

NCLB

Development Resource Directory



Newburgh Community Land Bank
www.newburghcommunitylandbank.org

Development Resource Directory

The Newburgh Community Land Bank (NCLB) is a non-profit organization focused on returning the City of Newburgh's vacant and abandoned properties to productive use. The NCLB's initial target area is bounded to the North by Gidney Avenue and Clinton Street, to the East by Grand Street, to the South by Broadway, and to the West by Dubois Street. The NCLB acquires properties that are tax delinquent, tax foreclosed, vacant and/or abandoned. The NCLB uses the tools of the State-wide program to remove the harms and liabilities attached to these properties, such as eliminating tax and other liens or remediating environmental contaminants. The properties are then offered for sale at a reasonable purchase price. In addition to the NCLB development incentives, many Federal, State, and County development incentives exist.

This guide was created to act as a resource to parties with an interest in developing an NCLB property. This guide contains a directory of organizations you may need to contact before or during redevelopment of your NCLB project. In addition, this guide provides a list of tax incentives, funding sources, and grants available in the NCLB target area.

For more information please contact:
Newburgh Community Land Bank
15 Chambers St
Newburgh, NY 12550
845-569-7350

<http://www.newburghcommunitylandbank.org/>

Resource Directory

This guide contains a directory of organizations you may need to contact as part of your NCLB redevelopment project.

City of Newburgh Office of the Assessor

The Newburgh City Assessor's manages assessments, administers exemption programs, and handles other matters involving property valuation. The office has a wealth of information on City properties and the expert staff welcomes visitors.

City Hall, First Floor, 83 Broadway, Newburgh, NY 12550

Phone: (845) 569-7333

Fax: (845) 565-4916

Web: www.cityofnewburgh-ny.gov/assessor

City of Newburgh Department of Code Compliance (Building Permits)

The City of Newburgh's Department of Code Compliance enforces the Newburgh City Code and the New York State Fire Prevention & Building Code. The Department of Code Compliance accepts many of the applications made for development in the City, including Building, Plumbing, HVAC, and many land use applications.

1841 Courthouse, First Floor, 123 Grand Street, Newburgh, NY 12550

Phone: (845) 569-7400

Fax: (845) 569-0096

Web: www.cityofnewburgh-ny.gov/buildingcode-enforcement

City of Newburgh Department of Engineering (Stormwater)

The City of Newburgh Engineering Department is responsible for providing professional engineering services as requested by City. Engineering also performs site plan review functions for City Planning Board and acts as the office of the Stormwater Management Officer.

City Hall, First Floor, 83 Broadway, Newburgh, NY 12550

Phone: (845) 569-7447

Web: www.cityofnewburgh-ny.gov/engineering

City of Newburgh Industrial Development Agency (IDA)

The Newburgh Industrial Development Agency is a state regulated local public authority who works with private, nonprofit and public sector parties. The City IDA works to improve the quality and quantity of jobs available for residents by providing tax and other fiscal incentives for businesses in the City of Newburgh.

City Hall, Third Floor, 83 Broadway, Newburgh, NY 12550

Phone: (845) 569-7369

Email: ida@cityofnewburgh-ny.gov

Web: www.cityofnewburgh-ny.gov/industrial-development-agency

City of Newburgh Planning & Development Department

The City Planning & Development Dept. is the center for a variety of services and programs to assist the City in land use development, economic growth and neighborhood revitalization. The Planning & Development Dept. responsibilities include Community Planning, planning applications for site plan approval, and brownfield resources. Contact Planning & Development for more information about the Newburgh Rental Rehabilitation Program, CDBG business loans, and sidewalk and façade improvement grants.

City Hall, Third Floor, 83 Broadway, Newburgh, NY 12550

Phone: (845) 569-9400

Fax: (845) 569-9700

Web: www.cityofnewburgh-ny.gov/planning-development

City of Newburgh Department of Public Works (DPW)

The City of Newburgh DPW is responsible for the physical well-being of the City of Newburgh. The DPW's responsibilities include sanitation and recycling collection, maintaining City streets, trees, parks, and issuing permits for dumpsters.

88 Pierces Road, Newburgh, NY 12550

Phone: (845) 565-3297

Fax: (845) 565-3329

Web: www.cityofnewburgh-ny.gov/public-works

The Greater Newburgh Partnership

The Greater Newburgh Partnership is a non-profit 501(c)3 organization of business leaders and community stakeholders who will transform the city of Newburgh into a thriving community that is safe, secure, and desirable. The Partnership aligns goals with others in the community to instill pride in where they live, take ownership of their neighborhoods, and attract new residents, students and professionals.

PO Box 1151, Newburgh, NY 12551

Phone: (845) 568-5800

Web: www.greaternewburghpartnership.org

Homes and Community Renewal (HCR)

The New York State Department of Homes and Community Renewal (HCR) comprises all the State's major housing and community renewal agencies, including: The Affordable Housing Corporation, The Division of Housing and Community Renewal, Housing Finance Agency, State of New York Mortgage Agency, Housing Trust Fund Corporation and others.

641 Lexington Ave, New York, New York 10022

Phone: 212-688-4000

Web: <http://www.nyshcr.org/AboutUs/AgencyDescription.htm>

Orange County Office of the Clerk

The Orange County Clerk is the registrar of deeds, mortgages, judgments and liens. The Clerk's office also acts as the Clerk of the Supreme and County courts, registers LLCs and DBAs, and is the home of the Department of Motor Vehicles.

Parry Building, 4 Glenmere Cove Road, Goshen, NY 10924

Phone: (845) 291-2690

Fax: (845) 291-2691

Email: occrabbitt@orangecountygov.com

Web: www.orangecountygov.com/content/124/861/default.aspx

Orange County Office of Community Development

The Office of Community Development administers the CDBG, HOME, Lead Hazard Control and several other federally funded programs. The Office of Community Development obtains and utilizes Federal, State, and local funds to carry out physical improvements to infrastructure and public facilities, and to assist in rehabilitation or new construction of affordable housing.

18 Seward Avenue - First Floor, Middletown, NY 10940

Phone: (845) 615-3820

Email: CommDev@orangecountygov.com

Web: www.orangecountygov.com/content/124/620/default.aspx

Orange County Industrial Development Agency (IDA)

The Orange County Industrial Development Agency, a public benefit corporation, provides assistance to qualifying companies. The IDA offers a wide range of incentives to encourage job creation and job retention. These incentives include, but are not limited to, sales and mortgage tax exemptions, real property tax abatements and, in some cases, the issuance of tax exempt bonds.

4 Crotty Lane, Suite 100, New Windsor, NY 12553

Phone: (845) 234-419

Web: www.ocnyida.com

Orange County Partnership

The Orange County Partnership is a private, not-for-profit economic development agency for businesses development in Orange County. Its team of economic development professionals works with commercial real estate brokers, developers, site selection firms and regional and statewide economic development agencies to find the most advantageous and cost-effective locations for corporate attractions and expansions.

40 Matthews Street, Suite 108, Goshen NY, 10924

Phone: 845-294-2323

Web: www.ocpartnership.org

Orange County Business Accelerator (OCBA)

The Orange County Business Accelerator is a partnership between Orange County Government and the Orange County Industrial Development Agency. This partnership is aimed at fostering new businesses in Orange County. The OCBA's purpose is to help businesses extend their reach beyond the borders of Orange County and simultaneously grow Orange County into the most business-friendly environment in the Hudson Valley.

40 Matthews Street, Suite 108, Goshen NY, 10924

Phone: 845-294-2323

Web: www.ocaccelerator.com/

PathStone

PathStone is a non-profit organization dedicated to building a stronger community through housing preservation and community renewal activities. PathStone provides individuals and families affordable rental housing, homeownership assistance, and educational services

36 Chambers Street, Newburgh, NY 12550

Phone: (845) 569-0770

Fax: (845) 569-1300

Web: www.pathstonenewburgh.wordpress.com/about/overview/

Incentive Guide

This guide provides a list of tax incentives, funding sources, and grants available. The guide identifies incentives by property use, occupancy requirements, and financing requirements. The guide includes program title, a brief description of the incentive of guidelines, and the website for the program.

Guide Key		
Use	Single Family Residence (SFR	SFR
	Multi Family (minimum number of units)	MF(#)
	Programs best suited for large-scale Multi Family projects	MF(π)
	Residential and Commercial	MIX
	Commercial	COM
Occupancy Required	Owner Occupancy Required	OWNER
	Veteran	VET
Financing Requirements	New York State Housing Finance Agency	NYS HFA
	Federal Home Loan Bank Approved Lender	FHLB
	State of New York Mortgage Agency Approved Lender	SONYMA

Tax Abatements			
Use	Occupancy Requirements	Financing Requirements	
MF (5+)		NYS HFA	<p>Multiple Dwellings outside NYC Financed by NYS Housing Finance Agency §421-d</p> <p>Tax abatement for new construction or rehabilitation of residential or mixed use buildings containing a minimum of five residential units. Tax abatement starts at 100% of increased value during construction and for the first three years thereafter, stepped down by 20% after each successive three years.</p> <p>http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_07/sec421_d.htm</p>

SFR MF(2+) MIX	Owner		<p>STAR/Enhanced STAR §425 Tax abatement for owner-occupants of residential properties who earn less than \$500,000 per year. Exempts the first \$30,000 of home value from school taxes, applicable to occupied unit only. Enhanced Star for owners over 65 years of age who earn less than \$84,500 per year exempts the first \$63,300 of home value from school taxes. http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec425.htm</p>
SFR	Owner & Vet.		<p>Alternative Veterans' Exemption §458-a 15% Tax abatement on primary residence, to a maximum value of \$12,000, for veterans who served during a time of war. Additional benefits available to some qualifying veterans. http://www.tax.ny.gov/pit/property/exemption/altvetoverview.htm Local Code: http://ecode360.com/10874719</p>
SFR MF(2)	Owner		<p>First-Time Homebuyers of Newly Constructed Homes §457 Tax abatement for first-time homebuyers of owner occupied and newly constructed or reconstructed single family homes, two-family homes, townhouses, or condominiums. Five year stepped abatement starting at 50% of value or value increase for reconstruction, reducing 10% per year. Maximum income of owner is \$81,830 and owner must sign contract or purchase prior to 12/16/2016. http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec457.htm Local Code: http://ecode360.com/10874722</p>
	Owner		<p>Historic Property Improvement Exemption §444-a Ten year tax abatement of increase in value attributable to the alteration, rehabilitation or renovation of property designated as a landmark or located in an established historic district. Five years at 100% abatement of increase in value, five years additional stepped down at 20% per year. http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec444_a.htm Local Code: http://ecode360.com/12513441</p>
COM MIX			<p>Mixed-use Properties outside New York City §485-a Tax abatement for conversion of non-residential properties to mixed-use property; the increase value of the property attributable to the conversion is exempt from taxation and special ad valorem levies for a period of twelve years. Eight years at 100% abatement of increase in value, four years additional stepped down at 20% per year. http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt2/sec4_06/sec485_a.htm Local Code: http://ecode360.com/15618701</p>

SFR MF(2)	Owner		<p>Home Improvements §421-f Tax abatement for improvements to single and two-family homes; the increased value of the property attributable to the improvement is exempt from taxation and for a period of eight years. One year at 100% abatement of increase in value, seven years additional stepped down at 12.5% per year. Majority of structure must be five years old, \$80,000 exemption cap. http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec421_f.htm Local Code: http://ecode360.com/15618717</p>
SFR MF(2)	Owner		<p>Multiple Dwellings Converted to Owner-Occupied Residences §421-k Multiple-dwelling buildings that are improved and/or converted back to an owner-occupied single-family or any owner-occupied multiple dwelling that is reduced to at most two units shall be exempt from taxation levied by the City of Newburgh on the increase in assessed value for a period of eight years. One year at 100% abatement of increase in value, seven years additional stepped down at 12.5% per year. Majority of structure must be five years old, \$100,000 exemption cap. http://www.tax.ny.gov/research/property/assess/manuals/vol4/pt1/sec4_01/sec421_h.htm Local Code: http://ecode360.com/26955252</p>
MF(π)			<p>Low-Income Housing Credit Program (LIHC) This program provides a reduction in federal income tax liability for rehabilitation or new construction of low-income housing. This program is often used in conjunction with CDBG, HOME and USDA RHS 515. http://www.nyshcr.org/Programs/LIHC/</p>
MF(π)			<p>State Low-Income Housing Credit Program (SLIHC) This program provides a reduction in state income tax liability for rehabilitation or new construction of low-income housing. This program is often used in conjunction with CDBG, HOME and USDA RHS 515. http://www.nyshcr.org/Programs/SLIHC/</p>
Funding			
SFR	Owner		<p>FHA PowerSaver Pilot 203(k) Mortgage This program allows from \$3,500 to \$25,000 in grant funding with access to low-cost purchase-financing when energy saving upgrades are included in a home improvement project. The pilot program runs to May 4, 2015. http://portal.hud.gov/hudportal/documents/huddoc?id=sfh_powersaver_desc.pdf</p>

SFR	Owner		<p>FHA Streamlined 203(k) Mortgage</p> <p>This program allows home-buyers or homeowners to finance up to \$35,000 into their mortgage for non-structural repairs such as roofs, windows, kitchens, or HVAC.</p> <p>http://portal.hud.gov/hudportal/documents/huddoc?id=05-50ml.pdf</p>
SFR MF(4)	Owner		<p>FHA 203(k) Mortgage</p> <p>This program allows homeowners or homebuyers from \$5,000 up to 110% of post-rehab property value to make virtually any repair or conversion as long as the original foundation is utilized. 203k mortgages can also be used to fund the residential portion of a mixed use building.</p> <p>http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k/203k--df</p>
SFR MF(4)		FHLB	<p>Federal Home Loan Bank Affordable Housing Program (AHP)</p> <p>AHP funds are available for purchase, rehabilitation, or construction of affordable homes or apartments. Developers must set aside 20% of units for occupants who earn 50% or less than area median income. Eligible owner-occupants may not earn more than 80% of the area median income.</p> <p>http://www.fhlbny.com/community/housing-programs/ahp/index.aspx</p>
SFR	Owner	FHLB	<p>Federal Home Loan Bank First Home Club (FHC)</p> <p>The FHC provides first-time homebuyers, who earn up to 80% of area median income, up to \$7,500 in matching funds for down payment and closing cost assistance. The FHC grants \$4 for each \$1 saved over a 10-24 month period.</p> <p>http://www.fhlbny.com/community/housing-programs/fhc/index.aspx</p>
SFR MF(2)	Owner	SONY-MA	<p>SONYMA Remodel New York Program</p> <p>This program allows first time homebuyers to mortgage purchase price and renovation costs from \$5,000 up to 40% of post-rehab property value. SONYMA also permits buyers to utilize Down Payment Assistance Loans (DPAL) to finance a 10 year non-interest bearing forgivable mortgage for down payment costs. Generous income and purchase price limits apply, first time homebuyer requirement waived for properties located in NCLB target area.</p> <p>http://www.nyshcr.org/Topics/Home/Buyers/SONYMA/RemodelNewYorkTermSheet.htm</p>

SFR MF(2+)	Owner		<p>Newburgh Rental Rehabilitation Program – Homeowner</p> <p>This program provides homeowners meeting low and moderate income guidelines interest free or low interest loans up to \$35,000 for repairs related to code compliance or substandard living conditions. Loans may be forgivable based on income and other factors.</p> <p>http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/ownershiphousingrehabilitationapplicationfnl.pdf</p>
SFR MF(2+)			<p>Newburgh Rental Rehabilitation Program – Rental</p> <p>This program provides owners of rental properties occupied by low and moderate income tenants low interest loans of up to \$30,000 for repairs related to code compliance or substandard living conditions. Loans may be forgivable based on income and other factors.</p> <p>http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/rentalrehabilitationloanapplicationfnl.pdf</p>
			<p>CDBG Business Loan Program</p> <p>This program provides loans to businesses new to Newburgh, or offering new services or positions to City residents. Loans are offered at a 4% interest rate from \$1,000 - \$10,000 and may be used for working capital inventory, equipment and start-up costs.</p> <p>http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/cdbg_business_loan_program.pdf</p>
MF(π)		NY Tax Exempt Bonds	<p>Homes for Working Families (HWF)</p> <p>This program provides gap financing through low-interest loans for new construction or rehabilitation of affordable housing. The primary financing sources for HWF projects must be tax-exempt bonds which are allocated from the State's Private Activity Bond Volume Cap and 4% Low-Income Housing Tax Credit issued in conjunction with the bonds.</p> <p>http://www.nyshcr.org/Topics/Developers/MultifamilyDevelopment/HomesForWorkingFamilies/</p>
Grants			
MIX COM			<p>Facade Improvement Program</p> <p>This fund matching program provides up to \$500 for façade improvement, including signs, for businesses or mixed-use properties in the lower Broadway and Liberty Street vicinity of Washington's Headquarters.</p> <p>http://www.cityofnewburgh-ny.gov/economic-development/pages/facade-improvement-program</p>

			<p>Sidewalk Replacement Program</p> <p>This program provides fund matching up to \$1,500 for sidewalk replacement at residential or commercial properties with sidewalks located on the City right-of-way.</p> <p>http://www.cityofnewburgh-ny.gov/sites/newburghny/files/u98/2013_sidewalk_replacement_guidelines_and_application_0.pdf</p>
MF(π)			<p>Housing Trust Fund Program (HTF)</p> <p>This program provides up to \$125,000 per unit to create low income housing for tenants, tenant-cooperators, or condominium owners by new construction or rehabilitation. Private developers applying for HTF funds must make equity investment and limit profits or create a 50% partnership with a non-profit entity.</p> <p>http://www.nyshcr.org/Programs/HousingTrustFund/</p>
MIX COM			<p>Rural and Urban Community Investment Fund (CIF)</p> <p>This program provides grants and loans for rehabilitation or new construction of commercial, retail, or community facilities components of mixed-use affordable residential developments. Up to \$750,000 is available per project and at least one-third matching funds are required.</p> <p>http://www.nyshcr.org/Funding/OpenWindow/2013/</p>
MF(5+)			<p>NYSERDA Multifamily Performance Program</p> <p>This program offers \$500-\$1,000/per unit incentive and low interest financing assistance for efficiency improvements to existing structures of 5+ units and 4+ floors. NYSERDA's whole-building approach is ideal for total rehabilitation.</p> <p>http://www.nyserda.ny.gov/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program.aspx</p>
			<p>NYSERDA Multifamily Performance Program for New Construction</p> <p>This program offers incentives from 50%-75% of incremental costs increase for improvements that save electricity.</p> <p>http://www.nyserda.ny.gov/Energy-Efficiency-and-Renewable-Programs/Multifamily-Performance-Program/Multifamily-Performance-Program/New-Construction/NC-How-to-Participate.aspx</p>