

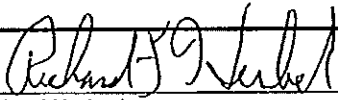
Newburgh Community
Land Bank Application

Round 1 Consideration
March 28, 2012

Part 1 – Application Checklist and Certification

Applicant Name	City of Newburgh			
Requirements	Yes	No	N/A	
1) Certification signed by municipal official?	X			
2) Applicant is a Foreclosing Government Unit ("FGU") as defined pursuant to Section 1602(c) of the NYS Not-for-Profit Corporation Law?	X			
3) Applicant has adopted a local law, ordinance or resolution for creation of a land bank?	X			
4) The local law, ordinance or resolution includes the following:				
a) the name of the land bank?	X			
b) the number of members of the Board of Directors?	X			
c) the initial individuals to serve as members of the board of directors and the length of terms for which they are to serve?	X			
d) if two or more FGUs and/or municipalities agree to the creation of a single land bank, authorizes execution of an intergovernmental agreement?		X		
5) Required attachments are included:				
a) copies of the local law(s), ordinance(s) and/or resolution(s)	X			
b) copies of all intergovernmental agreements		X		
c) copy of the proposed certificate of incorporation and proposed by-laws of the land bank	X			
d) copy of the proposed non-discrimination and affirmative action policy of the land bank	X			

Certification: The undersigned solemnly affirms that to the best of my knowledge, information and belief, the application is complete and that all statements and information submitted in connection herewith are true and accurate.

Municipal Official Signature			
Type Name	Richard Herbeck		
Title	City Manager	Date	3/26/12

Part 2 – Applicant Information

Part 2 – A. Municipal Information - Complete for each FGU, municipality and school district

Applicant Name	City of Newburgh	
Street Address (not PO Box)	83 Broadway	
City, State, Zip	Newburgh, New York 12550	
County	Orange	
Contact Name	Michael Vatter, Esq.	
Title	Fire Chief and Director of Code Compliance	
Phone Number	845-569-7412	
E-Mail Address	firechief@cityofnewburgh-ny.gov	
Type of Municipality or School District	County <input type="checkbox"/> City <input checked="" type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> School District <input type="checkbox"/>	
Senate District(s) # and Name(s) (If multiple, list all. Attach additional page if necessary.)	# 39	Senator William Larkin
Assembly District(s) # and Name(s) (If multiple, list all. Attach additional page if necessary.)	# 100	Assemblyman Frank Skartados

Part 2 – B. Land Bank Information

Name of Land Bank	Newburgh Community Land Bank	
Geographic area the Land Bank will operate	City of Newburgh, New York	
Does the land bank consist or more than one FGU, municipality and/or school districts (if yes, attach copies of the intergovernmental cooperation agreements governing operation of the land bank and complete the above section, Part 2-A, for each FGU, municipality and/or school district).	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
List the name of each FGU, municipality and/or school district participating	City of Newburgh	
Number of Directors (must consist of odd number, and shall not be less than five or more than eleven).	11	
List the name and title of the individuals to serve as initial members of the board of directors.	Michael J. Vatter, Esq., Chair Fred Visconti, Vice Chair Cathleen Kenny, Treasurer Lisa Daily, Secretary Allan E. Atzrott The Hon. Curlie Dillard, Councilman *FGU Rep Richard F. Herbek, City Manager *FGU Rep Jenny Loeb David Potack Kevin White Bishop Jeffrey Woody	

Part 3 – General Information - Use additional pages if necessary

Applicant Name | City of Newburgh

Part 3 –A: General information

1. Describe the overall goals, mission and focus of the land bank.

Mission:

The Newburgh Community Land Bank will stimulate planning, economic development and neighborhood revitalization by acquiring, managing and disposing of vacant, abandoned and under-utilized properties in a responsible manner. We will do this through collaboration with community stakeholders, developers and other governmental agencies in order to improve the quality of life in Newburgh.

Goals:

- Involve the community members to become partners in the progress of the land bank.
- Market success stories and the positive impacts of the land banking to local community and local officials.
- Build the Newburgh Land Bank’s systems, programs and activities in order to meet the organization’s mission.
- Consider both traditional and nontraditional staffing and capacity development for the activities of the Land Bank (i.e. urban gardening, real estate development, maintenance, etc.), resulting in an environmental analysis and resource matrix.
- Analyze and evaluate properties throughout the community that will benefit from the Land Bank’s involvement in an effort to preserve and revitalize neighborhoods.
- Build a three-year budget that will sustain the organization and the activities that support the mission of the Land Bank.

Focus:

The Land Bank will concentrate its initial operations on a target area within the City of Newburgh limits, 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 City has committed to concentrate its police and code enforcement efforts in this target area to ensure the success of the Land Bank's operations.

2. Describe the nature and extent of the intergovernmental cooperation for the proposed land bank.

See Attachment 5.

3. Explain why a land bank is needed in the jurisdictions in which the land bank will operate?

Newburgh is a city that is defined by significant challenges. As referenced in Section 3-B Question 5 the demographics of the City coupled with a lack of development planning, fiduciary issues, double digit property tax hikes juxtaposed against essential staff reductions has created an environment of turmoil.

A significant portion of the properties throughout the city are abandoned and derelict. Moreover, the number of REO (Real Estate Owned) properties has increased by 147% since 2009. Therefore, the community in totality suffers. Crime and fire risk is significantly increased, property values of neighboring homes and property declines and the community suffers.

Crime is a major problem within the City. In 2010, City of Newburgh Police handled 31,034 calls for service. This is the equivalent of more than one call for service for every resident of the City. Officers additionally generated over 6,300 incidents reports in that time. This resulted in 3,651 arrests. The Department investigated 11 Homicides, 7 Rapes, 195 Robberies, 310 Aggravated Assaults, 284 Burglaries, 724 Larcenies and 66 Auto Thefts.

The Land Bank will address not only the physical property issues but also directly impact the rates of crime, reduce the risk of fire, facilitate the transition back to a thriving community, and increase the tax base.

4. Describe the measurable results and economic impact the applicant expects to achieve through the operation of the land bank.

The goals of NCLB are duplicative: tax base evolution and community evolution.

Tax base evolution:

The average property value in Newburgh is \$150,000. NCLB will seek to restore properties to at least a value of \$125,000, therefore, assuming Newburgh's tax rate of \$16.00 per \$1,000 of assessed value, the direct economic impact is \$600,000 in three years. As the abandoned homes are renovated and/or the property space improved, the community in total benefits. According to national averages, each property that is adjacent to or in the vicinity of an abandoned property sees a decline of \$7,500 in value. Assuming the aforementioned tax rate, that is a direct decrease in tax revenue of \$120 per property, per year. Therefore, the economic impact is simply limited to the number of properties that NCLB is able to acquire, rehab and dispose of.

Community evolution:

Newburgh needs help; services and supports that have been cut because of the eroding tax base need to be restored. As NCLB commences operations and the tax base builds, the community will have the capacity to rebuild.

5. When is the land bank expected to begin operating? Include in this response the expected time line for when the land bank is expected to be created, when it is expected to begin operating, when it is expected it will acquire its first property and any other expected milestones.

NCLB will commence formal operations within two weeks of the date of approval from ESD. Please see the attached time line for operational expansion and organizational benchmarks. (Attachment 6).

Part 3 – General Information - Use additional pages if necessary

Applicant Name | City of Newburgh

Part 3 –B: Property information

1. Describe the nature and extent of the inventory of vacant, abandoned and tax delinquent properties in the geographic area in which the land bank will operate.

Initial operations will be concentrated on a target area within the City of Newburgh limits, specifically 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 City has committed to concentrate its police and code enforcement efforts in this target area to ensure the success of the Land Bank's operations.

The current plan is for the City to convey title to approximately 45-50 properties, mostly vacant buildings, and for the Land Bank to demolish any that are beyond repair, to board up and maintain safely those that are not ready for rehabilitation, and to begin substantial rehabilitation on those that can be redeveloped most cost-effectively. In addition, NCLB will partner with Habitat for Humanity of Greater Newburgh on a builders blitz to demolish and rebuild two homes as part of a five day builders blitz scheduled for June.

As of 1/13/2011, 95 properties within the initial target area were listed on the vacant registry, with another 35 properties City owned and abandoned.

See attached map of target area with clear definition of City-Owned properties and vacant registry properties. (Attachment 7).

2. Describe how the land bank will acquire property?

See Draft Acquisition Policy (Attachment 8).

3. Describe the expected inventory of property that will be acquired by the land bank.

NCLB will acquire single family homes, multi family homes, vacant lots and commercial properties. NCLB will work in targeted areas initially in order to facilitate change on a block by block basis, utilizing best practices from other Land Bank organizations throughout the country.

Year 1

45-50 Properties

Year 2

80-85 Properties

Year 3

100-105 Properties

4. Describe how the land bank will dispose of property. Include any priorities for use of real property disposed of by the land bank.

See draft disposition policy (Attachment 9).

5. Describe the geographic area in which the land bank will operate. Include whether the area is primarily urban, suburban or rural.

NCLB will operate within the City of Newburgh, New York, located fifty miles from New York City. The City is urban, comprised of mixed use properties ranging from vacant lots to single family dwellings to commercial rental units and commercial development spaces. Census data shows the number of vacant housing units in the City have increased by 143, or 10.7 percent in the past decade. The total number of empty units reached 1,475 in 2010 – translating to a vacancy rate of 14 percent that is unmatched among cities in the Mid-Hudson region, Orange, Sullivan or Ulster counties.

Newburgh is defined by challenges in terms of socio-economic demographics and decades of fits and starts of urban re-development. The demographics of the City illustrate the aforementioned challenges (2010 US Census bureau numbers), 25.8% at or below the poverty line as opposed to 14.2% for New York State, median household income of \$36,153 as opposed to \$55,603 for New York State, homeownership rate 34.9% as opposed to 55.2% for New York State, and high population density per square mile, 7,588.3 as opposed to 411.2 for New York State.

2011 saw a paradigm shift with the development of key public/private partnerships and community engagement initiatives. In addition, newly elected City leadership is committed to financial sustainability in both the short and long-term.

Part 3 – General Information - Use additional pages if necessary

Applicant Name | City of Newburgh

Part 3 –C: Land bank organization and financing

1. Describe in detail how the land bank's activities will be funded. Include a description of all financial resources to be made available to the land bank, including any in-kind contributions.

See attached budget (Attachment 10).

2. Explain how the land bank will be staffed.

See attached staffing plan (Attachment 11).

3. Describe the nature and extent of the authorization for sharing of future property tax revenues?

NCLB will keep an open dialogue with the City Council. Members of the Council have expressed initial support in the 50% for five year concept and upon approval from ESD, NCLB will work with the Council to finalize all fiduciary agreements. In addition, each year during NCLB's budget development and budget review, the Board and staff will solicit input from the Council on revenue sharing and budgetary additions.

Part 4 – Required Attachments

Attach copies of the documents listed below.

1. Copies of the local law(s), ordinance(s) and/or resolution(s) for creation of the land bank.
2. Copies of all intergovernmental agreements, if applicable.
3. A copy of the proposed certificate of incorporation and proposed by-laws of the land bank.*
4. A copy of the proposed non-discrimination and affirmative action policy of the land bank that at a minimum, shall state that the land bank shall not discriminate upon the basis of race, creed, color, sex or national origin and that any transferee or purchaser of land bank property and every successor in interest in such property shall not discriminate upon the basis of race, creed, color, sex or national origin in the sale, lease or rental, or in the use or occupancy of the property or improvements erected or to be erected thereon or any part thereof. *

** As the Act prohibits land banks from being formed until approval of ESD, copies of these items are to be supplied in draft form. ESD understands that the proposed documents that are adopted by the land bank may differ from what is provided with this application.*

All documents MUST be included with the application.

ESD, at its sole discretion, reserves the right to accept minor amendments and additions to this application.

Address all questions to

Stephen Gawlik – Senior Counsel

(716) 846-8257

sgawlik@esd.ny.gov

**Or contact the ESD Regional Office in your area.
Phone numbers can be found in the Guidelines Section VII.**

Table of Attachments

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Attachment 6	Workplan with Benchmarks
Attachment 7	Target Area Map with Detail
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RESOLUTION NO.: 34 - 2012

OF

MARCH 12, 2012

RESOLUTION AUTHORIZING THE NEWBURGH COMMUNITY LAND BANK
ON BEHALF OF THE CITY OF NEWBURGH TO APPLY FOR
LAND BANK DESIGNATION FROM THE NEW YORK STATE URBAN DEVELOPMENT
CORPORATION d/b/a EMPIRE STATE DEVELOPMENT CORPORATION UNDER
ARTICLE 16 OF THE NEW YORK STATE NOT-FOR-PROFIT CORPORATION LAW

WHEREAS, pursuant to Resolution 255-2010 of November 8, 2010, as amended by Resolution 47-2011 of February 28, 2011, the City of Newburgh created an entity with a Board of Directors consisting of eleven (11) members under the New York State Private Housing Finance Law and the New York State Not-for-Profit Corporation Law, and known as the Newburgh Housing Development Fund Company, Inc. and for the purpose of land banking activities; and

WHEREAS, in July 2011, New York State enacted Article 16 of the New York State Not-for-Profit Corporation Law (the "Land Bank Act") providing for the creation of land banks to be used by communities to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the Land Bank Act limits the number of land banks to be created in New York State to 10 and the creation of each land bank requires the approval of the New York State Urban Development Corporation d/b/a Empire State Development Corporation (ESD); and

WHEREAS, The City of Newburgh is an eligible Foreclosing Government Unit under the Land Bank Act and finds that applying for Land Bank approval under Article 16 of the New York State Not-for-Profit Corporation Law by ESD in the first application round is in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newburgh that the City Manager be and he hereby is authorized to take all necessary steps to apply for land bank approval from the ESD in the first approval round by submitting the required application on or before 3:00 p.m. on March 30, 2012; and

BE IT FURTHER RESOLVED, that the City Manager be and he hereby is authorized to take such steps as necessary to form a not-for-profit corporation that meets the criteria of Article 16 of the New York State Not-for-Profit Corporation Law and to execute the land bank application as the designated municipal official for that purpose; and

BE IT FURTHER RESOLVED, by the City Council of the City of Newburgh that the by-laws of the Land Bank require that the Board of Directors create a Resident Advisory Committee

composed of representatives of the areas in which the land bank works, to advise and inform the actions of the board in the areas where it is working; and

BE IT FURTHER RESOLVED, by the City Council of the City of Newburgh that the by-laws provide for the appointment of non-voting alternate directors who can represent other segments of the community in Board discussions and get experience so that they can be considered to fill vacancies; and

BE IT FURTHER RESOLVED, by the City Council of the City of Newburgh that that the current eleven board members of the Newburgh Housing Development Fund Company, Inc. be and they hereby are appointed to serve as the interim Board of Directors of the entity seeking land bank designation from ESD and to act as the interim Board of Directors while all necessary policies and procedures are finalized in accordance with the statutory requirements of the Land Bank Act. The Board shall consist of a member of the Newburgh City Council to be appointed by the Council, the City Manager, the Chairperson of the Newburgh Property Remediation Task Force, and a member of the Newburgh Planning Board to be appointed by the Planning Board. The Board of Directors shall elect the remaining five members. Each Director elected by the Board of Directors shall hold office for a period of two years or until his successor is elected, except as otherwise provided by the By-Laws. Directors may succeed themselves. The directors are:

Curlie Dillard Councilman City of Newburgh	Lisa Daily (Secretary) Chairperson City of Newburgh Planning Board
Richard F. Herbek City Manager City of Newburgh	Jenny Loeb Regional Lead Organizer Community Voices Heard
Michael J. Vatter, Esq. (Chairman) Fire Chief City of Newburgh	Cathleen Kenny (Treasurer) Vice President for Finance and Administration and Treasurer Mount Saint Mary College
Fred Visconti (Vice Chair) Visconti Limousine	Allan Atzrott Chief Executive Officer St. Luke's Cornwall Hospital
Kevin White President Newburgh Performing Arts Academy	David Potack Vice President of Sales and Marketing Unitex
Bishop Jeffrey C. Woody House of Refuge International Ministries, Inc.	

I, Lorene Vitek, City Clerk of the City of Newburgh, hereby certify that I have compared the foregoing with the original resolution adopted by the Council of the City of Newburgh at a regular meeting held 3/12/12 and that it is a true and correct copy of such original.

Witness my hand and seal of the City of Newburgh this 13 day of March 2012

Lorene Vitek
City Clerk

Attachment 2

DRAFT
CERTIFICATE OF INCORPORATION

OF

NEWBURGH COMMUNITY LAND BANK, INC.

Pursuant to Section 402
of the Not-For-Profit Corporation Law

I

The name of the corporation is Newburgh Community Land Bank, Inc.

II

The corporation is a corporation as defined in subparagraph (a)(5) of Section 102 of the Not-for-Profit Corporation Law.

III

The Corporation is formed for the purpose of acquiring vacant, abandoned and tax-delinquent properties in the City of Newburgh, New York and for re-developing them. The lawful public or quasi-public objective which the business purpose will achieve is restoring properties to productive use and the revitalization of neighborhoods in the City of Newburgh.

IV

The Corporation is a Type C corporation pursuant to Section 201 of the Not-For-Profit Corporation Law.

V

The office of the Company is located in the County of Orange, the State of New York.

VI

The number of directors of the Company shall be not less than five (5) nor more than eleven (11). The exact number of directors and their respective voting powers shall be set forth in the bylaws.

VII

The names and addresses of the directors of the Company until the first annual meeting are:

Attachment 2

Allan Atzrott

St. Luke's Cornwall Hospital
70 Dubois Street
Newburgh, NY 12550

Lisa Daily *(Secretary)*

City of Newburgh Planning Board
27 City Terrace North
Newburgh, NY 12550

Curlie Dillard

City of Newburgh
83 Broadway
Newburgh, NY 12550

Richard F. Herbek

City Manager
City of Newburgh
83 Broadway, P.O. Box 1030
Newburgh, NY 12550

Cathleen Kenny *(Treasurer)*

Mount Saint Mary College
330 Powell Avenue
Newburgh, NY 12550

Jenny Loeb

Community Voices Heard
18 Lander Street
Newburgh, NY 12550

David Potack

Unitex
161 South Macquesten Parkway
Mount Vernon, NY 10550

Michael J. Vatter, Esq. *(Chair)*

Fire Chief
City of Newburgh
222 Grand Street
PO Box 768
Newburgh, NY 12550

Fred Visconti *(Vice Chair)*

Visconti Limousine
17-23 Dickson Street
Newburgh, New York 12550

Kevin White

Attachment 2

President
Newburgh Performing Arts Academy
285 Liberty Street
Newburgh, NY 12550

Bishop Jeffrey Woody
131 Broadway
Newburgh, NY 12550

VIII

The Company hereby designates the Secretary of State as its agent upon whom process may be served. The post office address of the Company to which the Secretary of State shall mail a copy of any process served upon him is: Richard Herbek, City Manager, 83 Broadway, Newburgh, NY County of Orange 12550.

IX

Notwithstanding any other provisions of these articles, the Corporation is organized exclusively for one or more of the following purposes: religious, charitable, scientific, testing for public safety, literary or educational purposes, or to foster national or international amateur sports competition (but only if no part of its activities involve the provision of athletic facilities or equipment) as specified in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and shall not carry on any activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 501(c)(3) of the Code or corresponding provisions of any subsequent Federal tax law.

The Corporation is not organized for pecuniary profit or financial gain. All income and earnings of the Corporation shall be used exclusively for its corporate purposes. No part of the net income, net earnings or assets of the Corporation shall inure to the benefit or profit of any private shareholder, firm, corporation, association or individual (except that reasonable compensation may be paid for services rendered to or for the Corporation), and no private shareholder, firm, corporation, association or individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation (except as otherwise provided in Section 501(h) of the Code). No part of the activities of the Corporation shall be the participating in, or intervening in (including the publication or distribution of statements), any political campaign on behalf of or against any candidate for public office.

IN WITNESS WHEREOF, I have made, subscribed and acknowledged this Certificate of Incorporation this ____ day of _____ 2012.

Michael J. Vatter, Esq.

Attachment 2

83 Broadway
Newburgh, NY 12550

Attachment 2

CERTIFICATE OF INCORPORATION

OF

Newburgh Community Land Bank, Inc.

Section 402 of the Not-for-Profit Corporation Law

Attachment 3

DRAFT BY-LAWS OF NEWBURGH COMMUNITY LAND BANK

ARTICLE I

PRIMARY PURPOSE

SECTION 1. Primary Purpose: This Corporation is a Type C Not-For-Profit corporation as defined in Section 201 of the New York Not-For-Profit Corporation Law. The primary purpose for which it is formed is to acquire title to city-owned and other distressed properties in the City of Newburgh, redevelop them, and return them to the tax rolls in viable condition under sound management and ownership. In pursuit of that purpose, the Corporation will provide housing for households of modest means and employment opportunities, and stimulate the economic and social revitalization of the City.

ARTICLE II

BOARD OF DIRECTORS

SECTION 1. Power of Board and Qualification of Directors: Each Director shall be at least eighteen (18) years of age. The Corporation shall be managed by its Board of Directors. The Board of Directors shall have complete discretion, power and authority in the management and control of the business of the Corporation, shall make all decisions affecting the business of the Corporation, and shall manage and control the affairs of the Corporation to carry out the business and purposes of the Corporation.

SECTION 2. Number, Election and Term of Office:

(a) Directors: The entire Board of Directors shall consist of no less than nine (9) persons, all of whom shall be at least eighteen (18) years of age.. The number of Directors may be changed by an amendment to the By-laws.

(b) Term of Office: The Directors of the Board of Directors shall serve three, three year terms or until their successors have been elected or appointed as set forth in Section 2(c).

(c) Composition and Number: There shall be no less than nine (9) nor more than eleven (11) directors of the Corporation, at all times remaining an odd number of members, including a member of the Newburgh City Council to be appointed by the Council, the City Manager, the Chairperson of the Newburgh Property Remediation Task Force, and a member of the Newburgh Planning Board to be appointed by the Planning Board. The Board of Directors shall elect the remaining five members. Each Director elected by the Board of Directors shall hold office for a period of three years or until his successor is elected, except as otherwise provided by the By-Laws. Directors may succeed themselves.

(d) Alternate Members: The Board of Directors shall have two (2) non-voting alternate directors who can represent other sections of the community in Board discussions and gain experience

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so that they may be considered to fill vacancies. The non-voting alternate directors shall be members of the Resident's Advisory Committee.

SECTION 3. Organization: At each meeting of the Board of Directors, the Chairperson shall preside. The Secretary shall act as Secretary of the Board of Directors. In the event the Chairperson shall be absent from any meeting of the Board of Directors, the Vice Chairperson shall preside. In the event the Secretary shall be absent from any meeting of the Board of Directors, the Directors at the meeting shall select its Secretary.

SECTION 4. Resignation and Removal of Directors:

(a) Any Director of the Corporation may resign at any time by giving written notice to the Chairperson or the Secretary. Such resignation shall take effect at the time specified therein or, if no time be specified, then on delivery.

(b) Any Director elected by the Board of Directors may be removed, with or without cause, by vote of three quarters (3/4) of the entire Board of Directors. In the event of a removal of any such Director, the Board of Directors shall elect a successor Director to serve the remaining term of the removed Director he or she replaces.

SECTION 5. Action by the Board of Directors: Any corporate action by the Board of Directors means action taken at a meeting of the Board or action taken by unanimous written consent of the Board in lieu of a meeting, as authorized herein. Except as otherwise provided by law or in these By-Laws, the vote of a majority of the Directors present in person at the time of the vote, if a quorum is present at that time, shall be the act of the Board of Directors. Each Director shall have one vote.

SECTION 6. Place of Meetings: The Board of Directors may hold its meetings in Orange County, New York, or at such place or places within or without the State of New York as the Board of Directors may from time to time by resolution determine. All meetings will be open to the public, exceptions may be made when the need for executive session arises.

SECTION 7. Annual Meetings: The Annual Meeting of the Board of Directors shall be held in August or in such other month as the Board of Directors determines, at which time the Directors elect directors and officers and transact such other business as may properly come before the meeting.

SECTION 8. Regular Meetings of Directors: Regular meetings of the Board of Directors may be held at such times as may be fixed from time to time by resolution of the Board of Directors. Notice of such meetings need not be given.

SECTION 9. Special Meetings: Special Meetings of the Board of Directors shall be held whenever called by the Chairperson or by the Secretary upon the demand of any two or more members of the Board of Directors. Notice shall be given orally, by electronic mail or regular mail, and shall state the purposes, time and place of the meeting. If notice is given orally, in person or by telephone, it shall be given not less than one (1) day before the meeting; if it is given by electronic mail or by mail, it shall be given not less than three (3) days before the meeting.

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SECTION 10. Waivers of Notice: Notice of a meeting need not be given to any Director who submits a signed waiver of notice, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice to him or her.

SECTION 11. Quorum:

(a) A majority of the entire Board of Directors shall constitute a quorum for the transaction of business.

(b) A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place without notice to any Director.

SECTION 12. Compensation: The Board of Directors shall receive no compensation for their services as Directors but may be reimbursed for the expenses reasonably incurred by them in the performance of their duties.

SECTION 13. Annual Report: The Chairperson and the Treasurer shall prepare and present at the annual meeting of the Board, an annual report, as required by Section 519 of the New York Not-For-Profit Corporation Law, which report shall be verified by the Chairperson and Treasurer or certified by a firm of independent accountants selected by the Board and shall show, in appropriate detail, the following:

(a) The assets and liabilities, including any trust funds, of the Corporation as of the end of the fiscal year immediately preceding the date of the report.

(b) The principal changes in assets and liabilities, including any trust funds, during the fiscal year immediately preceding the date of the report.

(c) The revenue or receipts of the Corporation, both unrestricted and restricted to particular purposes, for the fiscal year immediately preceding the date of the report.

(d) The expenses or disbursements of the Corporation, for both general and restricted purposes, during the fiscal year immediately preceding the date of the report.

A copy of the annual report shall be filed with the minutes of the annual meeting of the Board. In addition, the annual report will be filed with the appropriate governing bodies of the Land Bank statute, including but not limited to Empire State Development Agency. The Chairperson shall deliver, in oral and written form, this report to the City of Newburgh.

SECTION 14. Action Without a Meeting: Any action required or permitted to be taken by the Board, or any Committee thereof, may be taken without a meeting if all members of the Board or the Committee consent in writing by mail or electronic mail to the adoption of a resolution authorizing the action. The resolution and the written contents thereto by the members of the Board or Committee shall be filed with the minutes of the proceedings of the Board or Committee.

SECTION 15. Participation in Meeting by Telephone: Any one or more of the Board, or any Committee thereof, may participate in a meeting of such Board or Committee by means of a conference telephone or similar communications equipment allowing all persons participating in the

Attachment 3

meeting to hear each other at the same time. Participation by such means shall constitute presence in person at a meeting.

SECTION 16. Interested Directors: No contract or other transaction between the Corporation and one or more of its Directors or officers, or between the Corporation and any other corporation, firm, association or other entity in which one or more of its directors are officers or Directors, or have a substantial financial interest, shall be either void or voidable, and no such Director shall have any liability to the Corporation for this reason alone or by reason alone that such Director or Directors, or officer or officers, are present at the meeting of the Board, or of a Committee thereof, which approves such contract or transaction, or that his or their votes are counted for such purpose:

(a) If the material facts as to such Director's or Officer's interest in such contract or transaction and as to any such common directorship, officership or financial interest are disclosed in good faith or known to the Board or Committee and the Board or Committee approves such contract or transaction by a vote sufficient for such purpose without counting the vote of such interested director or officer; or

(b) If the contract or transaction is affirmatively established by the party or parties thereto to be fair or reasonable as to the Corporation at the time it was approved by the Board or a Committee thereof.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board or a Committee thereof which approves such contract or transaction.

ARTICLE III

OFFICERS

SECTION 1. Number: The officers of the Corporation shall consist of a Chairperson, Vice Chairperson, Secretary, and Treasurer, and such other officers as the Board of Directors, may, in its discretion, elect. Any two or more offices may be held by the same person, except the offices of Chairperson and Secretary.

SECTION 2. Election: All officers of the Corporation shall be elected at the annual meeting of the Board of Directors.

SECTION 3. Term of Office: All officers shall hold office until their successors have been duly elected, or until removed as hereinafter provided.

SECTION 4. Vacancies: Vacancies occurring in any office shall be filled by a majority vote of the Board of Directors at any regular or special meeting.

SECTION 5. Removal of Officers: Any officer may be removed either with or without cause by the vote of a majority of the Board of Directors.

Attachment 3

SECTION 6. Additional Officers: Additional officers may be elected for such period, have such authority and perform such duties, either in an administrative or subordinate capacity, as the Board of Directors may from time to time determine.

SECTION 7. Resignation: Any officer may resign at any time by giving written notice to the Chairperson or the Secretary. Any such resignation shall take effect at the time specified therein or, if no time be specified, then upon delivery.

Attachment 3

ARTICLE IV

CHAIRPERSON OF THE BOARD

The Chairperson of the Board will preside at all annual and special meetings of the Board of Directors. The Chairperson shall serve a one-year term. The President is charged with the general responsibility of carrying out the policies of the Board between meetings of said Board. In general, he/she shall supervise the business and affairs of the Corporation, and in general shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Board of Directors from time to time.

The Chairperson shall sign, as authorized by the Board of Directors, any deeds, mortgages, bonds, contracts or other instruments which the Board of Directors has authorized to be executed, except in those instances where approval of others or the signature of others is expressly required by the By-Laws, or by any law of the State of New York.

ARTICLE V

VICE CHAIRPERSON

In the absence of the Chairperson or in the event of his/her inability, removal, or refusal to act, the Chairperson shall perform the duties of the Chairperson, and when so acting, shall have all the powers of and be subject to all restrictions placed upon the Chairperson. The Vice Chairperson shall perform such duties as from time to time may be assigned to him/her by the Chairperson or by the Board of Directors.

ARTICLE VI

TREASURER

The Treasurer or his/her Board-approved designee shall receive, hold and be responsible for all financial matters and funds of the Corporation and shall deposit said funds in the name of the Corporation in such banks or banking institutions as directed to by the Board of Directors. The Treasurer shall keep a true and accurate account of all receipts and disbursements and said books of account shall be open to inspection of any Director at the office of the Corporation at any time during normal business hours. At each meeting of the Directors and at such other times as may be demanded by the Directors, the Treasurer shall present a full report and statement of the financial affairs of the Corporation which shall contain all the information necessary for preparation of the annual report of Directors required by Section 519 and Section 1612 of the New York Not-For-Profit Corporation Law which shall be audited annually by a certified public accountant, and shall generally perform all duties usually pertaining to the office of Treasurer.

ARTICLE VII

Attachment 3

SECRETARY

The Secretary or his/her Board-approved designee shall keep an accurate record of all proceedings of the meetings of the Board of Directors. The Secretary shall also be responsible for proper safe keeping of the papers and correspondence of the Corporation and as custodian of the corporate records, shall insure that the Corporation remains in good standing under the laws of the State of New York, reporting on that subject to the Chairperson. Further, the Secretary shall with the Chairperson execute any formal documents requiring the presence of the corporate seal. The Secretary shall give notice to the Directors of their respective meetings, and shall generally perform all duties usually appertaining to the office of Secretary. The Board of Directors may designate an assistant secretary.

ARTICLE VIII

CONTRACTS, CHECKS, DRAFTS AND BANK ACCOUNTS

SECTION 1. Execution of Contracts: The Board of Directors, except as otherwise provided in these By-Laws, may authorize any officer or officers, agent or agents in the name of and on behalf of the Corporation, to enter into any contract or execute and deliver any instrument and such authority may be general or confined to specific instances but, unless so authorized by the Board of Directors or expressly authorized by these By-Laws, no officer, agent or employee shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable pecuniarily in any amount for any purpose.

SECTION 2. Loans: No loans shall be contracted on behalf of the Corporation unless specifically authorized by the Board of Directors.

SECTION 3. Checks, Drafts, etc.: All checks, drafts and other orders for the payment of money out of the funds of the Corporation, shall be signed on behalf of the Corporation by any two (2) of the following: the Chairperson and/or any of the officers, in such amounts as duly authorized by the Board of Directors.

SECTION 4. Deposits: All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories or in such other investments as the Board of Directors may select.

ARTICLE IX

OFFICE AND BOOKS

SECTION 1. Office: The office of the Corporation shall be at such place in the State of New York as the Board of Directors may determine.

SECTION 2. Books and Records: There shall be kept at the office of the Corporation: (a) correct and complete books and records of account, (b) minutes of the proceedings of the Board of Directors,

Attachment 3

(c) a current list of the Directors and officers of the Corporation and their residence addresses, and (d) a copy of these By-Laws.

ARTICLE X

GENERAL

SECTION 1. Seal: The corporate seal shall be in the form of a circle and shall bear the full name of the Corporation and the words and figures "Incorporated 2012, New York".

SECTION 2. Indemnification of Directors and officers: To the fullest extent authorized or permitted by law, the Corporation shall indemnify any person made, or threatened to be made, a party in any civil or criminal action or proceeding by reason of the fact that he or she is or was a Director or officer of the Corporation. The foregoing shall not obligate the Corporation to purchase Directors' and officers' liability insurance but, should applicable law permit, the Corporation may purchase such insurance if authorized and approved by the Board of Directors.

SECTION 3. Loans to Directors and Officers: No loans, other than through the purchase of bonds, debentures or similar obligations of the type customarily sold in public offerings, shall be made by the Corporation to its Directors or officers, or to any other corporation, firm, association or other entity in which one or more of its Directors or officers are Directors or officers or hold a substantial financial interest.

ARTICLE XI

FISCAL YEAR

The fiscal year of the Corporation shall commence on January 1st in each calendar year and end on the last day of December.

ARTICLE XII

COMMITTEES

SECTION 1. Generally: Standing, advisory and ad hoc committees may be designated by a resolution adopted by the Corporation's Board of Directors. The Chairperson shall appoint the members of the committees. Members of advisory committees may include members of the Board of Directors and non Board members.

SECTION 2. Resident Advisory Committee: The Resident Advisory Committee shall be composed of representatives of the areas in which the land bank works, to advise and inform the actions of the board in the areas where it is working. The committee shall consist of no less than five (5) or more than nine (9) members. Two (2) of the members shall be designated as non-voting alternate directors pursuant to Article II (2) (d). This shall be a standing committee

Attachment 3

ARTICLE XIII

AMENDMENTS

The By-Laws of the Corporation or the Certificate of Incorporation may be adopted, amended or repealed only upon thirty (30) days notice to all Board members at any regular meeting of the Board of Directors upon affirmative vote of two-thirds of the Board present and voting, provided a quorum is present.

ARTICLE XIV

CORPORATE PURPOSES RESTRICTIONS

Notwithstanding any other provision of these By-Laws, only such powers shall be exercised as are in furtherance of the purposes of the Corporation and as may be exercised by an organization organized pursuant to Article 16 of the New York State Not-For-Profit Corporation Law.

By-Laws adopted by the Board of Directors
On _____

Attachment 4

Draft Non Discrimination Affirmative Action Policy

Newburgh Community Land Bank shall not discriminate upon the basis of race, creed, color, sex or national origin and that any transferee or purchaser of land bank property and every successor in interest in such property shall not discriminate upon the basis of race, creed, color, sex or national origin in the sale, lease or rental, or in the use or occupancy of the property or improvements erected or to be erected thereon or any part thereof.

Attachment 5-

Intergovernmental Agreement Discussion

NCLB will operate initially as a single FGU, but the NCLB plans to expand operations based on capacity in the surrounding area to include the Town of Newburgh and the Newburgh School District. Additionally, the City of Newburgh is a partner in the Mayor's Redevelopment Roundtable, a regional collaboration among the cities in the lower Hudson Valley region.

The Mayors' Redevelopment Roundtable began as an effort to enable urban communities to achieve the sustainable growth they desire, while maintaining a high quality of living in their neighborhoods. The Roundtable enjoys the official support of the mayors of its ten member cities, which are located in the lower Hudson Valley region - cities that have a combined population totaling over 500,000, over 15% of whom live at or below the poverty level. The priorities of the Roundtable cities are to revitalize deteriorated older neighborhoods and distressed buildings, to create livable neighborhoods around transit stations, to adopt sound affordable housing policies, to increase efficiency, to reduce costs and increase livability through green buildings, to secure citizen support for strategies through effective engagement processes, and to leverage state and federal funding for such initiatives.

The Mayors' Redevelopment Roundtable provides an opportunity to share and expand the NCLB. Through the Roundtable, the NCLB will provide a model for fellow Roundtable cities. The NCLB will bring its experience and expertise to the Roundtable, enabling fellow Roundtable cities to learn from the NCLB experience and replicate it in other cities. In addition, the NCLB has the potential to become a future land bank partner to the urban communities in the region.

Further, this partnership between urban communities is consistent with the Mid-Hudson Regional Economic Development Council's urban economic development strategy that was developed in conjunction with the Mayors' Redevelopment Roundtable. This includes the following supporting strategies:

1. Target regional growth in urban centers, whose compact, mixed-use development pattern creates an opportunity for growth that is sustainable, cost-effective, energy- and natural resource-conserving, climate-friendly, affordable, and attractive to young workers (see Goal XII).
2. Promote the redevelopment of vacant and distressed properties, as well as the removal of blight and impediments to revitalization, by expanding state land bank legislation to cities that demonstrate the capacity to administer an integrated distressed property remediation program.
3. Encourage a State commitment to making improvements to existing infrastructure in urban centers more cost-effective (see Goal IV).
4. Attract investment and lay the foundation for transformative projects in urban centers by encouraging economic development planning, promoting development readiness, and streamlining the development process.
5. Provide strategic implementation workshops and training programs in urban centers involving land use board members and economic development staff to build understanding of new

Attachment 5-

Intergovernmental Agreement Discussion

standards, programs, and processes, and to enhance collaborative decision-making skills to facilitate an expedited development process.

See Mid-Hudson Regional Economic Development Council, Strategic Plan (2011),
http://nyworks.ny.gov/themes/nyopenrc/rc-files/midhudson/MHREDCSPFINAL11_12_11.pdf.

Newburgh Community Land Bank DRAFT Outcomes, Year 1 (2012) and Year 2 (2013)									
Project	Intended Outcome	2012			2013				Notes
		Quarter 2	Quarter 3	Quarter 4	Quarter 1	Quarter 2	Quarter 3	Quarter 4	
NCLB Disposes property two	Benchmark 4								
City of Newburgh approves target area extension	Benchmark 5								

CITY OF NEWBURGH – LAND BANK

PRIORITIES AND POLICIES

The acquisition, use, and disposition of such properties shall at all times be consistent with the authority granted by the City of Newburgh, the laws of the state of New York, the articles of incorporation and bylaws of the City of Newburgh Land Bank, and the public purposes set forth therein.

1. Policies Governing the Acquisition of Properties

The acquisition* of properties by the City of Newburgh Land Bank, herein referred to as 'Land Bank', shall be governed by the following basic considerations and factors:

1. Properties that support the mission of the Land Bank.
2. All properties acquired should have a maintenance plan and funding in place.
3. Proposals and requests by governmental, nonprofit and for-profit entities that identify specific properties for ultimate acquisition and redevelopment, which: a) act as catalyst for further development; b) are part of a comprehensive development plan; c) support infrastructure, public and green space development; or d) reduce blight in the community. In particular, acquisition will be prioritized where the land bank participation is necessary to complete the redevelopment. In the case of municipal involvement, inter-local agreements (if required for development or maintenance) must be in place prior to acquisition.
4. Properties that are available for immediate occupancy without need for substantial rehabilitation.
5. Properties located in reinvestment areas that would support strategic neighborhood stabilization and revitalization plans.
6. Properties that meet the criteria for demolition, and such demolition will support blight elimination and neighborhood revitalization plans. This activity is contingent upon the funding available for the Land Bank to facilitate demolition.
7. Properties that would form a part of a land assemblage development plan by either the land bank or partnering entities. (e.g. land banking)
8. Vacant, non-conforming, or undevelopable properties that could be placed into a Side Lot Disposition Program or support a planned development.
9. Properties that may generate operating support for the functions of the Land Bank.
10. All properties should be absent of any financial liabilities.
11. The Land Bank must be aware of any environmental conditions. If any adverse conditions are determined, a remediation plan with secured funding must be in place.
12. Properties that would allow for the creation or expansion of green or community space and urban gardens.

Attachment 8

13. Properties for which title issues are preventing the property from being developed to its highest and best use.
14. Properties that have a designated end use in place prior to acquisition.
15. Any exception to the policies governing acquisition shall be taken to the governing body of the Land Bank for approval.
16. Properties that have significant historic value.
17. Properties that are city-owned and/or near schools, senior centers, or high visible areas that may pose safety issues to the community.

**Acquisition is defined by the following methods: tax foreclosure; bank and mortgage foreclosure; donation; purchase.*

NEWBURGH COMMUNITY LAND BANK

PRIORITIES AND POLICIES

The acquisition, use, and disposition of such properties shall at all times be consistent with the authority granted by the City of Newburgh, the laws of the state of New York, the articles of incorporation and bylaws of the City of Newburgh Land Bank, and the public purposes set forth therein.

Attachment 9

1. Priorities Concerning the Disposition of Properties

The disposition of properties shall be based upon a combination of two different factors. The first factor involves the intended or planned use of the property. The second factor considers the nature and identity of the transferee of the property. Within each factor is a ranking of priorities. The disposition of any given parcel will be based upon an assessment of the most efficient and effective way to maximize the aggregate policies and priorities. The Board and Staff of the Land Bank shall at all times retain flexibility in evaluating the appropriate balancing of the priorities for the use of the property, priorities as to the nature of the transferee of properties, and priorities concerning neighborhood and community development.

Priorities for Use of Property

1. Affordable housing
2. Affordable rental
3. Mixed income rental
4. Market rate rental
5. Mixed use development
6. Market rate housing
7. Commercial retail
8. Commercial Office
9. Development of public green space (parks and gardens)
10. Side lots
11. Parking
12. Supportive housing
13. Community gardens

Priorities as to the Nature of the Transferee

1. Individuals who own and occupy the residential property.
2. Landlords or Qualified real estate investors (unless the landlord has any judgments against them during the past 5 years regarding a landlord/tenant issue).
3. Qualified real estate developers; Entities that are a partnership, limited liability corporation, or joint venture comprised of a private nonprofit corporations and a private for-profit entity.
4. Businesses that will own and occupy commercial property.
5. Qualified nonprofits corporations that will hold title to the property on a long-term basis (primarily rental properties) or hold title to the property for purposes of subsequent redevelopment and re-conveyance to private third parties for homeownership.
6. Local government entities for public purpose use.

Attachment 9

3. Land Disposition Policies

These policies pertain to transfers of property that may be vacant, improved or ready to occupy.

- 1) Individuals and entities that were the prior owners of property at the time of the tax foreclosure which transferred title to the Treasurer shall be ineligible to be the transferee of such property from the Treasurer.
- 2) The transferee must not own any real property that: a) has any unremediated citation or violation of the state and local codes and ordinances; b) is tax delinquent; c) was transferred to a local government as a result of tax foreclosure proceedings.
- 3) All tax incentives and financing necessary for the development to be completed must be committed for the development prescribed in the development agreement prior to actual disposition.
- 4) Options to purchase real estate may be available for a specified percentage of the purchase price with a negotiated time frame to be determined by the Land Bank. This fee will be credited to the parcel price at closing. If closing does not occur, the fee is forfeited. All option agreements are subject to all policies and procedures of the Land Bank pertaining to property transfers.
- 5) A precise narrative description of future use of the property is required. The future use must be in-line with local development plans. The development agreement shall apply to stated use.
- 6) The proposed use must be consistent with current zoning requirements or a waiver for non-conforming use is a condition precedent to the transfer.
- 7) Transactions shall be structured in a manner that permits the Land Bank to enforce recorded covenants or conditions upon title pertaining to development and use of the property for a specified period of time. Such restrictions may be enforced, in certain cases, through reliance on subordinate financing held by the Land Bank.
- 8) Any non-local residents or entities with a local agent may acquire Land Bank property only with an enforceable plan to place the property into immediate productive use (meaning the property is to be occupied immediately or with the immediate commencement of some form of development project that fits the stated mission of the Land Bank). This applies to all real property.
- 9) Any exception to the policies governing disposition shall be taken to the governing body of the Land Bank for approval.
- 10) If code or ordinance violations exist with respect to the property at the time of the transfer, the development or transfer agreements shall

Attachment 9

specify a maximum period of time for elimination or correction of such violations, with the period of time be established as appropriate to the nature of the violation of the anticipated redevelopment or reuse of the property.

- 11) The subject property must not have been used by the transferee or a family member of the transferee as his or her personal residence at any time preceding the submission of application (except in rental cases).
- 12) The Land Bank will consider 'Land Leasing' as a method of disposition in any transactions.
- 13) Where part or all of the consideration for the transfer is the prospective affordability of the housing units, affordability requirements may be set forth in the transfer agreement and enforceable through recorded covenants, conditions or limitations upon title.

The following additional policies shall apply to properties to be transferred to individual transferees as part of a homeownership program.

- 1) The owner-occupant must complete renovations and move into the structure with in a time frame negotiated by the Land Bank.
- 2) The property may not be used solely as rental property.
- 3) For properties transferred for cash consideration below full fair market value of the property, the owner-occupant must reside in the property as his or her primary residence for at least a 5-year period. If the property is sold prior to the 5-year period, the transferee must either:
 - a) sell the property for no more than the purchase price from the Land Bank plus all cost of property improvements; or
 - b) repay the land bank the difference between the purchase price and the initial fair market value.

Attachment 10

BUDGET

***Assumptions:**

- 50 properties acquired in year one, three of these occupied
- Objective is to rehab and sell 18 properties in first three years
- Occupied properties rent for \$800/month
- Repair and maintenance cost per property is \$3300 per year with 3% inflation each year
- Net profit for each sale is \$10,000
- Land bank maintains an inventory of 40 buildings, replacing sold properties with new city owned properties

Revenues:	Year 1	Year 2	Year 3
City Appropriation	\$0	\$0	\$0
Existing City of Newburgh Grant	\$75,000	\$75,000	\$75,000
Contractual Costs Recouped from Sales	\$125,000	\$150,000	\$175,000
Rents from Occupied Properties	\$30,000	\$30,000	\$30,000
Grants or In-Kind Services*	<u>\$220,000*</u>	<u>\$220,000</u>	<u>\$220,000</u>
Total Revenues	\$450,000	\$475,000	\$500,000
Expenditures:			
Salary & Fringes	\$75,000	\$77,250	\$79,568
Training & Education	\$2,000	\$2,000	\$2,000
Supplies	\$2,500	\$2,575	\$2,652
Contractual	\$125,000	\$150,000	\$175,000
Professional Services	\$25,500	\$26,265	\$27,053
Insurance	\$5,000	\$5,150	\$5,305
Advertising	\$5,000	\$5,150	\$5,305
Repairs & Maintenance	\$132,500	\$136,475	\$140,569
Maintenance of Rental Properties	\$30,000	\$30,000	\$30,000

Attachment 10

GIS Management	\$20,000	\$20,600	\$21,218	
Other	\$5,000	\$5,150	\$5,305	
Total Expenditures	\$427,500	\$460,615	\$493,973	
Excess / (Shortage)	\$22,500	\$14,385	\$6,027	
PROFIT FROM SALES	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00	
TOTAL	\$ 27,500.00	\$ 45,615.00	\$ 63,973.45	

**As of 3/28/2012 NCLB has secured \$30,000 from the Ford Foundation, plus an additional \$100,000 commitment from Ford Foundation, \$80,000 Planning Fund from City of Newburgh.*

*** In-kind donation of professional services from the City of Newburgh, The Greater Newburgh Partnership and St. Luke's Cornwall Hospital*

Attachment 11

Staffing Plan:

NCLB has a two-part staffing plan, initial and long-term. Initially the land bank will be staffed utilizing key community resources on an in-kind and foundation funded; however in early 2013 NCLB will have a full-time Executive Director. The staffing plan also calls for ramping up additional program staff in years 3 and 4.

Initial Staffing:

- Mike Vatter, Present Chair of Land Bank- Executive Director (in-kind donation from City of Newburgh)
- Kristin Waller, Development Specialist for St. Luke's Cornwall Hospital- Administrative Assistant (in-kind donation from St. Luke's Cornwall Hospital)
- GIS Services (in-kind donation from City of Newburgh)
- Accounting Services- (in-kind donation from St. Luke's Cornwall Hospital)
- Legal Services- (in-kind donation from St. Luke's Cornwall Hospital, and services funded via Ford Foundation Grant)
- Property Maintenance Services- (in-kind donation from City of Newburgh)
- Specific Professional Consultants based on need (funded via Ford Foundation Grant)

Long-Term:

Full-Time Executive Director

Full-Time Administrative Assistant

Programmatic, Property Maintenance and Management Staff


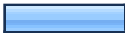


Specific Professional Consultants

Attachment 12 Community Engagement Survey


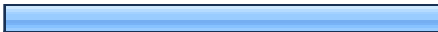
Summary:

On March 1, 2012 the proposed Newburgh Community Land Bank sent out a survey to over 2,000 individuals who either reside, work, own property or worship within the City of Newburgh. The goal was to garner the community's understanding of the questions surrounding the Land Bank and to solicit feedback as to potential concerns.







1. Are you...

		Response Percent	Response Count
Resident		21.7%	59
Property Owner		17.6%	48
Business Owner		8.1%	22
Work In Newburgh (Non-Resident)		52.6%	143
		answered question	272
		skipped question	7



2. Are you male or female?

		Response Percent	Response Count
Male		34.8%	97
Female		65.2%	182
		answered question	279
		skipped question	0

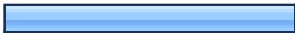

3. Which category below includes your age?

		Response Percent	Response Count
18-29		7.2%	20
30-39		13.3%	37
40-49		22.9%	64
50-59		38.0%	106
60-69		15.4%	43
70 and above		3.2%	9
	Other (please specify)		1
		answered question	279
		skipped question	0



4. Did you know... That the Land Bank is a non for profit organization that works with the city?

		Response Percent	Response Count
Yes		64.5%	158
No		35.5%	87
		answered question	245
		skipped question	34



5. Did you know...The Land Bank cannot take property by eminent domain?

		Response Percent	Response Count
Yes		43.5%	107
No		56.5%	139
answered question			246
skipped question			33



6. Did you know... The Primary Purpose of the Land Bank is to redevelop existing, abandoned and vacant properties?

		Response Percent	Response Count
Yes		65.3%	160
No		34.7%	85
answered question			245
skipped question			34



7. Did you know... The Land Bank must follow all City of Newburgh approval processes, ordinances, regulations?

		Response Percent	Response Count
Yes		57.3%	141
No		42.7%	105
answered question			246
skipped question			33

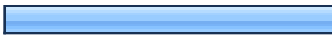

8. Did you know... The community has constant opportunity for input?

		Response Percent	Response Count
Yes		46.9%	114
No		53.1%	129
answered question			243
skipped question			36

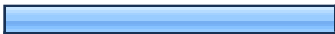

9. Did you know... The Land Bank holds open meetings and publishes a list of properties online?

		Response Percent	Response Count
Yes		27.6%	66
No		72.4%	173
answered question			239
skipped question			40



10. Did you know... The Land Bank saves the City of Newburgh money by assuming responsibility and costs for abandoned properties?

		Response Percent	Response Count
Yes		49.4%	120
No		50.6%	123
answered question			243
skipped question			36

11. Did you know... Did you know the land bank will give local residents access to better housing and more jobs?

		Response Percent	Response Count
Yes		49.8%	120
No		50.2%	121
answered question			241
skipped question			38



12. Did you know... The Land Bank supports historical preservation efforts?

		Response Percent	Response Count
Yes		44.7%	110
No		55.3%	136
answered question			246
skipped question			33



13. What concerns do you have about the Land Bank?

		Response Count
		105
answered question		105
skipped question		174

14. Would you like to receive more information about the Land Bank?

		Response Percent	Response Count
Yes		67.9%	165
No		32.1%	78
answered question			243
skipped question			36

15. Do you have a concern or question that you would like a representative of the Land Bank to address personally?

		Response Percent	Response Count
Yes		10.7%	26
No		89.3%	216
answered question			242
skipped question			37

16. Please provide either your email address or name and phone number to be entered to win one of our raffle prizes or to receive more information.

	Response Count
	159
answered question	159
skipped question	120

1 live and work

Mar 14, 2012 6:51 PM

Page 2, Q13. What concerns do you have about the Land Bank?

1	At this time I can not convey any concerns that I have concerning Land Bank. I have lived in the City of Newburgh my entire life (42 year) and this is the first time that I have heard of Land Bank. Saying that if I had to express a concern at this time it would be the lack of knowledge that I have concerning Land Bank.	Mar 21, 2012 9:23 AM
2	Had been to the web site & no properties were listed - don't see how jobs will be improved through this process. Input - no, it's all been put into place for presentation to the "community".	Mar 19, 2012 8:37 AM
3	UN Agenda 21 NYS Economic Development Council PACE Land Use Law Center	Mar 16, 2012 5:22 PM
4	lost of a community as the process moves forward without a comprehensive plan to review to determine impact prior to the transfer of land. Also, an EIS should be conducted to evaluate any proposal set-forth by the land-bank.	Mar 15, 2012 10:32 AM
5	none, it's great and needed	Mar 15, 2012 10:01 AM
6	It only helps low income residents who either don't work or make minimum wage....there are hard working people out there that make a little over and can't get any help such as myself! That is why I had no choice but to sell our house in January of this year and forced to go rent!	Mar 15, 2012 8:38 AM
7	None, redevelopment of abandon propwerties is long overdue in the City of Newburgh, NY.	Mar 14, 2012 6:08 PM
8	Identifying and obtaining revenue sources.	Mar 14, 2012 4:47 PM
9	None	Mar 14, 2012 10:25 AM
10	Is there going to be jobs for us	Mar 14, 2012 10:23 AM
11	none at the moment	Mar 14, 2012 10:19 AM
12	Displacement of low/no income residents	Mar 14, 2012 9:48 AM
13	The information has not seemed ot be readily available. More transparency/publicity needed.	Mar 13, 2012 12:36 PM
14	Conflict of interests between who in City is selecting properties and how properties are sold by land bank. no arms length provisions or fire walls.	Mar 13, 2012 9:45 AM
15	There is not enough publicity about what you actually are doing and fear you can't be trusted.	Mar 12, 2012 5:51 PM
16	Not so much the land bank, but the chambers street idea. How are we supposed to make turns onto or off of Chambers street with the FD Ladder trucks if they make the intersections look like the drawing?	Mar 12, 2012 2:52 PM
17	that St lukes and MSMC will use this as a tool to take over more land, esp . St. Lukes	Mar 12, 2012 12:53 PM
18	Long range motives? I would like to see a master plan for St Luke's Hospital and Mount Saint Mary's College? On the survey: Question #1 should allow me to	Mar 9, 2012 2:39 PM

Page 2, Q13. What concerns do you have about the Land Bank?

	show that I am a resident, homeowner, and a business owner, instead of only one of these. Bad assumptions!	
19	I hope the land bank takes into consideration any environmental concerns and streetscape design. I also have concerns about the welfare and humane treatment of animals that may be living on any of the landbanks properties.	Mar 8, 2012 7:01 PM
20	I think this is great and wish Land Bank great success in rebuilding what I consider to be a fantastic community.	Mar 7, 2012 4:05 PM
21	Will the Land Bank project move on to another city after only a handful of properties are restored? Or will the Land Bank continue as long as there is a need for it?	Mar 7, 2012 10:24 AM
22	More about the facts that surround the connections to the city AND COMMUNITY. MORE INFORMATION ABOUT THE LAND BANK AND THEIR OPERATIONS	Mar 7, 2012 3:12 AM
23	I totally support the Land Bank	Mar 6, 2012 10:17 PM
24	Newburgh residents are not aware of this service.	Mar 6, 2012 12:03 PM
25	Not enough information is out there. Don't hear about them. Probably have a website, but you would need to know to go to it.	Mar 6, 2012 9:51 AM
26	Thanks for survey	Mar 5, 2012 7:32 PM
27	None	Mar 5, 2012 6:31 PM
28	none	Mar 5, 2012 3:22 PM
29	None, Keep up the good work soon we will begin to see some progress.	Mar 5, 2012 3:10 PM
30	need more public awareness/education about the land bank	Mar 5, 2012 2:56 PM
31	Newburgh has experienced many promised and programs, few positive results.	Mar 5, 2012 2:05 PM
32	nothing	Mar 4, 2012 9:41 PM
33	none at this time	Mar 4, 2012 8:10 PM
34	it is a great initiative and is an opportunity for Newburgh to move forward	Mar 4, 2012 11:16 AM
35	That those who don't want Newburgh to move ahead will poison public opinion concerning this great project.	Mar 3, 2012 11:58 PM
36	will residents be able to buy these properties?	Mar 3, 2012 11:02 PM
37	PUT OUT MORE INFORMATION TO ALL NEWBURGH RESIDENTS, EVEN THOSE THAT DO NOT HAVE ACCESS TO COMPUTER. ESPECIALLY IF ITS ABOUT COMMUNITY DEVELOPMENT.	Mar 3, 2012 8:10 AM
38	Possible lack of public awareness and involvement	Mar 3, 2012 2:51 AM

Page 2, Q13. What concerns do you have about the Land Bank?

39	None.	Mar 2, 2012 10:33 PM
40	I DON'T KNOW WHO OR WHAT U R	Mar 2, 2012 4:17 PM
41	interested in any historical information on how prior rehabbed properties, have fared over time post-rehab. For example, looking at how some of the Habitat, city, or privately rehabbed properties have done over time, ight give some idea and direction to ways in which the land bank would move forward, and how to protect the positive changes.	Mar 2, 2012 3:45 PM
42	WHAT ABOUT THE TOWN OF NEWBURGH	Mar 2, 2012 2:25 PM
43	None, would like to hear more.	Mar 2, 2012 2:22 PM
44	i don't know anything about it. More information would be helpful.	Mar 2, 2012 1:35 PM
45	Never heard of it.	Mar 2, 2012 12:54 PM
46	ANY PROJECT TO BRING UP A NEIGHBORHOOD IS GREAT!!!	Mar 2, 2012 12:07 PM
47	1. That the City of Newburgh will get in the way of your mission 2. That negligent property development companies will fight your efforts	Mar 2, 2012 11:57 AM
48	Duplication by creating another not for profit - why not just support great efforts that are already underway i.e Habitat Joining in the efforts with the new mayor by being on her related commuity teams. There is a lot of fragmentation in the city - joining in as "one" matters and does not fragment or pin limited resources against one another. While I live in the town, the city of Newburgh is my work home. The quality of life here matters to those we serve. Daily, I address the needs in our work neighborhood here on South William Street, keeping our section litter free and presentable.	Mar 2, 2012 10:58 AM
49	Not a concern but more of a suggestion: kindly put on your website the meeting dates for the board so that interested individuals can participate and show up. Thanks for posting the March 6 event.	Mar 2, 2012 10:53 AM
50	I'm not familiar with the Land Bank and therefore no concerns at this time.	Mar 2, 2012 10:29 AM
51	Are the renovated houses then placed on the tax role?	Mar 2, 2012 10:27 AM
52	How is the Land Bank Supported? Who sponsors/funds this organization?	Mar 2, 2012 10:26 AM
53	Never heard of Land Bank in 13 years I am living in New Windsor...	Mar 2, 2012 10:25 AM
54	NONE	Mar 2, 2012 10:20 AM
55	None	Mar 2, 2012 9:53 AM
56	That i didnt know about this.	Mar 2, 2012 9:45 AM
57	I have never heard of it so I really can't say at this time.	Mar 2, 2012 9:41 AM
58	none	Mar 2, 2012 9:33 AM

Page 2, Q13. What concerns do you have about the Land Bank?

59	Why is this the first time we employees of SLCH are hearing about this? I thought we were the largest employers in Newburgh?	Mar 2, 2012 9:31 AM
60	none up to today I wasn't aware of this non profit organization	Mar 2, 2012 9:17 AM
61	None, have never heard of Land Bank prior to now	Mar 2, 2012 8:36 AM
62	That I didn't know about Land Bank. Need to reach more people	Mar 2, 2012 8:32 AM
63	none	Mar 2, 2012 8:28 AM
64	None... but its good to know all the above	Mar 2, 2012 8:25 AM
65	JUST LEARNING ABOUT IT	Mar 2, 2012 8:18 AM
66	That it might go away!!!	Mar 2, 2012 8:16 AM
67	Land Bank needs more publicity for the work it does.	Mar 2, 2012 7:52 AM
68	None	Mar 2, 2012 7:49 AM
69	None at present.	Mar 2, 2012 7:27 AM
70	I've attended meetings about the land bank. Approve of it. (Also: Question 11 is ill-designed: loaded.)	Mar 2, 2012 12:09 AM
71	eventual use of properties	Mar 1, 2012 11:47 PM
72	none	Mar 1, 2012 11:32 PM
73	My comments: Q. 8 I don't know what you're talking about when you say that the community has constant opportunity for input. Q. 9 Last time I checked the Land Bank does not publish the date and time of its meetings ANYWHERE - not even on it's website! Q. 11 The question is misleading. It would be more accurate to ask, "Do you know that one of the goals of the Land Bank is to give local residents access to better housing and more jobs?" Q. 12 The Land Bank has no choice but to support historic preservation efforts because the properties it is dealing with are located within the East End Historic District. It is required by law. By the way, the term is "historic" district, not "historical."	Mar 1, 2012 11:20 PM
74	I own a home, have owned a business, and I now work in Newburgh, and I don't know who you are. I live in Colonial Terraces and have a problem neighbor who sales drugs. As a result, good neighbors have left, leaving more room for criminals to take over our once beautiful neighborhood. The city should be more concerned with keeping and attracting decent, creative, productive people for you properties instead of protecting the criminals who drive decent people away. The house next door to the drug den just sold for \$47,000. The owner had to cut the price because no one wanted to live next to the drug den. We have several vacant properties on Bush avenue, and more to come if the city doesn't get rid of the drug dealer.	Mar 1, 2012 8:39 PM
75	How does the Land Bank obtain the propoerty form the City?	Mar 1, 2012 7:04 PM
76	More of the community needs to be made aware of its existence and purpose.	Mar 1, 2012 7:03 PM

Page 2, Q13. What concerns do you have about the Land Bank?

77	None at this time.	Mar 1, 2012 7:03 PM
78	I've never heard of this organization. From the information above it sounds like something this area needs. I think more information, a brochure or some type of memo should be mailed or made more available.	Mar 1, 2012 6:39 PM
79	Missmanagement or assets	Mar 1, 2012 6:33 PM
80	That the neighborhood is bad. When I tell my friends I am thinking about moving to Newburgh they scoff.	Mar 1, 2012 6:28 PM
81	Funding	Mar 1, 2012 6:21 PM
82	Nothing	Mar 1, 2012 6:03 PM
83	I am hearing that the landbank is not very open to resident input.	Mar 1, 2012 6:01 PM
84	None	Mar 1, 2012 5:59 PM
85	Why can't the City do these things without the Land Bank?	Mar 1, 2012 5:55 PM
86	None	Mar 1, 2012 5:50 PM
87	where money is coming from; who decides use of properties	Mar 1, 2012 5:36 PM
88	none	Mar 1, 2012 5:35 PM
89	Great opportunity for the redevelopment, growth, and survival of the city	Mar 1, 2012 5:33 PM
90	That this information is not disseminated to the public.	Mar 1, 2012 5:27 PM
91	none	Mar 1, 2012 5:24 PM
92	NONE THIS IS THE FIRST TIME I AM HEARING ABOUT IT. I AM NEW TO SLCH	Mar 1, 2012 5:22 PM
93	None - if all this is true, I think thats great.	Mar 1, 2012 5:22 PM
94	This is the first time I have ever ehard of the Land Bank	Mar 1, 2012 5:20 PM
95	none	Mar 1, 2012 5:19 PM
96	None. Glad to have this option working for the benefit of the city and region.	Mar 1, 2012 5:19 PM
97	Making the process as open as possible. Job training and jobs for local residents.	Mar 1, 2012 5:10 PM
98	none	Mar 1, 2012 5:03 PM
99	I am concerned that the city council will once again miss the boat on approving this. Vote Yes Now!	Mar 1, 2012 4:50 PM
100	It is so tied in personnel with the Partnership	Mar 1, 2012 4:38 PM

Page 2, Q13. What concerns do you have about the Land Bank?

101	None.. I know the folks leading the effort.	Mar 1, 2012 4:32 PM
102	The length of time to get some things going.	Mar 1, 2012 4:32 PM
103	affordability after redevelopment.	Mar 1, 2012 4:29 PM
104	None	Mar 1, 2012 4:28 PM
105	None, Land Bank is great.	Mar 1, 2012 3:53 PM

Page 2, Q16. Please provide either your email address or name and phone number to be entered to win one of our raffle prizes or to receive more information.

1	aliciamware@gmail.com	Mar 21, 2012 9:23 AM
2	jimkulisek@gmail.com	Mar 17, 2012 9:32 AM
3	Bruce Bryan agentbruc@aol.com	Mar 16, 2012 5:22 PM
4	I would like the answer to the statement aforementioned.	Mar 15, 2012 10:32 AM
5	project.life@verizon.net	Mar 15, 2012 10:01 AM
6	diaminlil@yahoo.com 845-391-8185	Mar 15, 2012 8:38 AM
7	theraven68@hotmail.com	Mar 15, 2012 7:28 AM
8	No prize - info only please cthomas@rcls.org	Mar 14, 2012 6:54 PM
9	wrh679@aol.com	Mar 14, 2012 6:08 PM
10	WHorton@cityofnewburgh-ny.gov	Mar 14, 2012 4:47 PM
11	adina@5linx.net	Mar 14, 2012 10:28 AM
12	adina@5linx.net	Mar 14, 2012 10:27 AM
13	fisherallen@hotmail.com Allen Fisher 845-597-3908	Mar 14, 2012 10:25 AM
14	Yusef Belford	Mar 14, 2012 10:23 AM
15	beckyfer@gmail.com	Mar 14, 2012 10:19 AM
16	mimciymore9@yahoo.com	Mar 14, 2012 10:18 AM
17	djp.ny.01@gmail.com	Mar 14, 2012 9:48 AM
18	Chris Hanson CHanson@HistoricNewburghHomes.com 845-430-8380	Mar 13, 2012 1:17 PM
19	dglenndepaor@gmail.com	Mar 13, 2012 12:36 PM
20	kboyle@hvc.rr.com	Mar 13, 2012 9:45 AM
21	nfd28@earthlink.net	Mar 12, 2012 2:52 PM
22	wsiemerling@slchospital.org	Mar 12, 2012 11:35 AM
23	jdiehl@marjam.com	Mar 10, 2012 8:30 PM
24	bsierra@hvc.rr.com	Mar 9, 2012 9:31 PM
25	richard.h6981@gmail.com	Mar 9, 2012 2:39 PM
26	845-401-0849	Mar 9, 2012 2:00 PM
27	p.prinzivallistc@yahoo.com	Mar 8, 2012 7:01 PM

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28	j.maldonado@fordfoundation.org	Mar 8, 2012 2:03 PM
29	rclement@slchospital.org	Mar 8, 2012 12:55 PM
30	bamnwbrg@hotmail.com	Mar 7, 2012 7:42 PM
31	Jodi McCoy 845-401-4611 jodi@orangekidz.com I organize a local family play group called Kidzplay (find orangekidz.com on Facebook and like the page)	Mar 7, 2012 4:05 PM
32	tanyabramble39@hotmail.com Tanya Bramble (845) 565 - 4237	Mar 7, 2012 10:24 AM
33	ROXIEROYAL@AOL.COM	Mar 7, 2012 3:12 AM
34	wrose194@hotmail.com Bill Rose 914-489-8337	Mar 6, 2012 6:21 PM
35	jsmith@wasmithandson.com	Mar 6, 2012 2:08 PM
36	ginabeena79@gmail.com	Mar 6, 2012 11:02 AM
37	vilmaruss@yahoo.com	Mar 6, 2012 8:55 AM
38	olsonantiques@earthlink.net	Mar 5, 2012 7:32 PM
39	acosta@esbna.com	Mar 5, 2012 6:31 PM
40	nfaboyz1984@yahoo.com scourtwright@slchospital.org	Mar 5, 2012 6:02 PM
41	lchappo@gtilite.com	Mar 5, 2012 5:30 PM
42	mmatsler@riderweiner.com	Mar 5, 2012 4:26 PM
43	Lahogan@esbna.com	Mar 5, 2012 3:23 PM
44	cmccarty@wasmithandson.com	Mar 5, 2012 3:13 PM
45	James.raimo@msmc.edu 845-569-3227	Mar 5, 2012 3:10 PM
46	dcampos53@hotmail.com	Mar 5, 2012 2:56 PM
47	James Montgomery jmontgomery@slchospital.org	Mar 5, 2012 2:05 PM
48	amortiz1914@optonline.net	Mar 5, 2012 12:39 PM
49	mabato@kisinvestments.com	Mar 5, 2012 12:30 PM
50	therapy2@mindspring.com	Mar 4, 2012 8:10 PM
51	jen@rrplayhouse.org	Mar 4, 2012 12:28 PM
52	jcusack@slchospital.org	Mar 4, 2012 11:16 AM
53	stepfd28@yahoo.com	Mar 3, 2012 11:58 PM

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54	newburghartisans@yahoo.com	Mar 3, 2012 11:58 PM
55	jamison432002@yahoo.com	Mar 3, 2012 11:02 PM
56	Daqueen3049@aol.com	Mar 3, 2012 9:44 PM
57	jrm7772@yahoo.com	Mar 3, 2012 8:10 AM
58	pdsukeena@aol.com	Mar 3, 2012 2:51 AM
59	eggheadred@yahoo.com	Mar 3, 2012 2:49 AM
60	ilyana@dmumusic.com	Mar 2, 2012 10:53 PM
61	seth@rrplayhouse.org	Mar 2, 2012 10:33 PM
62	DUKT.TAMMY11@GMAIL.COM	Mar 2, 2012 4:17 PM
63	X4938 MELANE	Mar 2, 2012 2:25 PM
64	kmason@slchospital.org	Mar 2, 2012 2:22 PM
65	alanglitz@slchospital.org	Mar 2, 2012 1:35 PM
66	amcguinness@hvc.rr.com	Mar 2, 2012 1:21 PM
67	kdequatro@slchospital.org	Mar 2, 2012 1:13 PM
68	touts2@aol.com	Mar 2, 2012 12:56 PM
69	Jaclyn Schultz 15 Farrell Street Newburgh, NY 845-561-3949	Mar 2, 2012 12:46 PM
70	845 568 2242	Mar 2, 2012 12:07 PM
71	rob_w_ingram@yahoo.com	Mar 2, 2012 11:57 AM
72	yuditst@hotmail.com	Mar 2, 2012 11:53 AM
73	PRPLEANGEL@HOTMAIL.COM	Mar 2, 2012 11:39 AM
74	cdelillo@slchospital.org	Mar 2, 2012 11:17 AM
75	nancy.kosloski@bbbsozny.org 845 562-5900 Ext: 28 Keep me informed - I have limited capacity to get invovled personally, but can certainly share with our volunteers, families and staff the efforts that are underway.	Mar 2, 2012 10:58 AM
76	jthorpe@slchospital.org	Mar 2, 2012 10:36 AM
77	skitzo@hvc.rr.com	Mar 2, 2012 10:29 AM
78	rfredericks@slchospital.org	Mar 2, 2012 10:27 AM
79	dstorno@slchospital.org	Mar 2, 2012 10:26 AM

Page 2, Q16. Please provide either your email address or name and phone number to be entered to win one of our raffle prizes or to receive more information.

80	pcoyne3@hvc.rr.com	Mar 2, 2012 10:25 AM
81	dlacush47@aol.com	Mar 2, 2012 10:20 AM
82	president21@optonline.net	Mar 2, 2012 10:10 AM
83	Renee Christiano rchristiano@slchospital.org	Mar 2, 2012 10:02 AM
84	Sue1315@aim.com	Mar 2, 2012 10:00 AM
85	rbug82@aol.com	Mar 2, 2012 9:45 AM
86	pcragan@hvc.rr.com	Mar 2, 2012 9:42 AM
87	kljswafford@gmail.com	Mar 2, 2012 9:41 AM
88	wcedar@slchospital.org	Mar 2, 2012 9:39 AM
89	gladysc99@yahoo.com	Mar 2, 2012 9:39 AM
90	jemmoore1@hvc.rr.com	Mar 2, 2012 9:31 AM
91	jriale@slchospital.org	Mar 2, 2012 9:28 AM
92	lorraine@inbox.com	Mar 2, 2012 9:27 AM
93	ddodero@slchospital.org	Mar 2, 2012 9:20 AM
94	no thank you	Mar 2, 2012 9:17 AM
95	cbreslin@slchospital.org	Mar 2, 2012 9:16 AM
96	kfanitzi@slchospital.org	Mar 2, 2012 9:14 AM
97	kesha.rosado@centerwh.com	Mar 2, 2012 9:02 AM
98	astevens@slchospital.org	Mar 2, 2012 8:36 AM
99	agledura@yahoo.com	Mar 2, 2012 8:36 AM
100	Karen Geraci bikegolfgirl@yahoo.com	Mar 2, 2012 8:33 AM
101	sue20p@aol.com	Mar 2, 2012 8:32 AM
102	jaciart@aol.com	Mar 2, 2012 8:32 AM
103	vera jefferson 458 4962	Mar 2, 2012 8:28 AM
104	P.E.STARR 5616885	Mar 2, 2012 8:28 AM
105	fvillanueva@slchopsital.org	Mar 2, 2012 8:27 AM
106	daylou419@aol.com	Mar 2, 2012 8:25 AM

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107	IRRITATE@VERIZON.NET	Mar 2, 2012 8:21 AM
108	PAKAH7@YAHOO.COM	Mar 2, 2012 8:18 AM
109	aangerame@slchospital.org	Mar 2, 2012 8:16 AM
110	dgenoski@slchospital.org 845 234-5789	Mar 2, 2012 8:11 AM
111	kvanvlack@slchospital.org	Mar 2, 2012 7:52 AM
112	lzarelli@slchospital.org 845-568-2292	Mar 2, 2012 7:49 AM
113	Already Have.	Mar 2, 2012 7:27 AM
114	zohram@aolcom	Mar 2, 2012 3:25 AM
115	vcollens@aol.com	Mar 2, 2012 12:18 AM
116	mc422@columbia.edu	Mar 2, 2012 12:09 AM
117	ddmcd@att.net	Mar 1, 2012 11:47 PM
118	adina@5linx.net, 845-926-6601	Mar 1, 2012 11:32 PM
119	brianflan@juno.com	Mar 1, 2012 11:20 PM
120	Jacqui 845-238-7639	Mar 1, 2012 8:39 PM
121	csouth350@gmail.com	Mar 1, 2012 7:25 PM
122	TKennedy@odmd.com	Mar 1, 2012 7:04 PM
123	atgn@earthlink.net	Mar 1, 2012 7:03 PM
124	Earrabito@hotmail.com	Mar 1, 2012 7:03 PM
125	evamarie8311@hotmail.com	Mar 1, 2012 6:39 PM
126	piotr_zmuda@mac.com	Mar 1, 2012 6:33 PM
127	tcoleman@slchospital.org 845.568.2894	Mar 1, 2012 6:28 PM
128	tdexter@dexterdevelopment.com	Mar 1, 2012 6:09 PM
129	Ramona Monteverde 845 742-4861	Mar 1, 2012 6:01 PM
130	eosterby@orangecountytrust.com	Mar 1, 2012 5:59 PM
131	JDORFMAN@SLCHOSPITAL.ORG	Mar 1, 2012 5:58 PM
132	jjm@minutaarchitecture.com	Mar 1, 2012 5:55 PM
133	Rfeenaghty@slchospital.org	Mar 1, 2012 5:50 PM

Page 2, Q16. Please provide either your email address or name and phone number to be entered to win one of our raffle prizes or to receive more information.

134	smckean@slchospital.org	Mar 1, 2012 5:47 PM
135	horanclan@hvc.rr.com	Mar 1, 2012 5:44 PM
136	patti2aol.com	Mar 1, 2012 5:40 PM
137	emurphy@slchospital.org	Mar 1, 2012 5:36 PM
138	tmcmanus@slchospital.org	Mar 1, 2012 5:33 PM
139	sass@student.fdu.edu	Mar 1, 2012 5:30 PM
140	kmr4@sbcglobal.net	Mar 1, 2012 5:28 PM
141	tdotson@slchosptial.org	Mar 1, 2012 5:27 PM
142	gpeter@slchospital.org	Mar 1, 2012 5:25 PM
143	EIDSALL@SLCHOSPITAL.ORG	Mar 1, 2012 5:22 PM
144	pmarinan@slchospital.org	Mar 1, 2012 5:21 PM
145	prefer not to	Mar 1, 2012 5:20 PM
146	mhammond@slchospital.org	Mar 1, 2012 5:19 PM
147	Glbrackett@yahoo.com	Mar 1, 2012 5:19 PM
148	cknasiak@gmail.com	Mar 1, 2012 5:14 PM
149	lisa.gallina@msmc.edu	Mar 1, 2012 5:10 PM
150	Brendahotaling65@gmail.com	Mar 1, 2012 4:39 PM
151	christopher.r.tripoli@gmail.com	Mar 1, 2012 4:33 PM
152	miriam@e-dinerdesign.com	Mar 1, 2012 4:32 PM
153	tfigueroa@recap.org	Mar 1, 2012 4:32 PM
154	Pastor Donald Sadler, 646-621-7680	Mar 1, 2012 4:29 PM
155	edwolfe@ggehs.com	Mar 1, 2012 4:28 PM
156	rherbek@virtualltownhall.net	Mar 1, 2012 4:28 PM
157	kwaller@slchospital.org	Mar 1, 2012 4:26 PM
158	Marie Gulari, County Director, NHS Human Svces 845-561-1038 x14	Mar 1, 2012 4:23 PM
159	caitlanbaldwin1@gmail.com	Mar 1, 2012 3:53 PM

N. MILLER

JOHNSTON

FARRINGTON

ATTENTION NEWBURGH

DUBOIS

RESIDENTS!

GRAND

LANDER

SOUTH

THIRD

CHAMBERS

FIRST

S. MILLER

*What do you want to see your neighborhood become?
Now's your chance to get your voice heard!*



The Newburgh Community Land Bank is planning on fixing up City-owned abandoned properties and vacant lots in YOUR neighborhood. But we need your help! Come out to the first Community Meeting to:

- Find out what projects are planned for your block
- Tell us what projects you'd like to see and how you think the community should benefit
- Elect "Block Captains" to represent each block in the Target Area

TUESDAY
MARCH 6
6:00-7:30 PM
HOLY TRINITY CHURCH OF
UNITY C.O.G.I.C.
44 CHAMBERS ST.

Hosted by:



Refreshments, child care, and Spanish translation provided. Call Jenny at 562-2020 for more information or to RSVP.

N. MILLER

JOHNSTON

FARRINGTON

ATENCION RESIDENTES DE

DUBOIS

NEWBURGH!

GRAND

LANDER

SOUTH

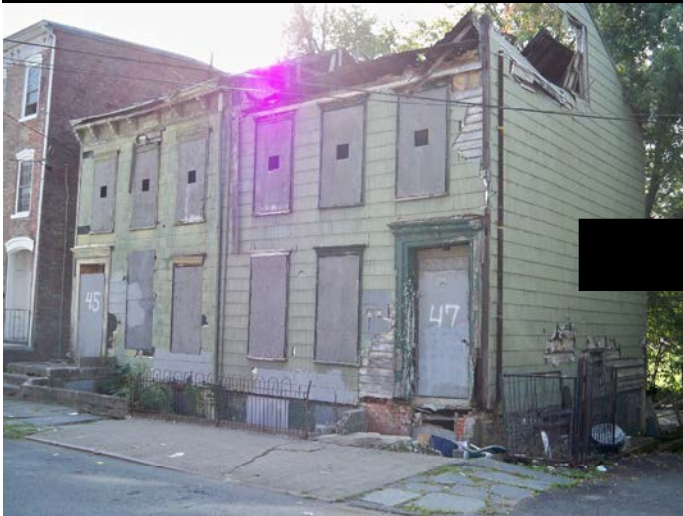
THIRD

CHAMBERS

FIRST

S. MILLER

*¿En qué quisieras ver convertida a tu comunidad?
¡Esta es tu oportunidad para hacer oír tu voz!*



El Newburgh Community Land Bank está planificando arreglar las propiedades del gobierno de la ciudad que están abandonadas y en lotes baldíos en TU comunidad. ¡Necesitamos tu ayuda! Ven a la primera reunión comunitaria para que:

- Te enteres cuales son los proyectos que se quieren llevar a cabo en tu cuadra
- Nos digas cuales proyectos te gustaría ver y cómo crees que la comunidad debe beneficiarse.
- Elijas "Capitanes de cuadras" para que representen cada cuadra en el área de trabajo.

MARTES
6 DE MARZO
6:00-7:30 PM
HOLY TRINITY CHURCH OF
UNITY C.O.G.I.C.
44 CHAMBERS ST.

Auspiciado por:



Habrà refrigerios, cuidado de niños y traducción al español. Llama a Jenny al 562-2020 para más información o para reservar tu lugar.

WASHINGTON OFFICE:
2431 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-3222
(202) 225-6335

<http://hinchey.house.gov>

Congress of the United States
House of Representatives
Washington, DC 20515-3222

March 19, 2012

Mr. Kenneth Adams
President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Mr. Adams:

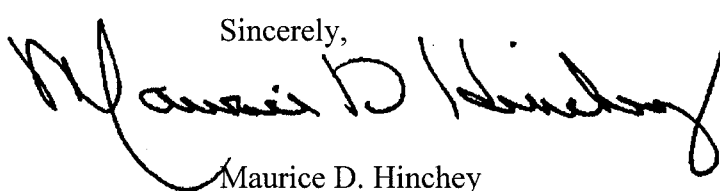
It is with great pleasure that I write to convey my enthusiastic support for the grant application submitted by the Newburgh Community Land Bank (NCLB) under New York State's Empire State Development Land Bank program. NCLB is seeking authorization and funding to spur economic development and job creation through the establishment of a land bank in the City of Newburgh.

As you may know, the City of Newburgh is a relatively small city with economic and social problems that rival or exceed those in our largest urban areas. The City contains some of the poorest Census tracts and boasts the highest per capita violent crime rate in the State of New York and is federally classified as a *High Intensity Drug Trafficking Area*. This classification facilitates cooperation among Federal, State and local law enforcement agencies to share information as well as equipment and technology.

As someone who has fought to obtain increased resources for the City over the past two decades, I have personally witnessed the community's efforts to revitalize and improve the City. Most recently, public/private partnerships have developed to assist the City face its challenges head on and have developed a renewed sense of community. The establishment of the Newburgh Community Land Bank will enable the City to continue on a path of economic development and add to a struggling tax base.

I am proud to offer my endorsement and support for this project. Thank you in advance for your consideration of this proposal. Please do not hesitate to contact me if I can be of any assistance or provide any additional information on this project.

Sincerely,



Maurice D. Hinchey

MDH/kom

WILLIAM J. LARKIN, JR.
SENATOR, 39TH DISTRICT

MAJORITY WHIP

PLEASE RESPOND TO:
ROOM 502 CAPITOL
ALBANY, NY 12247
(518) 455-2770

1093 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12553
(845) 567-1270

E-MAIL ADDRESS:
LARKIN@NYSENATE.GOV

WEB ADDRESS:
[HTTP://LARKIN.NYSENATE.GOV](http://LARKIN.NYSENATE.GOV)



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& MILITARY AFFAIRS

March 22, 2012

Kenneth Adams
President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, NY 14203

Dear Mr. Adams:

A handwritten signature in blue ink that reads "Ken", written over the name "Mr. Adams" in the salutation.

I am writing in support of the Newburgh Community Land Bank's application for Round One consideration for the Land Bank Program. On March 12, 2012, the Newburgh City Council unanimously approved a resolution authorizing the creation of the Land Bank.

A collaborative public/private partnership was formed in 2011 and is working on safety, infrastructure and public perception issues. In addition, Newburgh has newly elected leadership that is committed to financial sustainability in the short and long-term. This program will complement the efforts already initiated in Newburgh. I have been working with the residents, businesses and constituents of Newburgh for over ten years on the challenges facing the city. The city has fallen on hard times, but the Land Bank program will help restore Newburgh to the thriving economic engine it once was.

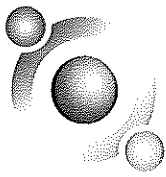
I wholeheartedly support the Newburgh Community Land Bank's request for Round One consideration. If authorized, I am sure Newburgh will be one of the most successful land banks in the state. I hope you will favorably consider the NCLB's application.

Sincerely,

A handwritten signature in blue ink that reads "Bill", written in a cursive style.

Senator William Larkin
Member of Senate

WJL:ks



The Greater
Newburgh Partnership
Revitalizing and Energizing Newburgh in Every Way

March 21, 2012

Mr. Kenneth Adams
President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, NY 14203

Dear Mr. Adams:

As Chairman of the Greater Newburgh Partnership (GNP) and President and CEO of St. Luke's Cornwall Health System, I encourage Empire State Development to authorize Newburgh as one of the first Land Banks in New York. This strategic initiative will be a great assistance to a depressed, struggling community with tremendous underlying assets.

Newburgh is facing arduous challenges, yet the tide is changing quickly. On March 12, 2012 the Newburgh City Council unanimously approved a resolution authorizing the creation of the Land Bank and is in full support of the proposal. Last year's progress included greening projects, public/private ventures formed, community reengagement and the spirit of Newburgh returning.

GNP is a non-profit organization comprised of businesses, non-profits, organizations, and concerned citizens with one goal—to renew Newburgh. We have been working collectively with the city for the past two years on security, safety and greening efforts. Our efforts have been successful, and we know we have an engaged and passionate citizen base. We know the addition of the Land Bank will only extend the progress we've made.


The Board of Directors of the Greater Newburgh Partnership fully supports the efforts of the Newburgh Community Land Bank. We look forward to building our partnership.

If you have any questions, please contact me at 845-568-2222.

Sincerely,

Allan E. Atzrott
Chairman

AEA/kw

LAND USE LAW CENTER
PACE UNIVERSITY SCHOOL OF LAW
WHITE PLAINS  NEW YORK

JESSICA BACHER
T: 914.422.4103
F: 914.422.4011
E: JBACHER@LAW.PACE.EDU

LAND USE LAW CENTER
PACE UNIVERSITY SCHOOL OF LAW
78 NORTH BROADWAY
WHITE PLAINS, NY 10603

March 20, 2012

Mr. Ken Adams, President and CEO
Empire State Development Corp.
633 Third Avenue
New York, NY 10017

Re: City of Newburgh Land Bank Application

Dear Mr. Adams:

I am writing as the Managing Director of the Pace Law School Land Use Law Center to support the City of Newburgh's Land Bank application. The Land Bank is a key component in the City's Distressed Property Remediation Plan jointly created by our Center and the Center for Community Progress and unanimously approved in 2010 by the City Council. With support from the Ford Foundation, the Center has worked for over two years with the City to lay the foundation for the creation of the Land Bank and will continue to provide support with guidance from the Center for Community Progress.

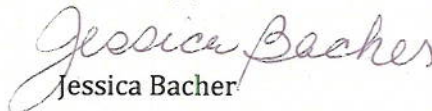
The Land Bank is also critical as a model and future land bank partner to the urban communities in the region. The City of Newburgh is a partner in the Mayors' Redevelopment Roundtable (MRR). Initiated in 2008, the MRR is a partnership of ten cities in the lower Hudson Valley region of New York State – cities that have a combined population totaling over 500,000, over 15% of whom live at or below the poverty level –working together, organized and led by the Land Use Law Center, on shared strategies for revitalization and sustainable growth. The Center works closely with the mayors, their attorneys, and development staffs, state and federal agencies, and other professional partners to ensure that the cities engage in transformative initiatives, build a base for continued and efficient intermunicipal and regional cooperation, and develop incentives and regulatory strategies to further a sustainable pattern of human settlement.

As part of the MRR mission, the Center has ongoing projects in the Cities of Mt. Vernon and Poughkeepsie to identify obstacles to distressed property remediation and develop a Implementation Plan, similar to what was completed for the City of Newburgh. Through the MRR all these efforts can be leveraged and have the potential to create a strong regional distressed property program with the City of Newburgh Land Bank as the central component.

I strongly encourage you to endorse the City of Newburgh as one of the first five authorized Land Banks in the state. This community needs the program in order to deal with its severely distressed properties and provide a model and starting point for the other cities in the MRR.

Thank you for your consideration.

Very truly yours,


Jessica Bacher

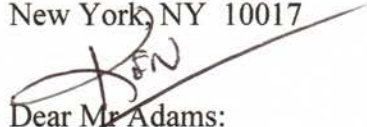
Hudson Valley Pattern for Progress

Promoting regional, balanced and sustainable solutions that enhance the growth and vitality of the Hudson Valley

Jonathan Drapkin
President & CEO

March 19, 2012

Mr. Ken Adams, President and CEO
Empire State Development Corp.
633 Third Avenue
New York, NY 10017


Dear Mr Adams:

Please accept this letter in support of the Newburgh Community Land Bank's (NCLB) application for Round One consideration for the Land Bank program. On March 12, 2012 the Newburgh City Council unanimously approved a resolution authorizing the creation of the Land Bank and is in full support of the proposal. I am confident that if authorized this will prove to be one of the most successful in New York State.

Our organization, Hudson Valley Pattern for Progress recently relocated into the City of Newburgh, a once shining example of "small city America". Today we find an urban center that has fallen on hard times and where nearly a day goes by without a headline screaming for help. Programs such as that envisioned in the Land Bank legislation will provide a critical tool to restore the city to the thriving economic engine it once was.

By selecting the City of Newburgh this program will complement the efforts that those in Newburgh are already working on. In 2011, a collaborative public/private partnership was formed and is working on safety, infrastructure and public perception issues. The City successfully amended its charter for the first time in decades to provide for a more representative form of government. In addition, Newburgh has newly elected leadership that is committed to financial sustainability in the short and long-term.

I strongly encourage you to endorse the City of Newburgh as one of the first five authorized Land Banks in our state. This community needs the program in order to move forward, and help one of our most vulnerable cities to become an example of how our struggling urban centers can reverse that trend.

Thank you for your consideration.

Sincerely,


Jonathan Drapkin

Maureen Halahan
President/CEO



40 Matthews Street, Suite 108
Goshen, NY 10924
(845) 294-2323
Fax: (845) 294-8023
info@ocpartnership.org
http://www.ocpartnership.org

March 20, 2012

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BALANCED GROWTH:**

John Lavelle, Co-Chair
Dominic Cordisco, Co-chair

Kenneth Adams
Empire State Development
633 Third Avenue, 37th Floor
New York, NY 10017

Dear Ken:

This letter is written in support of the Newburgh Community Land Bank's application for Round One consideration of the Land Bank Program.

The mission of the Newburgh Community Land Bank is to stimulate planning, economic development and neighborhood revitalization by acquiring, managing and disposing of underutilized properties in a responsible manner. On March 12, 2012, the Newburgh City Council unanimously approved a resolution authorizing the creation of the Land Bank and commits its full support for its Round One proposal.

Since 2011, the City has been forming public/private partnerships to address issues such as safety, infrastructure and public perception uses. Its newly elected leadership is fully committed to these initiatives as well as the short and long-term financial sustainability of the City.

Additionally, the City is currently a participant in the Jobs & Innovation Accelerator grant that will help the City's revitalization through new economic development and the creation of green jobs. Receipt of these grant funds has allowed the Solar Energy Consortium (TSEC) to expand its industry-led clean energy manufacturing cluster into Orange County. This grant is the perfect complement as it will bring new jobs to the buildings revitalized by the Newburgh Community Land Bank.

Approval of this application will coalesce these ongoing initiatives and help move the City of Newburgh towards an economic renewal.

Very truly yours,

Maureen Halahan
President & CEO

March 23, 2012

Kenneth Adams
President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Mr. Adams:

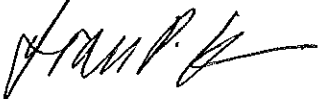
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A city that was once vibrant has fallen on hard times and needs programs such as the Land Bank legislation to help restore the city to the thriving economic engine it once was.

This program will complement the efforts that those in Newburgh are already working on. In 2011, a collaborative public/private partnership was formed and is working on safety, infrastructure and public perception issues. In addition, Newburgh has newly elected leadership that is committed to financial sustainability in the short and long-term.

Please make sure that one of the first five authorized Land Banks in our state is Newburgh. This community needs the program in order to move forward, and help one of our most vulnerable cities become one of our most thriving cities.

Sincerely,



Joan P Kaplan, LCSW-R
The Kaplan Family Charitable Foundations

March 23, 2012

Kenneth Adams
President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

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Sincerely,

A handwritten signature in black ink that reads "William Kaplan". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

William Kaplan



330 MEADOW AVE., NEWBURGH, NY 12550

Tel: 845-562-4280 • Fax: 845-562-1448

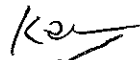
www.ccahv.com

Responsible Contractors

A. Alan Seidman — Executive Director

March 22, 2012

Kenneth Adams
President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203


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Sincerely,



Alan Seidman

*Ken
Hope all is well
Best Regards
Alan*



4 Crotty Lane
Suite 100
New Windsor, NY 12553

phone: 845.220.2244
fax: 845.220-2247
www.hvedc.com

March 22, 2012

Kenneth Adams
President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Oates', is written above the typed name.

Michael Oates
President and CEO

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Fax: 845 473 2648
info@scenichudson.org
www.scenichudson.org

March 21, 2012

Kenneth Adams

President and CEO
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

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Sincerely,

Ned Sullivan
President

TIMES HERALD-RECORD

March 19, 2012



JEFF GOULDING/Times Herald-Record

More abandoned buildings -- such as these on Chambers Street in the city of Newburgh which are slated to be demolished and replaced with a new structure -- might be renovated in the future, now that Newburgh's City Council approved a plan to create a nonprofit land bank.

Newburgh land bank gets nod

Plan could boost city renewal

BY JAMES NANI
Times Herald-Record

CITY OF NEWBURGH -- The city is one step closer to fixing up and renovating run-down properties in the city's northeast side.

The City Council unanimously approved a resolution Monday to create the Newburgh Community Land Bank.

The land bank is a nonprofit organization that would take distressed properties off county tax and school-tax rolls by managing and disposing of vacant, abandoned and underutilized properties.

The council's action lets the Newburgh Community Land Bank apply to the state Urban

Development Corporation for review and approval to become a land bank.

"Newburgh has a fast track to be one of five cities eligible for the land-use legislation," said Pace University professor of law John R. Nolon, who appeared at the council meeting last week.

A state law passed last year permits just 10 land banks to be located in the state.

"The major thing for the city is it takes the (tax) burden off the city's books," said Michael Vatter, chair of the land bank.

Newburgh has already been on its way to fix up low-income housing. Two homes on Cham-

bers Street were transferred to Habitat for Humanity to be fixed in a "Builders Blitz" in June. On Sunday, Habitat presented two fixed-up properties back to families on Benkard Avenue.

State land bank approval would open up more funding streams, as well as make associated documents subject to state open-meeting laws, Vatter said. How much remains to be seen.

Some residents were hesitant to support the land bank, fearing properties could be taken through eminent domain.

But, Mayor Judy Kennedy said, "The only property that can go into the land bank are ones that the city already owns."

Council member Gay Lee, though cautious about the approval, said the land bank pro-

vides a means to do something about distressed properties.

"What I will tell you is that things have been the way they are because there hasn't been a structure to change it," said Lee.

Vatter said the land bank provides a way to "revitalize properties in an orderly fashion," but said he understood some peoples' caution about the plan.

He cited what he called the racially motivated urban-renewal plan of the 1970s that leveled properties in mostly black neighborhoods of Newburgh -- but that did little to renew anything.

"It was poorly thought-out and poorly executed ... Do I blame these people [for being cautious]? Not in the least," said Vatter.

jnani@th-record.com



THE SENTINEL

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March 16, 2012

Newburgh City Council approves Community Land Bank resolution

A resolution for the creation of the Newburgh Community Land Bank was unanimously approved at Monday's City Council meeting. Focusing areas surrounded by 9W, Broadway, and the Newburgh Waterfront, the NCLB will seek to develop and positively transform streets and buildings that have long been in states of disrepair. Following Monday night's approval by

City Council, the Community Land Bank still needs to submit an application to the New York State Economic Development Council, which will authorize a total of five Land Banks initially in its first round of applications.

"Vacant and abandoned property has been a problem in our community for a long time, this application presents a new strategy towards a promising

solution" said Mike Vatter, City of Newburgh Fire Chief, Code Enforcement Officer and Land Bank Board Chairman. "I am encouraged that the City of Newburgh will have the opportunity to be one of the first Land Banks in the State." City Councilman Curlie Dillard, also serves as an NCLB Board Member, said, "this is a great first step forward for Newburgh. I am very excited

to be working on this project. I applaud the commitment to our community of the Newburgh Community Land Bank Board of Directors and I look forward to hearing 'yes' from the state."

Not everyone is as pleased with the formation of the NCLB. At Monday's City Council meeting, many Newburgh residents voiced their concerns. Some feel it is unnecessary to concen-

trate on one single area, when many other parts of Newburgh need just as much, if not more help. Others spoke up about how the Land Bank will only be problematic, forcing some residents to relocate and failing to aid unemployment. Mayor John Kennedy remained optimistic saying, "I've been diligent about figuring out what this Land Bank will bring us." Mayor Kennedy believes that the Land Bank will give the city more control, despite opposition that feels it will only take it away. Chief Vatter well aware of the mixed views the NCLB said, "the Newburgh Community Land Bank is committed to working with the residents to revitalize and invigorate the community."

The Newburgh Community Land Bank will form as a nonprofit organization, run by eleven board members, consisting of residents, businesses, and local government: Michael J. Vatter, Esq., Chair, Fire Chief, City of Newburgh, Fred Visconti, Vice Chair, Visconti Limosine, Cathleen Kenny, Treasurer, Vice President for Finance Administration and Treasurer, Mount Saint Mary College, Lisa Daily, Secretary, Chairperson, City of Newburgh Planning Board, House of Refuge International Ministries, Inc., Allan Atzrott, Chief Executive Officer, St. Luke's Cornwall Hospital, The Hon. Curlie Dillard, Councilman, City of Newburgh, Richard F. Herbek, City Manager, City of Newburgh, Jenny Lopez, Mid-Hudson Organizer, Community Voices Heard, David Patrick, Vice President of Sales and Marketing, Unitex, Kevin Whelan, President, Newburgh Performing Arts Academy, and Bishop Jeffrey Woody, House of Refuge International Ministries, Inc.

TIMES HERALD-RECORD

March 14, 2012

Demand pushes local rents up

Collapse of housing market behind rush to apartments

BY JAMES WALSH
Times Herald-Record

The effects of the single-family housing market collapse have spilled into the rental side, where an increasing demand for apartments has led to higher rents in some cases.

Fair-market rent for a two-bedroom apartment in Orange County rose this year to \$1,189 from \$1,156 a year ago, requiring an annual income of \$47,560 to comfortably pay it, according to a housing affordability study released Tuesday.

A modest two-bedroom unit in Sullivan rents for an estimated \$888, down slightly from \$899 last year, the National Low Income Housing Coalition found. In Ulster County, the price for a similar unit rose more than 10 percent, to \$1,098 from \$992.

The U.S. Department of Housing and Urban Development calculated the 2012 data using five-year American Community Survey data, rather than 2000 Census data, which was used through last year. That change complicates year-to-year comparisons, and may help account for the sharp rise in Ulster County's fair market rent, which is defined as the cost of a 40th-percentile rental.

Ulster has traditionally logged low vacancy rates, which may also contribute to the increase. Ulster County's 2010 vacancy rate was 3.52 percent, according to the Rural Ulster Preservation Associ-

ation. The City of Newburgh's vacancy rate, in comparison, was 30 percent, according to the Orange County Landlords Association.

Potential buyers sit on fence

"More people may be renting because they're fearful of ownership," said Kathy Germain, vice president of housing services for the Rural Ulster Preservation Association, "or they're sitting on the fence," waiting for prices to drop even further. Some prospective buyers are stymied by stricter lending standards, while foreclosed families spike the demand for rentals.

The number of rentals available through the Greater Hudson Valley Multiple Listing Service has fallen more than 20 percent over the past two years, according to Paul Hamilton of Orange-West Realty.

"Generally speaking," Hamilton said, "the market for housing purchases and the rental market move in opposite directions, so when the number of home sales falls, the number of rental leases increases."

Antonio Figueroa, director of planning for the Regional Economic Community Action Program Inc., hasn't seen a substantial increase in the affordable housing stock.

Instead, more high-end apartments are entering the market. Demand is high for units at the still-under-construction Ster-



Antonio Figueroa, director of planning, development and corporate compliance for RECAP Inc., has renovated three multi-family units on Renwick Street in Newburgh. The units will be rented to low-income families. Below, the Sterling Parc luxury apartment complex in Middletown leases units ranging from \$1,300 to \$1,800 per month.

ling Parc at Middletown. The development on County Route 78 near Interstate 84 includes a club house, a fitness studio and a business center. Next year will bring a pool. Rents range from \$1,300 for a one-bedroom unit to \$1,800 for the most expensive two-bedroom unit. "It's a wide array of clients," said leasing manager Patricia Soder. "We're seeing young professionals to couples stepping into retirement."

Getting tougher to make rent

The number of renter households rose by nearly four million nationally between 2005 and 2010, according to the housing coalition.

And one quarter of all renters, or nearly 10 million households, are considered low-income by virtue of earning less than 30 percent of their area's median household income.

The median in Orange is \$87,200; in Sullivan, \$61,500, and in Ulster, \$73,900.

Megahen Jackson of Middletown pays \$850 monthly for a two-bedroom downtown apartment. Her monthly take-home pay from her job in a Head Start kitchen is \$1,000. The rent was \$650 when she and her family



MICHELE HASKELL/Times Herald-Record

moved there in 2005.

She's an avid couponer, which helps stretch a grocery budget supplemented with food stamps, and teaches her children to choose treats that are less costly, but last longer.

Cable TV is an out-of-the-question luxury, so the family watches Netflix movies for \$8 a month.

A federal guideline says people shouldn't pay more than 30 percent of their gross income

for rent; it's a guideline Faith Piatt regularly sees exceeded.

"It means they put themselves in a poorer financial position," said Piatt, executive director of the Rural Development Advisory Corp. in Pine Bush. "It does not allow people to have a savings account, to save for an emergency car repair or save for their children's education. It puts stress on families."

jwalsh@th-record.com

2012 FAIR-MARKET RENT

The National Low Income Housing Coalition released its annual "Out of Reach" report Tuesday detailing the cost of a modest (40th percentile) two-bedroom apartment in counties throughout the United States. Housing wage is the hourly wage over a 40-hour workweek needed to afford the fair market rent of an apartment without spending more than 30 percent of income on housing.

COUNTY	FAIR-MARKET RENT	HOUSING WAGE
Orange	\$1,189	\$22.87
Sullivan	\$888	\$17.08
Ulster	\$1,098	\$21.12
Pine (Pa.)	\$1,011	\$19.44
New York state	\$1,283	\$24.68
United States	\$949	\$18.25