacts of the coronavirus pandemic. As communities look for ways to limit the spread of the virus and reduce risks to public health, improving access to housing will be part of that solution as it will allow individuals and families a secure and safe place to reside to prevent spread or further infection. The Red Mill Renovation Project will accomplish the following goals:

1. It will protect existing affordable rental housing from physical deterioration and financial insecurity.
2. The project will provide long-term affordable rental housing, especially if the pandemic continues, and will provide housing stability for renters as the economy recovers from the pandemic.
3. By renovating existing properties within Chenango County, it will eliminate blight, restore affordable units to eligible renters, and will prevent further loss of affordable units in the County when there is already a shortage.

The total amount of the project is estimated at \$4,784,487.00, which includes 15% contingency of \$525,000, and Chenango County is requesting the total amount of the project from CDBG CARES funding. NYS Homes and Community Renewal (HCR) has already expended approximately \$47,000 on environmental testing, surveys, and pre-development costs. The operating funds will be generated from tenant paid rents for the 18 units located at Red Mill. Greater Opportunities accepts Section 8 Housing Vouchers, as well as DSS shelter allowances. Greater Opportunities also been awarded NYS Supportive Housing Program (NYSSHP) funds in order to hire a full-time Intensive Housing Family Advocate to provide supportive services to all tenants residing in the facility. Greater Opportunities will also employ internal resources and community linkages to assist individuals served by the housing project. Chenango County will provide administrative oversight for the administration of the CDBG CARES funds.