Town of Queensbury

Affordable Housing Strategy

Town of Queensbury
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Queensbury, New York

Prepared by

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Inside cover

ACKNOWLEDGEMENTS

The Town of Queensbury ***Affordable Housing Strategy*** was funded by a $25,000 Governor's Office for Small Cities Program Technical Assistance Grant #962TA197-02, and included hundreds of hours of staff time as a matching contribution.

This study was initiated as a result of the many inquiries from local residents asking about assistance for home improvements, accessibility, historic preservation, rental assistance, weatherization programs, senior housing, and more. It became apparent that there was a wide ranging interest in housing related issues.

A Housing Forum was held as part of the work to develop a strategy. Representatives from banking, real estate, non-profit housing, education, employer, government, and development communities were invited to provide their perspectives on housing needs and opportunities. Many of their proposed solutions are reflected in the Tools and Strategies section of this document.

Members of the public participated in informational meetings. The Planning Board and Town Board provided comments on drafts and preliminary findings. We are grateful for their insights.

As with any study, data from numerous sources were reviewed. The 2000 U.S. Census, Town building permit data, zoning, as well as real estate information was analyzed. Several employers, and landlords offered information not readily available to the general public. We thank the many sources who provided such materials.

The primary goal is to utilize this strategy as a basis for various program funding. The study may also be used as a starting point to prepare changes to local ordinances, and update the Town of Queensbury Comprehensive Land Use Plan (CLUP) with a housing section.

Finally, we would like to note that while program funding addresses the needs of those person in the low and moderate income categories, the concept of "Affordable Housing" is not restricted to any particular income category. You will see that we have looked at the relationship of income and housing costs for all households.

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EXECUTIVE SUMMARY

This study was initiated as a result of considerable public inquiry about housing assistance programs. The study was funded by the Governor's Office for Small Cities Program to develop strategies to meet the housing needs for Queensbury. As such, its primary purpose is as a tool to be used for grant applications in the search for funding.

There is additional value to performing a housing study. Some of the more interesting issues and conclusions are highlighted and summarized below.

Regional Population Growth and Employment

This study also comes at the forefront of a major anticipated regional impact. Queensbury is within the "first ring of influence" of the proposed Luther Forest Technology Park in Saratoga County, directly to the south. The creation of close to 10,000 expected new jobs will accelerate the demand for new housing in the region.

Affordable housing is a workforce issue. Housing that is affordable for the employees of local industry is an important component needed to both attract and retain a quality work force. Affordable housing is thus an integral aspect of the Town's continuing economic development efforts.

The Warren County Economic Development corporation (WCEDC) promotes our local workforce as more productive and more highly educated than the national average. However, the local wage structure is less. The gap between incomes and housing costs is one of the highest in the State, according to a study done in 2002 by the New York State Affordable Housing Corporation. Warren County comes in at #11 (#1 being the most expensive as compared to wages), with New York City, Long Island, and other New York City surrounding counties of Rockland, Westchester, and Putnam higher.

Population projections indicate that Queensbury will continue to grow, so that by 2010, another 4,000 persons, representing an additional 1,550 to 1,600 households can be expected. Based on Town building permit data, 766 new dwelling units have been constructed during the years 2000 through 2003. It is apparent that Queensbury continues to grow, and is growing at a fast pace.

Population and Housing Characteristics

Queensbury's population is anticipated to grow so that the population will be between 29,318 and 29,468 persons by the year 2010, and these persons will be older than the area population. Examination of demographic data shows that Queensbury's population is aging at a higher rate than that of the State and

Warren County, and household sizes are decreasing. Since the year 2000, subsidized housing is being provided for seniors, and accounts for the majority of senior housing built or approved. Senior housing that has been built, or approved since the year 2000 constitutes almost half of all the multi-family housing built or approved during that time period in the Town.

A survey conducted for this study shows that other multi-family housing constructed or approved since 2000, provides affordable rentals to middle income households.

To date, more multi-family rental housing (for seniors as well as the general public) has been constructed or approved by the Town during the past three years than in the previous decade.

Single family, detached housing continues to be built, but at a slightly higher rate than that experienced during the 1990's, from an average of 134 single family detached units built per year, to an average of 145 single family detached units built each year during the past 4 years. The cost of this housing has increased substantially as outlined below.

Real Estate Costs and Affordability

Analyses of real estate data and cost information submitted to obtain Town building permits shows that single family housing costs are increasing for existing single family housing as well as for new construction.

According to the Warren County Association of Realtors, the median sale price for single family homes sold from January through June 2003 was $149,800 for Queensbury. According to the New York State Association of Realtors, during the period of July 2001 to July 2003, the median sales price of an existing single family home in Warren County increased 36%, from $103,000 to $140,000. This increase is higher than that of Washington and Saratoga Counties during the same time period (28% and 29% respectively). Such costs are currently off set by the historic low interest rates experienced throughout the nation.

The cost of new construction for a single family home is also significantly higher. Town of Queensbury building permit data (self reported) shows that the cost of a new home (including land value) is $223,500.

Obviously the housing market is currently bearing these increases. But, will this housing market fulfill the need for current and predicted workforce housing needs?

After considering typical local costs for principal, interest, taxes, and insurance, a household income of $88,000 is needed to afford a new home, and a household income of $57,484 would be needed to afford an existing sales priced home in Queensbury.

Using the 2003 annual median income for a 3 person household of $44,000 [information provided by the U.S. Department of Housing and Urban Development (HUD)] the maximum a house would need to sell for would be $109,200.

The pressures between household income and housing costs can be illustrated by comparing different industry sectors and their representative wages. Available New York State Department of Labor data (2002), for Warren County, shows that the highest average annual wage was $39,403 for those persons employed in professional employment sectors. Persons employed in services, make an average annual wage less than half of the $44,000 median.

Housing affordability is an issue, and anecdotal snapshots are portrayed in this study. There are also other indicators that demonstrate many households in Queensbury are "cost burdened" due to housing costs.

More than half of all rental households with incomes less than $35,000 pay more than 30% of their income on housing. It is difficult for households that are "cost burdened" to save funds to enable home purchase.

Likewise, it is also difficult for existing home owners to "move up" to more costly housing, thereby increasing the availability of more affordable housing. The majority of households in single family ownership have incomes of $35,000 or less. Slightly over half of all owner occupied households with incomes less than $35,000 spend more than 30% of their income on housing.

AFFORDABLE HOUSING STRATEGIES

The following issues and opportunities have been identified for further consideration.

Support and Enhance Affordable Housing Within Existing Neighborhoods

- Promote using the smaller, scattered vacant parcels available within built up areas in the Town for new, affordable housing. The number of large parcels suitable for more affordable housing development is limited. New housing for one or two family homes in existing neighborhoods can be accommodated using state or federal assistance. Local finance institutions have also expressed an interest in putting forth housing assistance, especially for owner-occupied duplexes.

- Support and enhance available affordable housing in the Town as a way to maintain existing affordable neighborhoods. Existing modest neighborhoods in West Glens Falls and South Queensbury are most likely candidates for home improvement grants and/or deferred loans to households meeting grantor agency income guidelines.

- Provide support to the Glens Falls Housing Authority to obtain rental housing vouchers, and the conversion of one-family to two-family homes in compatible areas. Re-zoning may be needed in some instances, and should be investigated. This approach is consistent with the inconspicuous nature of the "in-fill" housing.

Support the Expansion of Affordable Housing With New Construction

The strong demand for additional housing in Queensbury, along with the limited amount of land with municipal water and sewer for new residential development, has increased housing costs in the Town. Public actions can be taken to encourage inclusion of affordable rental and owner occupied housing. These actions could include:

- Identification of sites appropriately zoned and currently served by sewer and water lines.

- Identification of sites that would be suitable for more affordable housing if sewer and water lines were extended and/or areas were re-zoned residential.

- Provision of appropriate negotiation tools in ordinances and regulations to reserve a percentage of housing in new developments for eligible households. PUD and cluster provisions, and density bonuses are examples. Affordable housing mandates are also a possibility.

Development of Town policies and support for federal and State tax credits, and programs/resources.

These suggestions are intended to initiate discussion and result in suitable actions. Already the Town Board has approved writing and submission of a variety of grant applications to address home improvement needs. Support has also been given to developers in their applications for tax credits to build affordable senior housing.

While the strategies put forth as follows are a result of data analysis and public input, we note that none of these have been adopted as a part of the Town of Queensbury Comprehensive Land Use Plan (CLUP). Additional consideration will be required before any housing section can be added to update the CLUP, or changes made to local ordinances.

1.0 Introduction

1.1 Why this Report Was Written

At the request of the Town of Queensbury, the Governor's Office for Small Cities awarded the town of Queensbury a $25,000 grant to develop an Affordable Housing Strategy. The intent of this Affordable Housing Strategy is to identify the extent to which there is a gap between the cost of housing in Queensbury and the ability of current residents and others to afford to live here. The intent of the strategy is not an abstract analysis of conditions but to identify a course of action.

The term affordable housing can conjure up many images in the public mind - not all of them positive. Therefore, before answering how the Town could facilitate affordable housing, the study needs to begin with the following three questions.

- What is affordable housing or housing affordability?
- Are specific income groups targeted?
- Why would Queensbury want to have an affordable housing strategy?

1.2 What is Affordable Housing or Housing Affordability?

Affordable Housing Proactive and Reactive Planning Strategies by S. Mark White begins by offering the following as a definition of Housing Affordability: "Housing Affordability is the relationship between the income of housing consumers and the direct and incidental costs of housing."[1]

For rental housing, virtually all public agencies follow the U.S. Department of Housing and Urban Development (HUD) calculation of affordability; that is, housing is affordable if the household pays no more than 30 percent of their income for all housing related expenses. Housing related expenses include not only rent but also utilities paid by the tenant such as heat, hot water, water and sewer charges. Some additional typical expenses such as telephone and cable TV are not considered.

[1] Affordable Housing Proactive and Reactive Planning Strategies, S. Mark White, Planners Advisory Service Report Number 441, 1992, page 1.

For homeowners, the banking industry norm is that housing is affordable if the monthly PITI payment (Principal, Interest, Taxes and Insurance) is not greater than twenty-eight percent of the homeowner's (or buyer's) income. Note that while the percentage is slightly smaller than the percentage used for renters, it does not include utilities. As a result, homeowners who pay a somewhat higher percentage of their income for housing than renters are still considered to be in affordable housing.

1.3 Are Specific Income Groups Targeted?

The above definition of housing affordability is not restricted to any particular income category. In fact in certain parts of the country, households with relatively high incomes lack access to housing affordable within their available income.

This analysis does not begin with a conclusion as to what income groups have a housing affordability problem. Rather, it analyzes the effects of housing prices on a variety of incomes.

However, this analysis does specifically focus on income groups in so far as they are targeted by State and Federal Grant programs. HUD targets virtually all of its programs toward households with incomes below 80 percent of the area median income adjusted by household size. For a four-person household, in 2003, eighty percent of median is $39,100.

HUD also targets households with incomes far below eighty percent of median. It uses fifty percent of median for some programs and sixty percent of median for others. Other State and Federal programs also use sixty percent as a standard. So it appears to be useful to examine the availability of affordable housing to households within these income categories.

Increasingly, it is recognized that persons with incomes above eighty percent of median may also have limited access to affordable housing. Again, it is practical to adopt income groups that are already being considered. The banking community sometimes targets programs to households within 95 percent and even 115 percent of median. Therefore, the availability of affordable housing to households within these income categories will also be considered.

1.4 Why would Queensbury want to have an Affordable Housing Strategy?

There are three important reasons to support an affordable housing strategy.

1. *It is important to the Town's continuing economic development efforts.*

Both the Town and the County have been very active in pursuing new industries to locate in the area. On its web site, the Warren County Economic Development Corporation (WCEDC) promotes the area based on both its quality of life and the quality of its work environment.

2. *It benefits long time residents.*

If new construction is concentrated on attracting new residents who can afford more expensive housing, it disadvantages long-term residents. Aside from the fairness issue, many of these long-term residents are the glue that keeps neighborhoods together and are the backbone of the Volunteer Fire Departments and Emergency Services.

3. *It provides opportunities for young people to stay in the community.*

Every community is concerned about making sure that its children could stay in the area if they chose to. Creating economic opportunities for the next generation is only one part of providing an attractive community for the next generation. In addition, there needs to be a range of housing opportunities, such as starter homes for first time home buyers and attractive and affordable rental housing for people just starting out.

2.0 Regional Growth

2.1 Regional Growth in the last 50 years

The Town of Queensbury is located at the northern end of an area that experienced steady and substantial growth over the second half of the twentieth century. The trend toward decentralization that began after World War II in general and the construction of the Northway in particular, are the primary forces that contribute to this growth.

Growth was not evenly distributed within the affected counties but was concentrated in towns with easily developable land and, more importantly, easy access via the Northway to employment opportunities.

Table 1: Population Growth 1950 – 2000 for Selected Counties in New York State

Community	1950	1960	1970	1980	1990	2000	1950-2000	1970-2000
New York State	14,830,192	16,782,304	18,241,266	17,558,072	17,990,455	18,976,457	23%	4%
Albany County	239,386	272,926	286,742	285,909	292,594	294,594	23%	3%
Saratoga County	74,869	89,096	121,764	153,759	181,276	200,635	168%	65%
Washington County	47,144	48,476	52,725	53,629	59,330	61,042	29%	16%
Warren County	39,205	44,002	49,402	54,854	59,209	63,303	61%	28%

Source: U.S. Census Data

Table 1, *Population Growth 1950 – 2000 for Selected Counties in New York State,* illustrates the population shift that has taken place over that period.

As has been well documented, the population of New York State grew during this period, but only modestly. Albany County also grew and its growth mirrored that of the state. Its population grew by only twenty-three percent over the fifty years and only three percent in the last thirty years.

By contrast, Saratoga County saw very significant population increases. Its population grew by 168 percent - over 125,000 persons during the same period.

Appendix B: *Population Change from 1950 to 2000 for Selected Municipalities in Saratoga, Warren and Washington Counties*, New York illustrates the regional growth and the concentration of growth along the Northway corridor. All of the communities immediately adjacent to the corridor, with the exception of the City of Glens Falls, experienced substantial growth between 1950 and 2000. With the exception of Moreau, which grew by 7761, all of the remaining communities increased in population by at least 10,000.

Table 2: Population Growth 1950 – 2000 in Queensbury and Warren County

Community	1950	1960	1970	1980	1990	2000	1950-2000	1970-2000
Warren County	39205	44002	49402	54854	59209	63303	24098	13901
Queensbury	5907	10004	14506	18978	22630	25441	19534	10935
Balance	33298	33998	34896	35876	36579	37862	4564	2966

Source: U.S. Census Data

Table 2, *Population Growth 1950 to 2000 in Queensbury and Warren County* identifies the changes in population during the last half of the twentieth century in Queensbury and in Warren County.

According to the 2000 U.S. Census, Queensbury grew substantially faster than the rest of Warren County. Overall growth in Warren County is limited by the lack of available easily developed land. The City of Glens Falls is nearly fully developed and there are few opportunities for new development within the City limits. Most of the remainder of County is in the Adirondacks. Both the physical characteristics of northern Warren County as well as the regulatory restrictions that come from being within the "Blue Line" of the Adirondack Park limit development in much of the county. As a result, nearly three-fourths of the population increase in Warren County was in Queensbury. Given the limitations to growth in the remainder of the County, it is reasonable to conclude that this will continue into the future.

There is also the potential that development proposals along the corridor could substantially increase the rate of growth. In particular, the proposed Luther Forest Technology Park in the Town of Malta, is projected to create between 7,200 to 10,000 jobs by 2020. Clearly, if this development moves to fruition, it will greatly accelerate the demand for new housing and the developers anticipate that the project will attract ancillary development throughout the region.

Yet, even without this development, the fifty year trend is likely to continue and will affect the affordability of housing in Queensbury. The basic principals of supply and demand indicate that these factors will lead to upward pressure on housing prices.

2.2 Regional Growth Projections

The most reliable method of projection is one that is based on detailed information and long-term trends.

Table 3: Population Projections Town of Queensbury and Warren County 2000 – 2010					
	Method of Projection	**Population in 2000**	**Projected Population in 2010**	**Projected Change**	**Additional Households**
Warren County	50 Year (Straight line)	63,303	68,123	4,820	-
Town of Queensbury	50 Year (Straight line)	25,411	29,318	3,907	1,550
Town of Queensbury	percent of County	25,441	29,468	4,027	1,598

Source: US Census Compilation by Shelter Planning

Table 3, *Population Projections for the Town of Queensbury and Warren County 2000 – 2010,* charts the projected population growth for the Town and the County. This projection assumes that the long-term trends identified in the last section will continue over at least the remainder of this decade.

Two methods were used to estimate the number of new households. The first method assumed that the rate of growth for the past five decades for the Town would continue through 2010. The second method assumed that the County fifty-year rate of growth would continue over the next decade and that the Town would continue to capture approximately the same percentage of the County growth rate through 2010. Given the restraints on development within the Adirondack Park Blue Line and the lack of developable land in Glens Falls, the latter appears to be more reliable.

While the long-term trend in household size has consistently been toward smaller households, for this projection, the current average household size was used. The basis for this is the belief that the current average household size in the Town, which was 2.52 in the 2000 census, may be approaching an absolute bottom. If the current trend were to continue and households continue to become smaller, the number of households (and hence demand for new units) will be larger than projected.

These two methods of projecting additional households indicate that between 1,550 and 1,598 additional households will be formed in the Town by 2010. This projection is consistent with the increase in households over the previous decade in which the number of new households increased by 1,638.

Two factors could affect that projection. The first is that the average household size could continue to decline. The second, being that the Luther Forest project in Malta could move forward. That project, which anticipates the creation of 10,000 new jobs, would likely increase the rate of growth throughout the region, including in Queensbury.

2.3 Queensbury as a High Cost Area

As discussed above, while Warren County grew less quickly than Saratoga County, Queensbury grew faster than Warren County as a whole. As a result, nearly three-fourths of the population increase in Warren County was in Queensbury. Given the limitations to growth in the remainder of the County, it is reasonable to conclude that this will continue into the future. These limiting factors can be anticipated to continue to limit the housing choices for Queensbury residents.

The basic economic principals of supply and demand indicate that additional people moving into the County as a whole, with limited opportunities for residential development, will put upward pressure on housing prices. Given that incomes in the area remain lower than those in the region immediately south, housing affordability issue arise for area residents.

Evidence of the housing affordability problem is available from calculations made by the New York State Affordable Housing Corporation. The Corporation provides grant assistance to communities to assist income eligible households to purchase and improve owner-occupied housing. The Corporation identifies twenty-five of the sixty-two counties in New York State as being High Cost areas.

The calculation compares the average sales price of single-family homes to the median income for the county. Counties in which the average sales price of single family homes are more than 2.2 times the area median income are categorized by the Affordable Housing Corporation as High Cost Areas. Warren County is the 11th highest cost county in the state by that calculation. In fact, Warren County has the largest gap between income and the cost of housing of any county north of Westchester, Rockland and Putnam counties, just outside of New York City.

Table 4: Housing Affordability Index NYS Affordable Housing Corporation				
County	**HUD Median Income 2002**	**Average Sales Price 2001**	**Affordability Index**	**Rank***
Warren	$45,300	$140,010	3.091	11
Saratoga	$55,500	$152,429	2.746	17
Albany	$55,500	$145,940	2.630	18
Washington	$45,300	$81,297	1.795	45

Source: NYS Affordable Housing Corporation
* Manhattan, the highest cost area, ranks first and Montgomery County, the lowest cost area, ranks 62

Table 4 compares Warren County to surrounding counties. Note that housing is less affordable in Warren County than in Saratoga and Albany Counties. The reason is that even though housing is somewhat less expensive, incomes are substantially lower. Housing in Washington County is far more affordable because sales prices are dramatically lower in Washington County, only fifty-eight percent of the price of housing in Warren County.

The comparison of the cost of housing in Warren and Washington counties represents a dramatic change. While sales prices are not readily available for earlier periods, census data indicates that as recently as 1980, the median value of housing in Washington was eighty-two percent of the median value in Warren County. This is further evidence of the fact that housing costs in Warren County are rising rapidly. Similar data is not available for rental housing. Yet it is reasonable to infer a similar pattern.

3.0 Demographics

3.1 Analytic Background

Any analysis of the housing needs of the Town must begin with basic demographic information. That is, data regarding population, income, employment and housing characteristics.

Therefore, included here is a summary of demographic information. The primary resource available is the 2000 Census data, much of which has only recently become available. Prior year census data was also used to establish trends**.**

Where more recent data was available, it was also included. In particular, in the case of housing data, more recent information on sales was also incorporated to reflect changes in the market since 2000**.**

3.1.1 Population and Income

Table 5: Population by Age and Sex in the Town of Queensbury

Age	Male	Female	Total	Percent
under 5	754	717	1471	5.8%
15 to 17	2,479	2,494	4,973	19.5%
18 to 21	516	431	947	3.7%
22 to 30	867	893	1,760	6.9%
30 to 49	3,911	4,186	8,097	31.8%
50 to 59	1,607	1,651	3,258	12.8%
60 to 64	514	562	1,076	4.2%
65 to 84	1,420	1,940	3,360	13.2%
85 and over	133	366	499	2.0%
Total	12,201	13,240	25,441	100%
Median	38.2	40.3	39.3	

Source: Census 2000 - STF 1 Data

Table 5, *Basic Demographics – Age and Sex in the Town of Queensbury,* identifies the basic age and gender demographics of the Town of Queensbury. The median age was 39.3 in 2000, substantially higher than the median for New York State, which was 35.9. While the nation as a whole is aging, the median age in Queensbury is significantly higher than for New York State. With average life expectancy increasing, it is likely that the number and percentage of persons 65 and over will continue to grow. In addition, the number of persons 85 and over is also likely to grow.

3.1.1.1 Race and Ethnicity

While the population has continued to increase, the population remains overwhelmingly white, and non-Hispanic. There does not appear to be any evidence that there is any kind of racial or housing discrimination.

Table 6: Race and Ethnicity in the Town of Queensbury

Race and Ethnicity	Number	percent
White	24,816	97.5 percent
Black	141	0.5%
American Indian	50	0.2%
Asian	181	0.7%
Other	55	0.2%
More Than one race	194	0.7%
Hispanic[2]	285	1.1%

Source: Census 2000 - STF 1 Data

Table 6, *Race and Ethnicity in the Town of Queensbury,* identifies the racial and ethnic composition of the Town of Queensbury according to the 2000 U.S. Census.

As part of an Analysis of Impediments to Fair Housing undertaken by the City of Glens Falls in 1997, the City examined information on mortgage approvals for the City of Glens Falls and for Warren County available under the Home Mortgage Disclosure Act (HMDA) on rates of mortgage applications and approvals by race and ethnicity. The Analysis concluded that there was no evidence that there is any limitation to access to housing opportunities as a result of discrimination.

[2] The US Census considers does not consider Hispanic a race and therefore includes Hispanic in several racial categories.

3.1.1.2 Selected Household Characteristics

Table 7: Comparison of Growth in Households vs. Growth in Population in the Town of Queensbury				
	2000	**1990**	**Increase**	**percent Increase**
Total Households	9948	8310	+1638	20%
Total Population	25441	22630	+2811	12%

Source: Census 2000 - STF 1 Data

Table 7, *Comparison of Growth in Households vs. Growth in Population,* compares the rate of growth in households against the growth rate of the entire population in the Town of Queensbury. The 2000 U. S. Census data indicates the rate of growth in the Town measured by increased population understates the demand for housing. While the overall population grew by twelve percent in the past decade, the number of households grew by twenty percent or 1,638. The steady demand for new housing units as measured by the rate of household formation is likely to increase housing costs unless supply also increases proportionately.

Table 8: Tenure by Household Size in the Town of Queensbury			
Household size	**Owner**	**Renter**	**Total**
1 person	1239	932	2171
2 persons	2869	836	3705
3persons	1377	297	1674
4 persons	1337	229	1566
5 or more persons	697	108	805
Total	7519	2402	9921
Average size			2.52

Source: Census 2000 - STF 3 Data

Table 8, *Tenure by Household Size,* summarizes distribution of household sizes by owner-occupied and rental status in Queensbury. Household size in Queensbury, as is the case across the nation, has continued to decline. In 2000, the average household size was only 2.52. Only eight percent of all households had five or more persons and they are disproportionately in owner-occupied housing.

Renter households were much more likely to have only one or two persons than owner households. Seventy percent (1,768 of 2,402) of renters were in one or two person households.

Even among homeowners, the majority (4,108 of 7,519 or fifty-five percent) were in one or two person households.

This data indicates that the primary need for additional rental units will be for units with two bedrooms or less.

The smaller household sizes for owner-occupied housing may indicate that some of the older units, originally constructed for larger families, are likely oversized for the current residents. Over time, this may lead to pressure to convert some of these older units to two-family. It may also indicate that there are older homeowners living in units that are expensive to heat and maintain. This may increase the demand for additional senior rental housing.

3.1.1.3 Households with Children

Table 9: Households with Children in the Town of Queensbury

Household Type	Owner	Renter	Total
Married couple	5206	736	5942
with children	2419	315	2734
Male householder	258	99	357
with children	97	66	163
Female Householder	567	370	937
with children	294	268	562
Non family	1488	1197	2685
Total	7519	2402	9921
Total with children	2810	649	3459

Source: Census 2000 - STF 3 Data

Table 9, *Households with Children* summarizes the data on households with children in the Town of Queensbury. According to the 2000 U. S. Census Data, only thirty-five percent of all households included children under the age of eight. Of those, most are in owner-occupied households. Only twenty-seven percent (649 of

2402) of the renter households included children. Of the renter households, almost three-quarters (469 of 649) of households with children are single parent (male or female) households.

Eighty-eight percent of married couples are homeowners. Non-family households, including single individuals and unrelated persons living together, are nearly half of all renters (1197 of 2402).

3.1.1.4 Age of Household

Table 10: Age of Household by Tenure in the Town of Queensbury

Age	Owners	Renters	Total
34 and under	713	796	1509
35 to 44	1802	501	2303
45 to 54	1994	301	2295
55 to 64	1211	246	1457
65 to 74	981	235	1216
75 and Over	818	323	1141
Total	7519	2402	9921

Source: Census 2000 - STF 3 Data

Table 10 identifies the age of households by the type of tenure. According to the 2000 U.S. Census Data, in Queensbury, more than half of the households headed by persons 34 and under are renters. Homeownership rates rise for all age groups until retirement age is reached.

The need for rental housing for seniors may increase as Queensbury's population continues to age.

3.1.1.5 Income

Table 11: Household Tenure by Income in the Town of Queensbury			
Income group	**Owner**	**Renter**	**Total**
Less than $20,000	733	649	1,382
$20,000 to $34,900	1,247	793	2,040
$35,000 to $49,999	1,531	383	1,914
$50,000 or more	4,008	577	4,585
Total	7,519	2,402	9,921
Median	$53,565	$30,626	$46,728

Source: Census 2000 - STF 3 Data

Table 11 identifies the income by household tenure for residents of Queensbury. According to the 2000 U.S. Census Data, higher income groups are far more likely to be homeowners than others. However, even among households with lower incomes, the majority own, rather than rent, their homes.

3.1.1.6 Correlation of Housing and Income Data

Table 12: Housing Costs as a Percentage of Income for Rental Households in the Town of Queensbury			
Income group	**Total Rental Households**	**Total Paying 30% or More for Housing**	**Percent Paying 30% or more for housing**
Less than $20,000	624	528	85%
$20,000 to $34,999	759	360	47%
$35,000 to $49,999	372	21	6%
$50,000 or more	541	6	1%
Total	2,296	915	39%

Source: Census 2000 - STF 3 Data

The US Department of Housing and Urban Development (HUD) defines households paying more than thirty percent of their income for housing as "cost burdened".

Table 12 identifies the housing costs as a percentage of income for rental households in the Town of Queensbury. According to the 2000 U.S. Census Data, the overwhelming majority (eighty-five percent) of renters with incomes less than $20,000 were paying more than thirty percent of their income for housing. Nearly half of all households with incomes between $20,000 and $34,999 are also cost burdened.

The very high percentage of households paying a disproportionate percentage of their income for rent indicates the need for subsidized rental housing. This includes both rental units dedicated to income eligible tenants or subsidies to assist with rent in existing housing, such as Section 8 Rental Assistance.

Households currently paying a high percentage of their income for rent frequently have difficulty saving for a down payment and closing costs to purchase a home.

Table 13: Housing Costs as a percentage of Income for Owner Occupied Households in the Town of Queensbury

Income group	Total Owner-Occupied Households	Total Paying 30% or More for Housing	percent Paying 30% or more for housing
Less than $20,000	544	338	62%
$20,000 to $34,900	1058	489	46%
$35,000 to $49,999	1295	291	22%
$50,000 or more	3718	223	6%
Total	6615	1341	20%

Source: Census 2000 - STF 3 Data

Table 13 identifies the housing costs as a percentage of income for owner occupied households in the Town of Queensbury. According to the 2000 U.S. Census Data, lower income households that own their own home are also cost burdened. These households, whose finances are already stretched to make mortgage payments, are likely to have difficulty making needed repairs to their homes.

This high rate of cost burden indicates the need to continue and expand the current Housing Rehabilitation Program.

3.1.1.7 Employment

Table 14: Travel Time to work for Queensbury residents		
Time	**Persons**	**Percent**
Worked at home	421	4%
less than 15 minutes	5,395	45%
15 to 29 minutes	3,739	31%
30 to 44 minutes	1,152	10%
45 to 60 minutes	510	4%
60 or more minutes	778	6%
Total	11,995	100%

Source: Census 2000 - STF 3 Data

Table 14 identifies the time it takes Queensbury residents to travel to work. According to the 2000 U.S. Census, almost half of all employed Queensbury residents either work at home or travel less than fifteen minutes to work, and an additional thirty one percent (thirty-one percent) report traveling between fifteen and twenty-nine minutes to work. Only twenty percent (twenty percent) report traveling thirty minutes or more.

Table 15: Place of Work for Queensbury residents		
Location	**Persons**	**percent**
Warren County	8,149	67.9%
Washington County	1,100	9.2%
Other MSA	2,532	21.1%
Elsewhere	214	1.8%
Total	11,995	100.0%

Source: Census 2000 - STF 3 Data

Table 15 identifies the place of work for Queensbury residents. According to the 2000 U. S. Census, more than two-thirds of all employed Queensbury residents work within Warren County. Warren and Washington counties compromise the Glens Falls MSA. The only nearby MSA (Metropolitan Statistical Area) is the Capital District. Given the travel times reported in the preceding Table, it is very likely that the majority of Queensbury residents working in the Capital District worked in Saratoga County.

Table 16: Largest Employers in Warren County			
Company	**Location**	**Industry**	**Employment**
Glens Falls Hospital	Glens Falls	Health Services	2225
Finch Pruyn	Glens Falls	Pulp & Paper	850
The Sagamore	Bolton	Hotel/Lodging	825 (Seasonal)
The Great Escape	Queensbury	Recreation	800 (Seasonal)
Boston Scientific	Glens Falls	Medical Devices	625
CR Bard	Queensbury	Medical Devices	565
Travelers Insurance	Queensbury	Financial Services	500
Evergreen Bank	Glens Falls	Financial Services	400
Glens Falls National	Glens Falls	Financial Services	375

Source: Warren Economic Development Corporation, Empire Zone Application, 2000.

Table 16 identifies the largest employers in Warren County. According to the Warren County Economic Development Commission all but one of the largest employers in the County is located in either Queensbury or Glens Falls. All but one of the non-seasonal employers is in Health Services and Financial Services.

Table 17: Vacant Industrial Sites in Warren County		
Site	**Size**	**Location**
Airport Industrial Park	48 acres	Queensbury
Carey Industrial Park	128.6 acres	Queensbury
D'ambrosio Textiles	24.6 acres	Queensbury
Veteran's Field	33 acres	Queensbury*
Ciba-Geigy	62.7 acres	Queensbury
Warrensburg Industrial Park	25.8 acres	Warrensburg
Glens Falls Industrial Park	7.1 acres	Glens Falls
Golden Arrow	40 acres	Queensbury
Lake George Convention Center	6.68	Lake George
Lake George Festival Commons	12.52 acres	Lake George
Johnsburg Hotel and Condominiums	5.5 acres	Johnsburg
Total	394.5 acres	

Source: Warren County Office of Real Property Services
* being annexed by the City of Glens Falls

Both the Town of Queensbury and Warren County are committed to the expansion of job opportunities in the area. Table 17 is a summary of vacant industrial sites based on information developed by Warren Economic Development Corporation as part of their successful application for designation of an Empire Zone in the County.

Five of the eleven vacant industrial sites listed (excluding Veteran's Field) comprising sixty-five percent of the available land, are in the Town of Queensbury.

As discussed earlier, the Warren Economic Development Corporation promotes the area based on both its quality of life and the quality of its work environment. Specifically, it states that 'Warren County workers are more productive; more highly educated and cost less than the national average.'

This economic strategy is dependent on developing sites in Queensbury and on maintaining a cost of living that is affordable to workers.

3.2 The Housing Stock

The intent of this section is to summarize characteristics of the existing housing stock and, to evaluate housing trends in the Town and surrounding area. This involved analysis of the 2000 Census, as well as earlier Census data. In addition, because the housing market has changed significantly since 2000, the analysis also included more current data from the County and State realtors and from Town building permit data.

Census data includes information regarding Housing Type and Tenure, Value of Owner-Occupied Housing, Contract Rent, Age of Housing, and Condition. Condition, as reported in the Census, is limited to information regarding adequacy of plumbing and kitchens, and overcrowding.

From the realtors organizations, data has been included which indicate the median sales price of Existing Single Family Housing Sold in Warren County, and surrounding Counties in July, 2001 and July, 2003, as well as the range and median sale price of single family housing sold in the first six months of 2003 in Queensbury, and the share of housing sales in the County which are Queensbury properties.

The building permit data includes the average cost of construction of new single-family homes in the Town. Also Town data is used to identify the existing stock of publicly assisted housing in the Town. Collectively, this data shows a housing stock that is largely single family and that is increasing in value more rapidly than surrounding areas.

Single family, detached housing continues to be built, but at a slightly higher rate than that experienced during the 1990's, from an average of 134 single family detached units built per year, to an average of 145 single family detached units built each year during the past 4 years. The cost of this housing has increased substantially as outlined below.

3.2.1 *Owner Occupied Houses*

3.2.1.1 *Census Data*

Table 18: Types of Housing Structures in the Town of Queensbury	
Types of Structures	**Number of Units in Structure Type**
Single Family - Attached	611
Single Family - Detached	8169
2 Units	315
3 and 4 Units	350
5 to 9 Units	563
10 to 19 Units	182
20 to 49 Units	206
50 or More	129
Mobile Homes	685
Total	11210

Source: Census 2000 - STF 1 Data

Table 18 identifies the types and quantities of housing in the Town of Queensbury. According to the 2000 U. S. Census, single-family housing is the dominant housing type in the Town. There are relatively few two- and three-unit structures. Mobile homes are located both within Mobile Home Parks and on individual lots.

Table 19: Housing Tenure in the Town of Queensbury	
Tenure	**Units**
Owner Occupied	7519
Renter Occupied	2402
Vacant for Sale or Rent	338
Vacant Seasonal	875
Other Vacant	76
Total	11210

Source: Census 2000 - STF 1 Data

Table 19 identifies the tenure of housing units in Queensbury. According to the 2000 U. S. Census, owner-occupied housing is the dominant housing type in the town. Seventy-six percent of all occupied units are owner occupied compared to twenty-four percent that are renter occupied. Only 338 units or three percent were vacant for sale or rent (that is, excluding vacant seasonal residences). Generally, vacancy rates below five percent indicate a strong housing market.

Table 20: Value of Owner-Occupied Housing	
Value	**Units**
Less than $40,000	349
$40,000 to $59,999	263
$60,000 to $79,999	995
$80,000 to $99,999	1542
$100,000 to $199,999	3447
$200,000 to $299,999	560
$300,000 and over	363
Total	7519

Source: Census 2000 - STF 3 Data

Table 20 identifies the value of owner-occupied housing in the Town of Queensbury according to 2000 U. S. Census Data. As is the case with all of the Census data, the value of owner-occupied housing is self-reported. That is, the owner gives his estimated value. This data generally under-estimates value in that an owner who purchased a home a decade ago may not be fully aware of its current value. With this caveat in mind, homeowners indicated that an overwhelming fifty-eight percent of owner occupied housing was valued at over $100,000 in 2000.

3.2.1.2 Sales of Owner-Occupied Housing

Table 21: Sales of Existing Single Family Homes in Warren County from January to June 2003

Area	Number Sold
Glens Falls	27
Queensbury	84
Lake George/Bolton	20
Balance of County	28
Total	159

Source: Warren County Association of Realtors

Table 21 summarizes information available on recent sales from the Warren County Association of Realtors.

More than half of the single-family homes sold in Warren County through realtors were in the Town of Queensbury. In fact, the Town accounted for more than three times the sales in the City of Glens Falls. This data supports the fact that the strongest housing market in the County is Queensbury. It also supports the use of County data on housing values where Town data is not readily available in that the Town accounts for a high percentage of property sold in the County.

Table 22: Sale Prices of Existing Single Family Homes in the Town of Queensbury from January to June 2003	
Sales Price	**Number Sold**
under $100,000	12
$100,001 to $125,000	11
$125,001 to $150,000	20
$150,001 to $175,000	16
$175,001 to $200,000	8
$ 200,001 to $300,000	15
$300,001 and over	2
Total	84

Source: Warren County Association of Realtors

Table 22 identifies the price of housing sold in the Town of Queensbury from January to June 2003.

According to the Warren County Board of Realtors, eighty-four single-family properties sold in the Town of Queensbury during the first six months of 2003. Only twelve properties sold for less than $100,000. Of those, at least one appeared to be a residential property zoned commercial which was being sold for conversion to non-residential use. These sales figures include mobile homes and at least one property was a mobile home on an individual lot. The median sale price for the eighty-four units sold in Queensbury during this period was $149,800.

Table 23: Median Sale Price July, 2001 to July 2003				
County	**July 2001**	**July 2002**	**July 2003**	**percent Change**
Warren	$103,250	$121,500	$140,000	35.6%
Washington	$60,000	$73,100	$77,000	28.3%
Saratoga	$137,795	$158,500	$178,000	29.2%

Source: NYS Association of Realtors

Table 23 identifies the median sales price of housing sold in Warren, Washington and Saratoga Counties over a two-year period. According to the NYS Association of

Realtors, in Warren County the median price was calculated to be $140,000 for this period.

The data from the New York State Association of Realtors, as indicated in Table 23 above, indicates that housing costs have risen dramatically in the area over the past two years. These costs have been temporarily offset by low interest rates. If interest rates continue to rise, it will accelerate the housing affordability problem.

While housing costs are still lower in Warren County than in Saratoga County, they are rising more rapidly than Saratoga County. As previously noted, incomes in the area are significantly lower.

In addition to existing housing data, there is also information available for single-family new construction from the Town of Queensbury. In the first six months of 2003, 59 building permits for single-family detached homes, totaling $11,985,189, were issued. This indicates that the average value of the construction (exclusive of land and profit) was $203,138. Building permit data does not fully reflect the value (or sale price) of new homes. It only includes the value of new construction, excluding the value of the land.

Assuming a land value equal to ten percent of the total value of construction, these new homes would have to sell for at least $223,450. While the final sales price may well be higher (based on inclusion of profit as well as other factors not subject to the building permit data), $223,500 will be considered the price of a typical new single-family home in the Town of Queensbury.

Table 24: Typical Value for Single Family Homes in Queensbury, NY

Type of Housing	Typical Sales Price
Existing Homes	$149,800
Newly Constructed Home	$223,500

Source: Warren County Board of Realtors and Town of Queensbury Building Permit Data

The market price for single-family homes is summarized in Table 24, *Typical Sales Price for Single Family Homes in Queensbury, NY.*

Assuming these figures accurately reflect the cost of single family housing in the Town, the next phase of the analysis is to determine the income levels that can afford these homes.

For homeowners, the banking industry norm is that housing is affordable if the monthly PITI payment (Principal, Interest, Taxes and Insurance) is not greater than twenty-eight percent of the homeowner's (or buyer's) income.

In order to apply this formula, it is necessary to have an interest rate, assign an amount for basic homeowner's insurance and a tax rate. At this time, the Town itself does not have a general tax. However, there are both County and School taxes. The County tax rate is currently $4.76/$1,000 and the school rate is $17.82/$1,000. The combined rate is $22.56/$1,000. With the equalization rate at ninety-five percent, the adjusted combined rate is $23.77/$1,000.

Insurance in Warren County costs approximately $400 per year for a $100,000 home. Insurance would be more or less based on the value of the home. (Note that this insurance cost would be higher for more extensive coverage insurance policies.)

Table 25: Housing Affordability of a Median Priced Home

Costs	Cost of Home Equals $223,5 00 Mortgage at 95 percent	Cost of Home Equals $149,800 Mortgage at 95 percent
Mortgage Required (95%)	$212,325	$142,500
Monthly Payment (7.5% for 30 Yrs.)	1,484	996
Escrow (Estimated Taxes & Insurance)	518	347
Mortgage Insurance	70	45
Total Monthly Payment	2,072	1,388
Qualifying Monthly Income (28%)	7,400	4,957
Qualifying Annual Income	$88,000	$57,484

Table 25 calculates the housing affordability of a median priced home in Queensbury. As noted, interest rates on a typical, fixed rate, thirty-year mortgage reached historic lows earlier this year – significantly below six percent. Currently, interest rates are rising. For the purpose of this analysis, the interest rate used is the Annual Average for thirty-year mortgages as calculated by Freddie Mac. According to that source the average mortgage rate for a thirty-year mortgage over the period from 1993 to 2002 was 7.497 percent (rounded to 7.5 percent). To analyze the affordability of housing in Queensbury, 7.5 percent will be used.

While banks typically prefer homebuyers to provide twenty percent equity so that the mortgage is no more than eighty percent of the value, few homebuyers, unless they are selling an existing home, can afford a twenty percent down payment. For this calculation, it is assumed that the mortgage equals ninety-five percent of the sale price. This ninety-five percent figure is used by the New York State Division of Housing and Community Renewal in their HOME Program to calculate affordability.

Another approach is to estimate housing affordability by reversing the process used in Table 25. That is, to calculate what housing would need to sell for to be affordable to various income groups.

The US Department of Housing and Urban Development (HUD) estimates annually the median income for various localities. Because housing affordability is important to HUD, it varies that median income by household size (HUD estimates are calculated using data available to the Federal government including IRS and Social Security Data).

For 2003, HUD estimates that the median income for a typical three-person household (average household size in the Town is 2.52) is $44,000. Various state and federal programs target different income groups as priorities. Many such programs target households below eighty percent of median. Others target households at fifty percent, sixty percent, ninety-five percent and even 115 percent.

Table 26: Examples of Housing Affordability for Home Owners

Costs	Income $22,000 (50% of Median)	Income $26,400 (60% of Median)	Income $35,200 (80% of Median)	Income $44,000 (100% of Median)	Income $50,600 (115% of Median)
Monthly Income	1,833	2,200	2,933	3,666	4,216
Available for Housing (28%)	513	616	821	1,026	1,214
Escrow (Est. Taxes & Insurance)	133	160	213	266	306
Mortgage Insurance	26	28	30	35	40
Monthly Mortgage Payment Afforded	354	428	578	725	868
Mortgage Afforded	$50,600	$61,200	$82,700	$103,700	$124,100
Maximum Sale Price (Mortgage at 95%)	$53,250	$64,400	$87,000	$109,200	$130,600

In order to calculate how much these various income groups can afford for housing, Table 26, *Examples of Housing Affordability for Home Owners* was developed.

The statistical analysis of housing affordability in the above table does not fully illustrate what these housing costs mean to ordinary families in Queensbury. In order to accomplish that, it is necessary to compare the income needed to purchase a home in Queensbury to the jobs available. Table 16 established that over 2/3 of employed Queensbury residents worked in Warren County.

Table 27: Selected industry wage and Employment Data
Warren County, 2002

Industry Sector	Total Employment	Average Wage
Total Private Employment	29,367	$27,929
Construction	1,130	$38,322
Manufacturing	3,664	$37,420
Retail Trade	5,420	$21,154
Finance, Information, Insurance, Professional	3368	$39,403
Accommodations, Food Service	4,748	$15,423
Health	5,142	$32,469
Administrative Services	1,223	$19,081
All other	4,672	$25,448

Source: NYS Department of Labor

Table 27 summarizes the employment market in Warren County.

No job sector in the County has average wages that equal the median income of $44,000. While three sectors (manufacturing, finance, and construction) do pay relatively well, an average worker in those sectors would not be able to afford a typical home in the Town if they were the sole wager earner in the household.

Equally important, a number of sectors, including retail, accommodations and food service, and support services provide an average wage less than 50% of the $44,000 median. These jobs account for more than 1/3 of the total private sector jobs in the County (11,391 of 29,367). For these households, even if there are two wage earners in the household an average single family home in the Town is not affordable.

While these calculations are important to housing professional, it is important to remember that these dry statistics represent real people working hard to achieve the dream of homeownership. Therefore, the following situations are included. They do not represent actual individuals but are composites based on actual households that received assistance in homeownership programs administered by nearby communities

Example 1

Mrs. O. is a single mother of one. She works for one of the county's largest employers and makes $12/hour for a forty-hour week. She also receives child support in the amount of $400/month. Her total monthly income is $2400, or $28,800/year.

She currently commutes from Fort Ann and has trouble making it in inclement weather.

She can afford $672 for housing, of which $472 is available for a mortgage. She can afford a mortgage of about $67,500.

Example 2

Mr. & Mrs. M. have three young children. He works for local government where he earned $33,000 last year. She works part time at a retail store in Aviation Mall and earned $5,000. Their combined income was $38,000 or $3150/month.

They live in a rental unit in a two family house in Glens Falls.

They can afford $882/month for housing, of which $620 is available for a mortgage. They can afford a mortgage in the range of $88,000.

Example 3

Mrs. R. works at a local health service provider. She earns about $24000/year. She has two children but does not receive child support. Her parents can contribute $15,000 to help her buy a home.

They live with her parents.

Her $2,000/month income permits her to pay $560 towards housing which converts to a mortgage of approximately $58,000. With a significant down payment, she can afford a home in the range of $73,000.

Example 4

Mr. & Mrs. F. have two young children. He works for one of the area's largest employers. She does not work outside the home.

They live at Robert Gardens.

He makes about $30,000 per year. His income of $2500/month permits them to pay $700/month for housing, of which $500 can be applied toward the mortgage. They could afford a mortgage in the range of $72,000.

While these households are composite, they reflect typical situations that affect families trying to buy homes in the area. None of these people could afford a median priced home in Queensbury without assistance.

3.2.2 Rental Housing

3.2.2.1 Census Data

Information concerning rental housing from the Census indicates that housing affordability is also an issue for renters.

Table 28: Rental Prices for Rental Units in Queensbury and Warren County		
Rent	**Units in Queensbury**	**Balance of County**
Less than $300	303	695
$300 to $399	121	1175
$400 to $499	394	1863
$500 to $599	627	838
$600 to $699	638	223
$700 to $799	94	92
$800 to $999	78	42
$1000 or more	23	9
Total	2278	4937

Source: Census 2000 - STF 3 Data

Table 28, *Rental Prices for Rental Units in Queensbury and Warren County* summarizes the 2000 U.S. Census Data for renters in Queensbury.

According to the 2000 U.S. Census Data, the rent structure in Queensbury is considerably higher than for the balance of the County. In 2000, the Census reported that only thirty-six percent of the rental units rented for less than $500 compared to seventy-five percent in the balance of the County.

Table 29: Year Built by Tenure			
Year Built	**Owner Occupied**	**Renter Occupied**	**Total**
1990 to March 2000	1,734	479	2,213
1980 to 1989	1,809	373	2,182
1970 to 1979	1,291	874	2,165
1960 to 1969	779	241	1,020
1950 to 1959	876	192	1,068
1940 to 1949	357	116	473
1939 or earlier	673	127	800
Total	7,519	2,402	9,921

Source: Census 2000 - STF 3 Data

According to the 2000 US Census as identified in Table 29, *Year Built by Tenure*, over 2000 housing units were constructed in each of the last three decades. In the 1970's, a relatively high number of rental units were constructed. Since that time the mix between newly constructed owner occupied units and renter occupied units has been similar to the historic mix between owners and renters (Seventy-five percent owner-occupied vs. twenty-four percent renter-occupied).

Table 30: Tenure by Condition of Housing Unit

Condition	Owner Occupied	Renter Occupied	Total
Lacking Complete Plumbing	20	13	33
Lacking Complete Kitchens	17	13	30
Overcrowding	42	44	86

Source: Census 2000 - STF 3 Data

According to the 2000 U. S. Census Data, as identified in Table 30, *Tenure by Condition of Housing Unit,* there are relatively few units in the Town lacking complete plumbing or kitchens. Similarly, overcrowding is not a significant problem.

3.2.4 Current Data for Rental Housing

There is substantial evidence that the structure of the rental market has changed since the 2000 Census. As part of this analysis, two methods were used to update information on the rental stock in the Town. First, a survey was undertaken to identify all of the major rental complexes in the Town, including the era in which they were built and the target population they were intended to serve (see Table 35). In addition, a rent survey was undertaken to determine the affordability of the non-subsidized rental units to various income groups. (See Table 32.)

Table 31: Rent Structure for Selected Unsubsidized Housing Complexes				
Complex	**1 Bedroom**		**2 Bedroom**	
	without utilities	with utilities*	without utilities	with utilities*
Robert Gardens North	550	638*	605	726*
Whispering Pines	635**	666*	665**	706*
Regency Park North	565	653*	600	721*
Hunterbrook	-	-	660	781*
Meadowbrook	-	-	760	881*
The Canterbury	525	613*	630	751*
Queensbury Gardens	-	-	800	921*
Fair Market Rent	401*	489	475*	596

* utilities are estimated based on a schedule of typical utility costs established by the Glens Falls Housing Authority for Warren and Washington Counties)
** some utilities included

Table 31 summarizes the rent structure of the major unsubsidized projects and compares them to the Section 8 Fair Market Rent (FMR). The Fair Market Rent is calculated by the US Department of Housing and Urban Development as typical rent charged for non-luxury housing in the Warren and Washington County area. The FMR is used to establish the basis for subsidies to individual households participating in the Section 8 Housing Voucher Choice Program, the primary means by which HUD assists tenants who would otherwise be paying a disproportionate portion of their income for rent.

The Fair Market Rent is a very important concept in establishing housing affordability for households below fifty percent of median. (It is important to note that households can continue to receive the rent subsidy if their income is between fifty percent and eighty percent of median if they were participating in the program while their income was below fifty percent. Therefore, the Section 8 subsidy can be important to many households with incomes up to eighty percent of median income.)

The tenant with a Section 8 subsidy pays thirty percent of their income for rent and the Section 8 subsidy pays the difference between the tenant payment and the Fair Market Rent. Tenants may choose to live in units with rents over the Fair Market Rent but they must pay the difference. Therefore, tenants with Section 8 Vouchers in more expensive units are paying more than thirty percent of their income for rent even with the subsidy.

None of the 833 rental units in the seven complexes surveyed had rents that were below the Fair Market Rent. Therefore, the 833 units which comprise approximately 1/3 of the rental units in the Queensbury in 2000 are generally not affordable to households below fifty percent of median.

According to the Glens Falls Housing Authority, there are only a handful of tenants with Section 8 Vouchers in these complexes. The majority of the households with Section 8 Vouchers are in one to four family units outside of these complexes or on rented lots in Mobile Home Parks.

Therefore, it is reasonable to conclude that these very low income households will only find affordable housing in the existing housing stock outside these complexes or in subsidized rental units built with federal and state assistance.

Since the 2000 Census, The Cedars was built with sixty-two units and the Queensbury Partners complex was approved for ninety-five units. Both of these projects have been funded through a combination of Housing Tax Credits and Housing Trust Fund assistance (both funded through the NYS Division of Housing and Community Renewal). Both target households below sixty percent of median. Other subsidized senior projects are also in earlier stages of development.

This analysis is not intended as a market study to quantify the demand for a particular project. Each project needs to determine its own market. However, this analysis can reasonably conclude that the market is responding to the perceived need for subsidized senior housing.

It is also possible to determine the income levels to which this housing stock is affordable, as illustrated by the following table.

Table 32: Correlation of Income and Rent for Unsubsidized Projects

	1 Bedroom	2 Bedroom*
Average Rent (with utilities)	$643	$737
Qualifying Monthly Income (30%)	$2143	$2456
Qualifying Annual Income	$25716	$29480

* excluding higher cost units in Meadowbrook and Queensbury Gardens

Table 32 summarizes the current extent of subsidized rental housing in the Town. Until 1994, John Burke Apartments were the only subsidized units in Queensbury. In 1994, a not-for-profit group built the 40-unit Senior Citizen project using the HUD Section 202 program.

All of the units in all of these major complexes contained two bedrooms or less. This is consistent with the Census data which indicated that almost all of the renter households were three persons or less. Using the calculations made in Table 32, *Correlation of Income and Rent for Unsubsidized Projects*, it is possible to estimate the income categories that could afford to live in these complexes without paying more than thirty percent of their income for rent.

Table 33: Comparison of Households that can Afford Typical Rents for One and Two Bedroom Units in Unsubsidized Complexes

	1 person household	2 person household	3 person household
50% of median*	$17100	$19550	$22000
60% of median**	$20500	$23475	$26400
80% of median*	$27400	$31300	$35200
100% of median**	$34250	$39125	$44000
115% of median**	$39390	$44990	$50600

* 2003 data provided by HUD
** calculated from 2003 data supplied by HUD

Table 33, *Comparison of Households that can Afford Typical Rents for One and Two Bedroom Units in Unsubsidized Complexes* identifies affordable rents for one, two and three person households by income. Only households with incomes below eighty percent of median would need to pay more than thirty percent of their incomes to afford typical rents in these market rate complexes. Therefore, the rent affordability issue is primarily an obstacle for households below eighty percent of median. With $25,716 as the threshold to afford a typical one-bedroom rental unit, a one-person household at seventy-five percent of median and a two-person household at sixty-six percent of median income could afford a one-bedroom unit. With $29,480 as the threshold for a two-bedroom unit, a two-person household at seventy-five percent of median income and a three-person household at sixty-seven percent of median income could afford a typical two bedroom in these complexes.

Table 34: Rental Market Summary Subsidized						
Project	**Location**	**Units**	**Rent as a Percent of Income**	**Target population**	**Year Built**	**Subsidized**
The Cedars	Bay & Country Club	62	30% up to $560	Elderly < 60% of Median	2003	Tax Credits
John Burke Apts.	Burke Drive	75	30%	< 80% of Median	1976	HUD Mortgage & Rent Subsidy
Solomon Heights	Farr Lane	40	30%	Elderly <50% of median	1994	HUD Section 202
Queensbury Partners	Cronin Road	96	30%	Elderly < 60% of Median	Approved but not built	Tax Credits
Section 8 Vouchers	Scattered	60 *	30%	< 50% of Median	Not applicable	HUD Rent Subsidy

Table 34, *Rent Market Summary Subsidized Housing,* summarizes complexes that were built with state or federal assistance.

Table 35: Rental Market Summary Unsubsidized				
Project	**Location**	**Number of Units**	**Target Population**	**Year Built**
Robert Gardens North	Weeks Road	200 units	Not targeted	pre- 1990
Whispering Pines	Weeks Road	189 units	Not targeted	pre- 1990
Regency Park North	Meadowbrook Road	296 units	Not targeted	pre- 1990
The Landing	Woodvale Road	84 units	Elderly (assisted living)	after 2000
HunterBrook	Blind Brook Road	66 units	Not targeted	after 2000
Meadowbrook	Meadowbrook Road	20 units	Not targeted	after 2000
Adirondack Manor	Bay Road	55 units	Elderly (adult home)	pre-1990
The Glen	Haviland Avenue	Not available	Elderly	1990-2000
The Canterbury	Bay Road	36 units	Not targeted	pre-1990
Northbrook	Meadowbrook Road	128 units	Not targeted	after 2000
Highland Spring	Meadowbrook Road	100 units	Not targeted	after 2000
Queensbury Gardens	Rudley Road	26 units	Not targeted	Pre-1990

Table 35, *Rental Market Summary Unsubsidized,* identifies complexes built without state or federal subsidies.

Tables 34 and 35 indicate that the pace of construction of new rental units has increased since the 2000 Census. Four new complexes (The Landing, Hunterbrook, Meadowbrook and the Cedars) have been constructed since 2000. They contain a total of 232 units. In addition, the 100 unit Highland Springs complex is currently under construction and approvals have been obtained for the Northbrook complex with 128 units and the Queensbury Partners complex with 96 units.

When all three of these projects are complete, they will add an additional 324 units of rental housing. Therefore, a total of 556 (324+232) new rental units have either been built since 2000, are under construction, or have obtained approval and are anticipated to be built in 2004. (These totals do not include other rental complexes not identified above, which may be in various stages of development.)

The 556 additional rental units anticipated being in place by the end of 2004 is far more than the 479 built in the entire decade of the 1990's or the 373 built in the 1980's. Of the 556 new units, the 62 units in the Cedars project and the 96 units in the Queensbury Partners complex are targeted to lower income elderly households. The remainder of these housing units, 338 units, are available to the general public and do not involve subsidies. Several of the newer projects (Hunterbrook, Meadowbrook and North Brook) market themselves as affordable.

Note that the U.S. Census data on rental housing construction used for this assessment includes single family housing rentals as well as rentals for multi-family housing. The Town does not keep any records on whether or not single family detached/attached housing is owner occupied or rented. Therefore, the actual amount of rental housing, as distinct from multi-family housing, is greater than the numbers resulting from multi-family housing units alone. As per the year 2000 Census, multi-family housing (3 or more units) represented just 10% of the total housing stock in Queensbury.

4.0 Analysis of Development Patterns within the Town as they affect Housing Affordability

The purpose of this Affordable Housing Strategy is not just to analyze existing condition and trends, but also to identify specific issues and opportunities. In order to do that, it is important to understand the current development pattern and the opportunities and limitations that these existing patterns present.

To accomplish that, this section considers two methods of understanding the variety of situations in the town. One method is to analyze data available through the Census. The second method relates to local actions, which have affected the development pattern - specifically through the development of infrastructure (water and sewer) and through zoning regulations.

4.1 Census Areas – General Household Characteristics

Census Tract and Block Group data can be used to evaluate existing development patterns. The Town is divided into four Census Tracts and those Census Tracts are further divided into sub-areas known as Block Groups. This analysis treats each of the Block groups as separate areas with the exception of the three block groups which constitute Census Tract 708. Census Tract 708 was considered as a whole primarily because its boundaries generally constitute what is known locally as West Glens Falls. These sub-areas have significantly different characteristics.

Appendix C: *Number of Housing Units per Residential Property Type* highlights the differing patterns of housing types within the Town as reported in the 2000 Census.

In that single-family housing is the dominant housing type throughout the Town, it is not surprising that this housing type dominates most of the Census area. The more interesting fact is that multifamily is heavily concentrated in two census block areas, 707-1 and 707-2. It is also noteworthy from the data that Mobile Homes are located primarily in Census Tract 708.

Another pattern that can be discerned from the 2000 U.S. Census Data relates to characteristics of households within these Census sub-areas.

Table 36: Household Characteristics by Census Area			
Area	Total Households	Median Income	% Owner-Occupied
Tract 706-1	1498	$57,348	77%
Tract 706-2	180	$27,500	73%
Tract 706-3	662	$59,417	89%
Tract 707-1	1802	$49,614	48%
Tract 707-2	1731	$61,204	74%
Tract 708-all	2585	$45,567	82%
Tract 709-1	266	$71,136	98%
Tract 709-2	1197	$64,167	93%

Source: US Census 2000, STF 3 Data

Table 36 identifies the household characteristics by census areas within the Town of Queensbury. According to the 2000 U. S. Census Data, there are significant differences in the pattern of homeownership in the Town and by incomes.

Census Area 706-2, which is generally the area known locally as South Queensbury, has a significantly lower median household income than the rest of the Town. In fact, according to data from the U.S. Department of Housing and Urban Development, more than fifty-one percent of the households in 706-2 had income below eighty percent of the area median.

Homeownership rates are over seventy percent for all of the areas except Census Area 707-1, which is the same area, which has the preponderance of multifamily housing.

While almost all of the areas had high rates of homeownership, there were significant variations in the value of the owner-occupied housing within the Town, as illustrated in Appendix D: *Total Assessed Value of Single-Family Year Round Residences and Rural Residences with Acreage Per Census 2000 Block Group*.

According to the 2000 U.S. Census Data, only West Glens Falls (Census Tract 708) and South Queensbury (Census Area 706- BG 2) had a substantial portion of the owner-occupied housing stock valued at less than $75,000 in 2000.

4.2. Developed Land with Water and Sewer

In order to identify how many additional residential units can be built within the Town of Queensbury, an analysis of developable land was conducted. Developable land, for the purposes of this study, is defined as follows:

- All types of agricultural lands (all 100 property class codes)
- Rural residential property over ten acres (property classes 240, 241, 242)
- Vacant residential land over ten acres (property class 311)
- Abandoned agricultural land over ten acres (property class 321)
- Residential vacant land over ten acres (property class 310)
- Vacant land (ten acres or more) located in industrial areas (property class 340)
- Industrial vacant land (ten acres or more) with minor improvements (property class 341)

Land that already has access to municipal water and sewer is the first choice of many developers. Appendix E: *Developable Land and Water and Sewer Districts* identifies the existing water and sewer districts and the areas of vacant land within these Districts. This map is significant because the presence of water and sewer may allow densities which are not otherwise possible. When land is dependent on wells and on site septic systems, larger lot sizes are necessary. When water and sewer is provided, smaller lot sizes are possible.

The existing water districts are primarily in the western and southern parts of Town. There is water service West of Interstate 87 and north of the Hudson River extending west to West Mountain Road and north of Aviation Road continuing along West Mountain Road to the intersection with County Route 23. East of Interstate 87 there is a small area with water service around McCormack Road and Courthouse Drive. Further south there is an area east of Interstate 87 and south of Glen Lake extending south to the Town's boundary with Glens Falls. This water district extends east to the Eastern boundary of the town going as far north as County Route 52 in the eastern part of Queensbury and north along Meadowbrook Road just past County Route 17.

The existing sewer district is much smaller. Currently there are only a few small areas of sewer service. Except for one tiny area just west of Interstate 87 along Old Forge Road across from the Halfway Brook Reservoir, all other sewer service areas are east of Interstate 87. The largest area is in the southern part of Town starting at the southern boundary with Glens Falls and going as far north as Cronin Road. The next largest area is around Adirondack Community College, bounded on the west by Bay Road with Haviland running through the middle of the district. There is a small area just east of Glens Falls, south of County Route 42 and another area just east of Interstate 87 near Veterans Field. The last area with sewer service is a very small sewer service area just west of Glens Falls in the development around the Kensington School.

Using the previously defined term for "developable land" there are currently 183 parcels of developable land with water or sewer service, comprising a total of 2585 acres. All of these 183 parcels have water service, but only 48 of them have sewer service as well. There are only a handful of parcels in the Town of Queensbury that have sewer but not water.

Appendix F: *Water and Sewer Districts* indicates that only a relatively small area of the Town is currently served by both public water and sewer lines. Even within the existing districts, only some of the area currently has direct access to public water and sewer. There are many more parcels with water service than with sewer service. In almost all cases, properties with sewer have water, but there are many that have water but no sewer service. There are 184 parcels of developable land that have neither sewer nor water service with a total acreage of 4,757 acres.

Housing developments with higher densities are possible to build at lower costs than projects using the same amount of land but building at a lower density.

However, reduced development costs might not necessarily be passed on to homebuyers or renters in the form of lower costs. In the next section, we examine the developable land with access to water and sewer that is zoned to accommodate additional housing in order to identify the most desirable parcels for the development of affordable housing.

4.3 Zoning

The Town has a sophisticated zoning ordinance with over thirty districts. Of the thirty zoning districts, there are nineteen that allow some form of residential development either as an allowed use or through a permitting process. There are 6,525 acres of developable land in the nineteen zoning districts that allow residential development. Developable land is defined as described in Section 5.2.

Zoning Districts that permit housing to be built on lots of 20,000 square feet or less are potential targets for affordable housing. In Queensbury there are seven districts that permit housing to be built on lots of 20,000 square feet per lot or less. The seven districts that can accommodate affordable housing are:

- Multi-Family Residential (MR – 5)
- Mixed Use (MU)
- Single Family Residential 10,000 Square Feet (SFR-10)
- Single Family Residential 20,000 Square Feet (SFR – 20)
- Suburban Residential 15,000 Square Feet (SFR-15)
- Suburban Residential 20,000 Square Feet (SFR-20)
- Urban Residential 10,000 Square Feet (UR-10)

Table 37: Acres of Developable Land Per Residential Zoning District

Zoning Symbol	Residential Zoning District	Acres of Developable Land
LC-10A	Land Conservation 10 Acres	1,362.35
LC-42A	Land Conservation 42 Acres	275.706
MR-5	Multi-Family Residential	0
MU	Mixed Use	2.832
PR-10A	Parkland / Recreation 10 Acres	0
PR-42A	Parkland / Recreation 42 Acres	0
PUD	Planned Unit Development	302.74
RR-3A	Rural Residential 3 Acres	1,399.45
RR-5A	Rural Residential 5 Acres	1,016.16
SFR-10	Single Family Residential 10,000 Square Feet	0
SFR-1A	Single Family Residential 1 Acre	282.87
SFR-20	Single Family Residential 20,000 Square Feet	19.34
SR-15	Suburban Residential 15,000 Square Feet	0
SR-20	Suburban Residential 20,000 Square Feet	54.04
SR-1A	Suburban Residential 1 Acre	1,613.77
UR-10	Urban Residential 10,000 Square Feet	0
UR-1A	Urban Residential 1 Acre	30.02
WR-1A	Waterfront Residential 1 Acre	165.65
WR-3A	Waterfront Residential 3 Acres	0
	Total	**6,525.887 Acres**

Table 37, *Acres of Developable Land per Residential Zoning District* identifies the amount of developable land within any given residential zoning district. The areas of vacant land where the current zoning might accommodate additional housing are identified on the map in Appendix G: *Developable Land and Zoning Districts.*

A further analysis of the data displayed in Table 37 provides information about how much land may be available in districts that can accommodate affordable housing.

Table 38: Acres of Developable Land in Zoning Districts that Could Accommodate Additional Housing

Residential Zoning District with Affordable Housing Potential (Zoning Symbol	Acres of Developable Land (square feet)	Number of Parcels	Minimum Size per Parcel for Residential Development	Maximum Number of Additional Housing Units per Zoning District
Multi-Family Residential (MR-5)	0	0	5,000	0
Mixed Use (MU)	2.8 (123,362 square feet)	4	20,000 Square Feet Plus 5,000 per Dwelling Unit	4[3]
Single Family Residential 10,000 Square feet (SFR -10)	0	0	10,000 Square Feet	0
Single Family Residential 20,000 (SFR – 20)	19.34 (842,450 square feet)	4	20,000 Square Feet	42
Suburban Residential 15,000 square feet (SR-15)	0	0	15,000 Square Feet	0
Suburban Residential 20,000 Square Feet (SR-20)	54.04 (2,353,982 square Feet)	3	20,000 Square Feet	117
Urban Residential 10,000 Square Feet (UR – 10)	0	0	10,000 Square Feet	0
Total amount of vacant developable parcels		11	76.2 acres (3,319,795 square feet)	
Maximum Number of Potential Housing Units in Districts Zoned for Affordable Housing			**163 Additional Units**	

[3] Only one of the four parcels zoned MU is large enough to accommodate any residential development under existing zoning.

Table 38, *Acres of Developable Land in Zoning Districts that Could Accommodate Additional Housing* identifies the districts that can accommodate affordable housing, or housing on parcels of 20,000 square feet or less per residential unit. Of the seven zoning districts noted, five of these zoning districts have large enough parcels to accommodate additional development. Table 38 identifies the amount of land available in each of these districts and provides a calculation of the number of potential houses that can be built based on the minimum size required for residential development.

4.3.1 Zoning

4.3.1.1 Planned Unit Developments (PUD's)

Approximately seventy-six acres of vacant land zoned residential allowing housing to be built on parcels of 20,000 square feet or less exists under current Zoning. Of these seventy-six acres, there are only four distinct parcels that have access to both water and sewer. These four parcels are all zoned Single Family Residential (SFR-20). The four Mixed Use (MU) parcels and the three Suburban Residential -20 (SFR-20) have access to public water but not to public sewer.

It is important to note, these calculations do not take into account any environmental factors such as wetlands, streams, bedrock or other conditions that could impact the number of housing units that can be placed on any particular piece of vacant land. There is also no accounting for vacant land that has been preserved through an existing Planned Unit Development.

The Town can use the zoning process, particularly the Planned Unit Development (PUD) process to stimulate the development of affordable housing. PUD's use an area of land, in which a variety of housing types and/or related commercial facilities are accommodated, in a preplanned environment under more flexible standards than would normally apply under the regulations of the individual zoning categories of the Zoning Ordinance. PUDs are currently allowed in all residential zones except the Parkland Recreation, Land Conservation and Single Family Residential zones. The minimum area for a PUD shall be thirty contiguous acres of land. The Town Board may consider projects of lesser acreage where the applicant can demonstrate that the characteristics of the holdings meet the purposes and objectives of the Zoning Ordinance requirements for PUDs. The biggest opportunity for this type of development is found within the fifty-four acres of land zoned SR-20.

4.3.1.2 Clustering

Another tool that can be used to accommodate affordable housing is the Clustering regulations of the Zoning Ordinance. The purpose of the cluster provisions is to encourage flexibility in the design and development of land in order to promote its most environmentally sensitive use, to facilitate the adequate and economical provisions of streets and utilities, to preserve the natural and scenic qualities of open space and to encourage compatibility with the goals and objectives of the Town's *Comprehensive Land Use Plan.* Clustering can only be accommodated on lands zoned for residential purposes, excluding lands zoned Single Family Residential. The minimum acreage to which the Clustering provisions may be applicable is five times the minimum lot area for the zoning district involved. For instance, in the SR-20 district, the minimum lot size is 20,000 square feet. The minimum that would be required for a clustering project would be 100,000 square feet or five times 20,000 square feet. There is a total of 54 acres of vacant land in the SR-20 district and many parcels that are at least 100,000 square feet in size.

4.3.1.3 Rezoning

Another strategy that the Town can employ to facilitate the development of affordable housing is to rezone vacant land with access to public water and sewer and rezone some land so that residential development can occur on parcels as small as 20,000 square feet.

Appendix G: *Developable Land and Zoning Districts* also identifies potential parcels that are not within the seven zones considered above. These parcels may be suitable as additional sites for affordable housing if rezoned. The decision to rezone needs to be considered on a case-by-case basis.

Among the factors that would need to be considered before rezoning can occur is the relationship of the rezoning to the existing development, the existing town plans including the *Comprehensive Land Use Plan, Open Space Plan*, the potential for the parcel to be developed for the purpose for which it is currently zoned, as well as the public benefit to be derived by providing additional affordable housing.

4.3.1.4 "In-fill" Housing

While the number of large parcels suitable for more affordable development is limited, that is not true when considering smaller, vacant parcels. A search of vacant parcel, as identified in tax map data reveals that there are a large number of smaller, vacant parcels that appear to be suitable for single family residential development. (Appendix G: *Developable Land and Zoning Districts.*)

In contrast to the development of affordable housing in larger developments, new single family on scattered sites in the community, sometimes referred to as in-fill housing, could increase the stock of affordable housing in the community relatively quickly.

4.4 Conclusions

4.4.1 Growth

Queensbury has experienced population growth of 400% between 1950 and 2000. There is no reason to doubt that this trend will continue into the future. Regional development proposals, such as the Luther Forest Technology Park may increase that trend.

The number of households in the Town increased by over 1,600 in the last decade, another trend that is likely to continue.

4.4.2 Housing Affordability for Owner Occupied Housing

Warren County has been identified as a 'High Cost Area' for owner occupied housing by the NYS Affordable Housing Corporation. That is, it is an area in which the cost of a single-family home is high relative to the income of area residents.

Recent sales figures indicate that the sale price of existing single family homes in Warren County continues to rise more rapidly than in surrounding counties. In Queensbury, the median sale price for existing homes was $149,000 and well over $200,000 for newly built homes.

These homes are not affordable to households with incomes below median. Market forces do not appear to be sufficient to create affordable homeownership opportunities for many households in the Town.

4.4.3 Housing Affordability for Rental Housing

There is less of an affordability gap for rental housing and the market has been better able to meet demand.

Much of the rental housing in the Town is in larger complexes. Most of these complexes offer one- and two-bedroom units at rents that are affordable to households with income substantially below median.

The market has also responded to the demand for new rental housing over the past two years. Much of this new rental housing is being described by its developer as affordable. While the rent structure is somewhat higher than the existing complexes, it is in fact affordable to moderate income households.

Some of the new rental housing is being targeted to moderate-income seniors. These complexes are clearly meeting a demand in the community.

Only non-elderly renter households substantially below median, particularly those below fifty percent of median, have a significant rent affordability problem. This is partly being met by the rent subsidy program (Section 8) administered by the Glens Falls Housing Authority. Unfortunately, there is a substantial waiting list for this program with households having to wait as long as two years before receiving the subsidy.

4.4.4 Land Available for New Affordable Housing

There is a very limited stock of larger parcels suitable for new affordable housing. Whether for owner occupied or renter occupied new construction, the densities needed to reduce development costs generally require water and sewer. Only a few larger parcels exist that are or could be served by water and sewer, and they are generally not zoned for such residential densities.

In the long run, there may be a need to extend water and sewer lines, and/or revise the zoning map, to increase development opportunities.

While the potential for larger complexes is limited, there are opportunities to build new homes on existing lots in some of the more affordable neighborhoods.

4.4.5 Existing Housing

There are several areas in the Town with median incomes substantially lower than the remainder of the Town. These areas are primarily owner-occupied and the value of owner-occupied housing is far more affordable than in other areas of the Town.

Given the cost of new construction, it is clear that the most important source of affordable housing in the community is the existing housing stock. Protecting the existing stock of affordable housing through an ongoing housing rehabilitation program becomes a high priority.

5.0 ISSUES AND OPPORTUNITIES

The following concepts evolved from the conclusions from the analysis of existing conditions and input from the public. They also reflect the review of the federal and state resources contained in an Appendix to this document.

5.1 Supporting and Enhancing Affordable Housing within Existing Neighborhoods

Much of the current stock of affordable housing is currently located in specific built up areas of the Town. These include West Glens Falls, South Queensbury and smaller enclaves of modest housing in the Town. This housing is primarily in one to four family housing and is largely owner-occupied. Developing a series of activities to support and enhance these areas, and the housing stock within them, is a primary method of providing affordable housing in the Town.

The following are potential actions that would support and enhance affordable housing within existing neighborhoods

1. Develop In-fill housing on vacant lots in existing neighborhoods. Using state or federal assistance (AHC and/or SONYMA mortgages and/or other funds), develop new, affordable one and two family homes on vacant lots in existing neighborhoods for purchase by households targeted by income.

2. Expand Housing Rehabilitation Program to include other areas in West Glens Falls, as well as South Queensbury and other areas, using Small Cities, HOME and/or AHC funds to rehabilitate owner-occupied and renter occupied homes.

3. Support Glens Falls Housing Authority to obtain additional Housing Vouchers to assist income eligible tenants by proving rent subsidies.

4. Identify areas within the Town in which the construction of new two family homes, or the conversion of existing one family homes to two family, might be compatible. Re-zone, if necessary.

5. Land bank parcels for future development in which the Town either directly is the developer or sells the land with controls to insure that the land is used to accomplish the provision of affordable housing.

5.2 Supporting the Expansion of Affordable Housing with new construction

There has been, and is likely to continue to be, strong demand for additional housing within the Town. There is also limited land with water and sewer available for new residential development. Therefore, the cost of new single-family residential development has increased substantially. Public actions are needed to encourage the inclusion of affordable multifamily housing and affordable owner-occupied housing in new developments.

The following approaches would support the expansion of the stock of affordable housing through new construction in new subdivisions, rental projects and mixed-use projects.

1. Identify sites that are appropriately zoned and are currently served by water and sewer lines

2. Identify sites that would be suitable for affordable housing if water and sewer lines were extended and/or the areas were re-zoned residential.

3. Use the PUD process to negotiate with developers to reserve a percentage of housing in new projects be reserved for income eligible households. Techniques might include density bonuses, Town support for Federal tax credits, mortgage set asides, Town sponsorship or support to other federal and state resources.

4. Mandate inclusion of affordable housing as a percentage of total units in new developments.

6.0 Tools and Strategies

This document is not intended to be an abstract analysis that simply identifies the extent to which housing in Queensbury is affordable. Rather is an attempt to identify gaps in housing affordability and to develop a strategy that addresses the gaps identified.

Thus far, this document has reviewed characteristics of the population and housing stock in the Town, current market forces and the availability of land for affordable housing. In and of itself, this analysis should be of value to any entity considering a proposal to provide additional housing in the Town. While the analysis does not in itself constitute a market study, it does provide data collected and analyzed that would be useful to any entity undertaking a market study.

Also included are a series of conclusions. The first conclusion is that the underlying demand for housing, based on long-term growth pressures is likely to continue. Further, market forces are not creating affordable owner-occupied housing but are responding to the demand for affordable rental housing. Finally, the analysis concludes that the existing pattern of development has resulted in neighborhoods that are affordable and which include opportunities for new owner-occupied housing.

After presenting this analysis at a Public Forum, a series of issues and opportunities was developed. Issues and opportunities are the half-step between the analysis and conclusions, and the development of an Action Plan. They take the conclusions and begin to identify how the Town might resolve the identified needs.

This Action Plan is an attempt to prioritize and detail how the Town might create programs that can address the needs identified. They are in sufficient detail, and quantified where appropriate, so that the Town can organize its resources, and attract other federal and state resources, to fully incorporate the affordable housing needs of the community into the broader community planning process.

Following the format in the issues and opportunities, the Action Plan includes two sets of proposed actions responding to the two issues identified. The first set of actions is aimed at supporting and protecting the existing neighborhoods. They can be thought of as "stealth programs"; that is, as programs and actions that blend into the existing character of the neighborhoods. They are the first set of priorities precisely because they meet the affordable housing needs of the community without transforming the character of the community. They also have the advantage that they can be implemented relatively quickly and can be initiated by public actions.

The second set of action related to expanding the stock of affordable housing through new construction, particularly in larger scale subdivisions and rental projects. These strategies and actions will require public and private partnerships, incorporate long term planning concerns and the extension of public infrastructure. While it is likely that some combination of these actions will be needed in the long term, they will not happen quickly. However, the Town should initiate the process of developing and refining these concepts now so that the Town can move expeditiously in response to private sector initiatives. The long term growth patterns described in this document are very likely to create demands for affordable housing in excess of what can be provided through just the 'stealth programs'.

6.1 Detailed Strategic Plan:

6.1.1 Strategy 1: The Protection and Expansion of the Stock of Affordable Housing in the Existing Neighborhoods.

6.1.1.1 Housing Rehabilitation

Transform the Existing Housing Rehabilitation Project into an ongoing program that can systematically meet the housing rehabilitation needs of low and moderate income residents of the West Glens Falls and South Queensbury areas, as well as in smaller enclaves of modest single family homes in the Town.

The Town was awarded $400,000 in Community Development Block Grant funds under the Small Cities Program administered by the Governor's Office for Small Cities. These funds, targeted to a small area in West Glens Falls, provided 100% grants to income eligible homeowners.

As described in this document, most of the affordable housing in the Town exists in specific areas of the Town. Most but not all of the state and federal programs prefer targeting.

While the Small Cities Program should continue to be a primary source of Housing Rehabilitation funds, there are two other programs that could be major sources. One is the NYS Affordable Housing Corporation program and the other is the HOME Program administered by the NYS Division of Housing and Community Renewal.

Therefore, the recommendation is that the existing housing rehabilitation efforts be transformed from a project to project (or application to application) basis to an ongoing program. The Town should develop a program that is consistent with all three funding sources. Consideration should be given to creating a program which has both a loan and a grant component. Funds loaned out could be used to create a Revolving Loan fund which could finance additional affordable housing initiatives.

The constraint on the size of this program is not the number of income eligible households. Rather, it is the availability to obtain funding and administer the program.

6.1.1.2 Scattered New Site Construction

The analysis identified a large number of vacant parcels suitable for the construction of a single-family home. Many of these properties are in the same neighborhoods as previously identified as target areas for housing rehabilitation.

At the Public Information meeting held as part of the development of this document, the Realtors present strongly agreed that there would be a strong market for any new housing that could be built in the Town for under $100,000.

Potential homebuyers with incomes between $28,800 and $38,000 can afford mortgages between $67,000 and $88,000 at conventional mortgage rates.

These families cannot afford to purchase these vacant lots and build new homes without some assistance. With assistance these households, with incomes typical of the incomes of the current residents, could afford new homes. The homes themselves could be very similar to what already exists or is being built in these neighborhoods.

A combination of programs including NYS Affordable Housing, HOME and the Federal Home Loan Bank are used by other communities in the area to assist potential homebuyers. Small Cities funds can be used to acquire the sites but not to finance new construction. All of these programs target assistance to households below 80% of the area median.

Equally important, many local banks have been very active in forming partnerships with local government using these programs. The State of New York Mortgage Agency (SONYMA) has a very low interest mortgage, which greatly increases the amount of a mortgage that homebuyers could qualify for.

Therefore, the recommendation is that the Town establishes a new construction program for income eligible homebuyers. To make this program feasible will require active partnerships with the banking community and Town sponsored grant request to some combination of the grant programs described above.

6.1.1.3 Housing Vouchers

The Glens Falls Housing Authority administers the Section 8 Housing Choice Voucher Program in Warren County and parts of Saratoga and Washington Counties. The Voucher Program provides rent subsidies to lower income households to rent units which meet a minimum standard. The tenant can find his or her own unit.

Currently, the Housing Authority has funds to provide subsidies to over 600 households, of which approximately sixty have found units in Queensbury.

The program is popular with both tenants and landlords. Tenants are comfortable with the fact that they can use the vouchers in housing of their choice. Landlords like the program because the portion of the rent paid by the Housing Authority is directly paid to the landlord. Most communities feel that the community also benefits from the program because the required inspections encourage rental property to be maintained and subsidized renters are not concentrated in a single development.

Because the Housing Authority administers the program on a regional basis, renters can choose not only what building they wish to live, but also what community.

The program is so popular that there is currently a substantial waiting list for the renters to obtain the vouchers. The wait can be as long as two years. The extent that the vouchers are available to tenants reduces the need for new subsidized rental housing to be built.

Therefore, the recommendation is that the Town strongly endorse efforts by the Glens Falls Housing Authority to obtain additional vouchers and cooperate with Housing Authority in obtaining such additional vouchers.

6.1.1.4 Two Family Homes

Increasing the opportunities to build two family owner-occupied homes in the Town was identified at the Public Forum as a method to increase affordable housing options in the Town.

Two family owner-occupied housing generates rental income, which permits moderate-income households to qualify for a mortgage, which might otherwise be beyond their means. With average household size in the Town having fallen significantly, it may be appropriate to convert some large older homes to two-family homes.

Current zoning in the Town is restrictive as to where two family homes can be located.

Therefore, the recommendation is that the Town review its current zoning to identify zones in which two family homes would be appropriate. Further, the Town should consider incorporating two family homes in any new construction program as described in Strategy 2.

6.1.2 Strategy 2: Expansion of the Stock of Affordable Housing in New Multifamily Complexes and in New Residential Subdivisions.

6.1.2.1 Negotiated Inclusions Using Existing Regulatory Devices

The current zoning ordinance includes a number of devices that can be used to promote affordable housing.

The Planned Unit Development (PUD) process can be a powerful tool to provide input into the development process. It permits the Town to negotiate with the developer over a wide variety of issues including types of housing provided as part of a development.

The current provisions for clustering can also be used to create affordable housing alternatives.

In these negotiated processes, the Town can also offer support for a project which includes affordable housing in it, in ways that can assist in obtaining state and federal assistance (either tax credits, grant applications or subsidized or insured loans) for projects that are inclusive.

Proposals that qualify for such assistance because they include affordable housing as a percentage of the total units being developed have advantages to a community. Rather than concentrate subsidized housing in a particular complex, affordable housing is more integrated into the community. These state and federal resources generally include provisions to insure that the affordable units are actually occupied by the targeted population. Therefore, working with these programs provides mechanisms to insure that whatever affordable housing is negotiated into these projects will accomplish the intended goal.

6.1.2.2 Zoning Infrastructure in Queensbury

The Town can use the power of government to create opportunities for new affordable housing. These include re-zoning, the extension of water supply systems and the extension of sewer services.

In general, greater densities are needed to reduce the development costs sufficiently to make affordable housing feasible. Such densities generally require municipal infrastructure.

The analysis identified that there are currently no sites (10 acres or more) zoned for higher density residential development served by water and sewer.

To the extent that Action 1 through 4 do not fully resolve the affordable housing issue, the Town can only address the issue with some combination of direct action.

These actions may be appropriate but require careful consideration not only as to how such actions affect the expansion of the stock of affordable housing, but also on how they affect other public policy goals of the Town. For example, the Town has recently completed an *Open Space Plan* which highlights the need to prevent sprawl. In the right location, the extension of water and sewer can be a tool to increase density and reduce the pressure to convert land to residential use. In the wrong location, the same action can increase development pressures.

The Town has also made attracting additional manufacturing a priority. Therefore, converting land from industrial to residential may not be consistent with other Town goals.

6.1.2.3 Mandated Inclusion of Affordable Housing

Finally, communities can mandate that affordable housing be included in residential and mixed-use development projects. Generally, communities take this forceful, interventionist step only after lesser steps have failed and the lack of affordable housing becomes such an impediment to the quality of life for the entire population. For example, basic services cannot be provided because there is not a work force available.

There is no evidence that the Town has reached that stage. It may in the future. If the Luther Forest Technology Park comes to fruition, and is followed by other spin-off products, the Town may have to consider mandating the inclusion of affordable housing.

Appendix A:
Affordable Housing Funding Sources

Affordable Housing Funding Sources

Available Resources

The purpose of this analysis is not simply to identify the affordable housing needs in Queensbury, but also to identify how the Town might protect the current stock of affordable housing and increase affordable housing opportunities within the Town.

Basically, there are two types of resources available. One is the series of state and federal programs available. In addition, there are local actions that the Town can directly undertake that will facilitate the construction or rehabilitation of housing that is affordable to moderate-income persons. Table 36, found on page 43, identifies the various programs that are available, the targeted population, the targeted type of housing, the type of assistance that is available and the type of restrictions on the program, if any.

State and Federal Resources

Generally, there are three types of federal and state programs available - grants, loans and tax credit programs.

Grants

Grants directly reduce the cost of an activity by providing direct cash infusions, which need not be repaid if the conditions of the grant are fulfilled. Typical conditions include reserving housing units for certain income groups, or restricting the sale price or the rent being charged.

Loans

Loans programs provide financing at rates and terms that are otherwise unavailable in the market. These include loans that are at a below market interest rate as well as market rate loans. Market rate loans may be a useful incentive if they are offered at terms not normally available. For example, a market rate loan could be an incentive if it were for a fixed rate for a longer term than is commonly available for fixed rate loans. Loan guarantees may provide an incentive to lender to make financing available with a lower down payment than the lender would otherwise offer.

Tax Credit Programs

Tax credits are credits taken against federal income taxes. While they may be taken by the builder/developer, more frequently they are taken by other individuals or corporations that purchase an interest in the project in order to gain access to the credits. The sale of the tax credits reduces the out of pocket cost of the project to the builder/developer.

These three programs are not mutually exclusive. In fact it is common, and sometimes anticipated, to combine more than one resource and apply it to one project. For example, often tax credits are applied to a project which is also participating in a grant program.

Included here is a detailed description of the major state and federal resources available. Also include is a matrix that summarizes their target populations, and their limitations.

Local Resources

The Town can directly affect the cost of development. Among the techniques available are changes in zoning, the availability of infrastructure (water and sewer), and tax abatements.

Changes in zoning can reduce the cost of development or increase the availability of housing types in the community. For example, densities can be increased, reducing the cost of land. Zoning changes can also increase the amount of land available for certain types of units (such as two family or multifamily). It is important to note that such changes do not automatically make housing more affordable. The PUD (Planned Unit Development) concept among others can be used to assure that such changes result in not just more housing, but more affordable housing.

The Town can also use the extension of water and sewer lines to affect the available affordable housing. Access to water and sewer directly affects the ability to increase density and reduce development costs.

Table 39: Summary of State and Federal Resources

Agency	Program	Target Population	Type of Housing Targeted	Type of Assistance	Restrictions
Governor's Office for Small Cities	Small Cities	Households below 80 % of Median	Owner-Occupied Renter Occupied Single Family Multi-Family	Grants to Community for Acquisition, Rehabilitation, Infrastructure	51 % of households must be below 80 % of Median
US Department of Housing and Urban Development (HUD)	Section 202	Elderly below 50 % of Median	Multifamily	Grants to non-profits to build/rehabilitate housing	
	Section 811	Persons with Disabilities below 50% of Median	Multifamily	Grants to non-profits to build / rehabilitate housing	
	Section 8 Rent Subsidies	Households below 50 % of Median	Rental Units	Through housing agencies, direct subsidies to individual households	
	FHA Mortgage Insurance	Generally, No Income Restrictions	Owner-Occupied Renter Occupied Single Family Multi-family	Mortgage insurance to reduce risk to lenders	
NYS Division of Housing and Community Renewal	HOME	Households below 80 % of Median	Owner-Occupied Renter Occupied Single Family Multi-family	Grants to Community / Not for Profit for acquisition, rehabilitation	Each unit must be occupied by eligible Households
	Low Income Housing Credit	Households below 60 % Median	Renter Occupied	Tax Credit (offset against Federal Income Tax)	Each unit assisted must be occupied by eligible Households

Table 39: Summary of State and Federal Resources					
Agency	Program	Target Population	Type of Housing Targeted	Type of Assistance	Restrictions
	Housing Trust Fund	Households below 90 % of Median	Owner-Occupied Renter Occupied Single Family Multi-family	Grants to Community / Not for Profit for New construction, substantial rehabilitation / conversion	Each unit assisted must be occupied by eligible Households
	Homes for Working Families	Income Limits Tied to Bond Issue	Renter Occupied	Grants to Community / Not for profits for New Construction, substantial rehabilitation / conversion	Typical loan is 1% for 30 Years More than 50 % of project must be tax exempt bonds
	Weatheri-zation	Low Income Households (based on poverty levels)	Owner-Occupied Renter Occupied Single Family Multi-family	Direct grant assistance to income eligible households	All energy conservation activities eligible
NYS Housing Finance Agency	Affordable Housing Program (through Affordable Housing Corp.)	Households below 80 % of Median	Owner-Occupied one to four family units	Grants for construction, rehabilitation / purchase and rehabilitation	Applicants must be communities or Not-for-Profit
	SONYMA Mortgages	Households below 80 % of Median (outside of targeted areas)	Owner-occupied one to four family units	Loans for new construction, rehabilitation / purchase and rehabilitation	Borrowers must meet credit standards of SONYMA
	Housing Finance Agency	Varying on Program 20 % or more of Households must meet Income Guidelines	Primarily Multi-family	Loans Subsidies, Credit enhancements	

Table 39: Summary of State and Federal Resources					
Agency	Program	Target Population	Type of Housing Targeted	Type of Assistance	Restrictions
Federal Home Loan Bank	Community Investment Program	Households below 115 % of Median	Multifamily Housing	New Construction or Rehabilitation	Must be in conjunction with member bank
	Affordable Housing Program	Households below 80 % of Median or 20 % below 50% of Median	Multifamily Housing Single Family	Through lending institutions, loans for new construction, rehabilitation / purchase and rehabilitation	Must be in conjunction with member bank
	First Time Home Buyers Club	Households below 80 % of Median	One to Four Family	Grants to individuals to match savings for down payment	Individuals work directly with member bank
NYS Energy Research and Development Authority	Energy Star Home Performance Comprehen-sive Energy Management Services Energy Smart Loan	No Income Guidelines	One to Four Family	Technical Assistance and Loans for Energy Related Improvement	
	Residential Technical Assistance Smart Energy Choices Metering Cogeneration Assisted Multifamily Program	Generally No Income Guidelines	Five or More Unit Structures	Technical Assistance and loans for Energy Related Improvement	

State and Federal Programs

Governor's Office for Small Cities

The Small Cities Community Development Program is a federally funded program authorized by Title 1 of the Housing and community Development Act of 1974. The Governor's Office for Small Cities (GOSC) is New York State's administrative agency for the Small Cities Program. The Small Cities Program provides grants to smaller communities to ensure decent affordable housing for all, to provide services to the most vulnerable in our communities, to create jobs and expand business opportunities for implementing a variety of community and economic development activities directed toward neighborhood revitalization and economic development, and to provide improved community facilities and services.

Under the Small Cities Program, approximately $50 million of funding is available annually to eligible communities within New York State. The GOSC publishes a Notice of Funding Availability in the early part of each year inviting eligible communities to submit applications for funding in its annual competitive round.

For Housing and Public Facilities applications, town, villages and cities can receive a maximum of $400,000; counties, joint applications and comprehensive grants can receive $600,000. Economic Development applications have a $750,000 maximum and a $100,000 minimum. Technical Assistance applications are awarded a maximum grant of $25,000.

Applicants of the Small Cities Program must ensure that 70 percent of all activities funded under the Small Cites Program primarily benefits low and moderate income households, those with incomes at or below 80 percent of the area median income established by the U.S. Department of Housing and Urban Development.

Small Cities funds can be used for a wide variety of housing activities including:

- Rehabilitation of existing single family or multifamily housing
- Conversion of non residential structures for housing
- Assistance to first time homebuyers to purchase existing homes with or without rehabilitation
- Hooking existing homes to water and sewer lines
- Repair or replacement of Mobile Homes
- Purchase of land to be used for housing

For these activities, referred to as direct benefit activities, the general rule is that the majority of the units in each structure being assisted must be occupied by households that have incomes below 80 percent of the area median.

One exception to that rule is that, the new construction of non-elderly, multifamily rental structures need only have 20 percent of the units occupied by income eligible households. However, where income eligible households occupy between 20 and 51 percent of the households, the Small Cities portion of total development costs may not be greater than the portion of income eligible households. (For example, if 25 percent of the project is reserved for income eligible households, then funds from the Small Cities grant cannot be more than 25 percent of the total project costs.)

Small Cities funds can also be used for a variety of purposes in support of housing activities including:

> Extending public infrastructure (water, sewer, streets) in support of housing activities.

For these area wide benefits at least 51 percent of the households being served must have incomes below 80 percent of the area median.

Division of Housing and Community Renewal

The New York Sate Division of Housing and Community Renewal administers a series of programs aimed at providing assistance to low and moderate income household meet their housing needs. These include:

- New York State HOME Program (HOME)
- Low-Income Housing Credit Program (LIHC)
- Low -Income Housing Trust Fund Program (HTF)
- Homes for Working Families Initiative (HWF)
- Weatherization Assistance Program (WAP)

New York State HOME Program (HOME)

The New York Sate HOME Program is administered by the New York State Housing Trust Fund Corporation (HTFC). The program uses federal HOME Investment Partnership Program funds to expand the supply of decent safe, and affordable housing within the State. For Federal fiscal year 2001, The State's allocation of HOME program funds is $35,566,000.

The HOME Program funds a variety of activities through partnerships with counties, towns, cities, villages, private developers, and community-based nonprofit housing organizations. The program provides funds to acquire, rehabilitate, or construct housing, or provide assistance to low-income homebuyers and renters. Funds must be distributed in accordance with needs and priorities identified in the State's Consolidated Plan.

Any private for-profit or not-for-profit entity that can demonstrate the capacity to develop and operate a qualifying project is eligible to apply for HOME project funding. Units of general local government that have not been designated by HUD as participating jurisdictions and not-for-profit corporations that meet certain administrative tests may also apply as local program administrators. Jurisdictions which receive HOME program funding directly from the federal government may not apply for New York State HOME Program funds.

All areas of the State are eligible, subject to the funding limitations described below.

HOME Program funds may only be used to assist households with incomes at or below 80 percent of area median income. Rental projects must primarily serve households with incomes at or below 60 percent of area median income. Assisted rental units must remain affordable for a period of between five and 20 years, depending on the initial amount of subsidy provided for the project.

HOME Program funds may be used to pay for acquisition, rehabilitation, construction, and certain related soft costs. Funds may also be used for relocation costs, tenant-based rental assistance, down payment and closing costs, and some administrative and planning costs, subject to limitations set forth in the federal regulations. Funds may only be used with respect to residential housing.

Low-Income Housing Credit Program (LIHC)

The Low-Income Housing Credit Program was established under the Tax Reform Act of 1986 to promote private sector involvement in the retention and production of rental housing that is reserved for low-income households.

The Credit program provides a dollar-for-dollar reduction in federal income tax liability for project owners who develop, rehabilitate and acquire rental housing that serves low-income households. The amount of Credit available to project owners is in direct relation to the number of low-income housing units that they provide.

Many projects receiving an allocation of Credit also utilize another government subsidy as part of their project financing. Nationally, Credit has been used in conjunction with Community Development Block Grant (CDBG), HOME and FMHA 515 subsidies. On the State level, the Credit has been allocated to projects employing Housing Trust Fund and Turnkey Program subsidies. Local government capital subsidies have been employed extensively in New York City.

Project owners utilize Credit allocations as “gap fillers” in their development and/or operating budgets. The Credit is turned into equity to fill the project “gaps” through the sale of the project to a syndicated pool of investors.

Each year, New York receives a per capita allotment of low-income housing credit of $1.75 or $33,269,912 for each calendar year. Since the Credit is available for ten years, each of New York's annual credit allotments supports approximately $227 million in low-income housing rehabilitation, development and retention.

DHCR is the lead Housing Credit Agency for New York.

Applicants eligible to receive allocations of Credit include individuals, corporations, Chapter "S" corporations and limited partnerships with the latter being the mostly widely used vehicle. Economic incentives are provided to encourage the participation of not-for-profit corporations in credit projects.

All areas within a Housing Credit Agency's jurisdiction are eligible to receive an allocation from that Housing Credit Agency.

The Credit is available to the project owners only on units that are occupied by low-income households. A low-income household is defined as one having an income of 60 percent or less of the area median adjusted for household size.

Housing Trust Fund Program (HTF)

The Housing Trust Fund Program was established under Article XVIII of the Private Housing Finance Law to help meet the critical need for decent, affordable housing opportunities for people of low income.

HTF provides funding to construct low-income housing, to rehabilitate vacant or under-utilized residential property (or portions of a property), or to convert vacant non-residential property to residential use for occupancy by low-income homesteaders, tenants, tenant-cooperators or condominium owners. HTF can also provide seed funding to eligible non-profit applicants who need financial assistance in developing a full HTF application.

Since 1985, HTF has received annual appropriations generally of $25 million.

Applicants must be not-for-profit corporations or charitable organizations or their wholly-owned subsidiaries; housing development fund companies (pursuant to Article 11 of the PHFL); municipalities; counties (counties with their own department of assessment may be direct recipients); housing authorities; private developers who limit their profits or rate of return of investors; or partnerships in which the non-profit partner has at least 50 percent controlling interest. Low-income persons may not be direct recipients of payments, grants or loans from the Corporation.

Projects must be located in an area which is blighted, deteriorated or deteriorating, or has a blighting influence on the surrounding area, or is in danger of becoming a slum or blighted area because of the existence of substandard, unsanitary, deteriorating or deteriorated conditions, an aged housing stock, or vacant non-residential property or other factors indicating an ability or unwillingness of the private sector unaided to cause the rehabilitation, construction or conversion.

To be eligible for rehabilitation with HTF monies, properties must be located in eligible areas and at the time of application must be either: vacant or under-occupied residential properties, vacant non-residential properties, or portions of eligible residential properties as long as the property is less than 60 percent occupied. Under-occupied residential property is defined as property that is less than 60 percent occupied by lawful occupants. The vacancy requirement does not apply to one and two unit residential properties if rehabilitation creates at least one additional unit.

Occupancy in HTF projects is limited to low income persons and families defined as:

> in those portions of the State outside of cities with a population of one million or more persons and within a metropolitan statistical area (MSA), those persons and families whose incomes do not exceed 90 percent of the median income for the MSA in which the project is located, or 90 percent of the median income for the State whichever is greater.

Funding under the Low- Income Housing Trust Fund is limited to $55,000 per unit. HTFC has the discretion to make available up to an additional $20,000 per unit based on construction cost in the area.

Homes for Working Families Initiative (HWF)

Applications submitted under this initiative must propose projects for substantial rehabilitation or new construction of affordable rental housing. More than 50 percent of project cost must be financed by tax-exempt bonds issued under Section 142 of the IRC. Applicants must secure the necessary allocation of the State's Private Activity Bond Volume Cap through public authority serving as issuer. Such issuers include the New York State Housing Finance Agency, the local industrial development agencies and local public housing authorities. HTFC may provide HTF and/or HOME program funds in the form of a direct loan and/or through participation in the bond financing. The typical loan structure is a 30-year, one percent interest loan with interest and principal repaid from available cash flow.

Weatherization Assistance Program (WAP)

The Weatherization Assistance Program (WAP) is federally authorized and funded through the United States Department of Energy (USDOE) and the Department of Health and Human Services (DHHS) through a sub allocation from the NYS Office of Temporary and Disability Assistance. This program is administered by DHCR's Energy Services Bureau (ESB).

The Weatherization services provided are determined by an on site energy audit process which includes life-saving health and safety tests and an extensive analysis of fuel consumption and lifestyle. This process identifies the potential of the dwelling to save energy and assures that the investment of public dollars is the most cost effective.

These groups include community action agencies, various community and neighborhood organizations, and county governments. The work carried out by these groups is performed by their own highly trained crews, and or local subcontractors. Funding to each of these organizations is distributed by an allocation formula, which takes into account the number of low-income persons in the service area and climatic conditions expressed in heating degree-days. Additional funding is provided to agencies that perform at higher levels regarding energy savings and completion jobs, which acts as an incentive to better overall program performance.

All areas of the State are eligible.

Weatherization funds are used to assist low-income persons, particularly the elderly, handicapped, and families with young children; and to reduce national energy consumption, while minimizing the impact of higher fuel costs on low-income families.

New York State Housing Finance Agency

The New York State Housing Financing Agency administers a series of housing initiatives directly as well as through the New York State Affordable Housing Corporation (AHC) and the State of New York Mortgage Agency they include:

- Grants through AHC
- Mortgages for owner-occupied homes through SONYMA
- Loans, subsidies and credit enhancement through the Housing Finance Agency and through SONYMA

The following briefly describes these initiatives.

New York State Affordable Housing Corporation

Eligible Grantees

Grantees include municipalities and their designees, municipal housing authorities, housing development fund companies and other not-for-profit and charitable organizations.

Eligible Areas

Designated eligible areas are for the purposes of this RFP, areas which are designated pursuant to any Federal, State of local law, rule or regulation as blighted, deteriorated or deteriorating or as having a blighting influence on the surrounding area or as being in danger of becoming a slum or blighted area.

Eligible Projects

The Program provides funds for three project types: (1) new construction of homes for sale; (2) acquisition/rehabilitation of homes fro sale; and (3) improvements to existing, owner-occupied one-to four-unit homes. Homes must be one-to-four family, owner-occupied dwellings, or units in condominiums or cooperatives. Homes built under the Program must be sold to or owned by low or moderate income buyers, and must remain owner occupied.

Eligible Purchasers

Buyers of homes that are built or rehabilitated using AHC grant funds, and owners who receive AHC funds for home improvements, must meet the income and asset limits set by the Program. They must have incomes below 80 percent of general area median.

Funding Limits/Leveraging

AHC funds are limited to the littlest of 60 percent of the project cost or $20,000 per unit ($25,000 per unit when the Project is in a "high cost area". For the last several years $25,000,000 per year has been available under this program. Home improvement projects are limited to a maximum, grant award of $300,000.

SONYMA

SONYMA provides mortgages at attractive rates and terms through the following initiatives:

- Low Interest Rate Mortgage Program
- Remodel New York Program
- Achieving the Dream Mortgage Program
- Construction Incentive Program
- Closing Cost Assistance

Low Interest Rate Mortgage Program

SONYMA's Low Interest Rate Mortgage Program provides qualified low-and moderate-income first-time homebuyers with low down payment mortgage financing on one-to four-family dwellings (including condominiums and cooperative apartments, as well as manufactures homes permanently attached to real property) at fixed interest rates which are below prevailing conventional rates. The program is financed by SONYMA through the sale of tax-exempt bonds.

Eligible borrowers must:

- Be first- time homebuyers.
- Meet SONYMA's credit underwriting standards.
- Meet SONYMA's household income limit.
- Use the home that is financed with SONYMA funds as their permanent residence.

Remodel New York, A One Step Purchase and Renovation Program

The Remodel New York Program has been created by SONYMA to provide low interest rate financing to qualified first-time homebuyers for the purchase and renovation of properties in need of improvements or renovations. SONYMA's Remodel New York mortgage loan will finance both the purchase and the renovation of the home. SONYMA has allocated $15 million to the Remodel New York Program on a demonstration basis. These funds are being made available.

The basic requirements of the Remodel New York Program are the same as those for SONYMA's Low Interest Rate Program, with the following exceptions:

- Maximum financing will be based on the lesser of (a) the purchase price of the home plus the cost of the renovations, or (b) the "as-improved" appraised value of the property as determined by a qualified real estate appraiser;
- Eligible renovations include repair or replacement of plumbing, electrical, and heating systems, structural repairs, additions, modernization of kitchens and bathrooms, new siding and windows, etc.
- Certain closing costs associated with home renovation can be financed.
- Eligible properties are restricted to:

- Existing one-family properties.
- Existing two-family properties.

- The renovation cost must be:
  - at least, the lower of (a) $5,000 or (b) five percent of the property's appraised value after the proposed repairs are made; and
  - At most, 40 percent of the property's appraised value after the proposed repair is made.

Achieving the Dream Mortgage Program

SONYMA designed the Achieve the Dream Mortgage Program to assist low-income households to purchase their first home. This program offers up to 97 percent financing with a very low fixed interest mortgage. The program is financed by SONYMA through the sale of tax-exempt bonds.

All requirements of the Low Interest Rate Program apply to the Achieving the Dream Mortgage Program except for the following features:

- Very low fixed interest rate.
- All borrowers must be first time homebuyers, thus no exceptions will be made for borrowers purchasing in a target area.
- Lower household income limits than other SONYMA programs.
- SONYMA requires borrowers to complete a homebuyer education course provided by a source acceptable to SONYMA.

Eligible Properties are:

- Existing or Newly constructed one-family homes
- Existing two-family homes that are at least five years old as of the SONYMA loan application date.

Construction Incentive Program

The Construction Incentive Program has been specifically created in an effort to simulate new construction of one-and two- family homes. The program features 100 percent financing, a special two-step interest rate, and a longer rate lock period.

The requirements of the Construction Incentive Program are the same as those of the Low Interest Rate Program, with the following exceptions:

- Two-step interest rate. The initial rate is fixed for the first 48 payments, then increases two percent and fixed for the remainder of the loan term.

- Borrowers will be qualified at the lower initial rate.
- Financing of up to 100 percent of the value of the property for qualified borrowers.
- Eligible Properties are restricted to:
  - Newly constructed one-family homes
- Borrower's cash contribution to the transaction must be a minimum of 3 percent.

Closing Cost Assistance Loan

Until further notice and effective for loan applications dated on or after February 13, 2003, SONYMA will offer closing cost assistance in conjunction with any currently available SONYMA program. The assistance amount will be in the form of a 0 percent interest, non-amortizing loan secured against the property (the "SONYMA Closing Cost Assistance Loan") that the applicant is purchasing and will require no monthly payments. The amount of the SONYMA Closing Cost Assistance Loan must be at least $1,000 and may not exceed the greater of:

- $5,000; or
- 55 of the SONYMA mortgage loan amount.

The SONYMA Closing Cost Assistance Loan will be forgiven after ten years.

New York State Housing Finance Agency

The New York State Housing Finance Agency provides a series of incentives to assist in the development of multi family housing. These include:

Loan Programs

- The 80/20 Programs
- The All Affordable Program
- Senior Housing Program
- 501(c)(3) Bond Financing Program
- Manufactured Homes
- HOPES (Housing Opportunity and Preservation for the Empire State)

Subsidy Resources

- Low Income Housing Tax Credit Program
- Empire Housing Fund Program

Credit Enhancement

- Third Party Credit Enhancement
- SONYMA Mortgage Insurance Fund Credit Enhancement
- HFA/FHA Risk Sharing Credit Enhancement

Loan Programs

The 80/20 Program

The 80/20 Program is the practical application of the federal Tax Code for projects that are financed with the proceeds of federally tax-exempt private activity bonds. The program derives its name from the Tax Code requirement that no more than 80 percent of the units in project financed with tax-exempt private activity bonds are to be occupied by individuals of families at market-rate rents, while the other 20 percent must be rented to low-income households. The Tax Code provides specific definitions of low income and also provides some options for the market/low income proportion of projects.

HFA's use of the proceeds of federally tax-exempt private activity bonds to make mortgage loans enables it to offer favorable mortgage rates. This form of bond financing also enables developers to:

- Receive an allocation of "as of right" Low Income Housing Tax Credits,
- Utilize a range of credit enhancement options and,
- In many instances, benefit from some form of real estate tax relief. The latter is solely at the discretion of the local taxing jurisdiction.

The maximum rent on all units that are set aside for low-income households cannot exceed 30 percent of the applicable income limits.

The All Affordable Program

The All Affordable Program is designed to encourage the production of newly constructed or rehabilitated multifamily rental housing in which all of the units are affordable to families earning no more than 60 percent of the Area Median Income (AMI), adjusted for household size. Many projects also include units at lower income levels (i.e., 50 percent of AMI). The All Affordable Program utilizes tax-exempt private activity bonds, and subordinate financing in order to maximize the amount of "as of right" Low Income Housing Tax Credits that can be allocated to the project. Gap, or subordinate, financing is often required to reduce the loan at the end of construction since this type of affordable housing is typically unable to support debt service on a loan amount equal to at least 50 percent of the eligible project costs.

The Senior Housing Financing Program

To meet the special needs of senior citizens, a variety of innovative housing alternatives have been evolved such as assisted living.

The Senior Housing Financing Program provides financing options for the new construction or acquisition/rehabilitation of Assisted Living, Senior Rental Housing or State Licensed Senior Housing with tax-exempt private activity bonds, tax-exempt 501(c)(3) bonds or taxable bonds with or without Low Income Housing Tax Credits.

501(c)(3) Bond Financing Program

HFA's 501(c)(3) Bond Financing Program makes the proceeds of 501(c)(3) tax-exempt bonds available to not-for-profit organizations for the rehabilitation and preservation of existing affordable multifamily rental housing projects, including projects serving populations with special needs. The 501(c)(3) program also provides financing for the new construction of projects serving those same populations. The special needs category includes senior rental housing, senior assisted living facilities, housing for the homeless and for the handicapped.

The 501(c)(3) Bond Financing Program may be used in conjunction with other programs to preserve affordable housing. Eligible properties include those acquired from a for-profit owner by a 501(c)(3)organization or those acquired from a 501(c)(3) organization by another 501(c)(3) organization. Properties currently owned by a 501(c)(3) organization and financed by an entity other than HFA may be eligible for financing or refinancing provided that the transaction includes a rehabilitation component. Properties currently owned by a 501(c)(3) organization and financed by HFA may be refinanced. The latter transaction does not require a rehabilitation component.

Manufactured Homes

The Manufactured Home Cooperative Fund Program (MHCFP) is a revolving loan program which provides the financial and technical resources to encourage and facilitate cooperative ownership of manufactured home parks. MHCFP assists manufactured home park residents in purchasing the land underlying their homes, making infrastructure improvements, and forming cooperatives.

The HOPES Program

The HOPES Program is an HFA initiative to provide low cost, flexible financing for the preservation, rehabilitation and creation of quality, affordable multifamily rental housing. The HOPES Program targets a wide range of developers and nonprofit corporations to preserve affordable housing throughout New York State.

Eligible properties include:

- Any property in need of preservation, including those already in HFA's portfolio. Projects that were initially financed through federal and/or state affordable housing programs as well as those not currently part an affordable housing program are eligible.
- Projects must include units that are affordable to low, moderate or

middle-income families.

- For projects financed with tax credits, tax-exempt bonds or HFA subsidy resources, the term of the affordability requirement will be 40 years from the time of the preservation transaction.

Subsidy Resources

Low Income Housing Tax Credit Program

The New York State Division of Housing and Community Renewal ("DHCR") is the primary LIHTC allocating agency of Cap Credits for the State of New York. DHCR, HFA and the other sub-allocating agencies each have their own Qualified Allocation Plan (QAP).

Cap Credits may only be used in conjunction with taxable bond financing or conventional financing.

HFA only allocates Cap Credits and "as of right" credits to projects that are financed by HFA.

Empire Housing Fund Program

The Empire Housing Fund Program was established with monies realized from the refinancing of various Agency bonds and is a source of subsidy for the construction, rehabilitation and operation of low-income housing. The funds are usually provided as low interest or, in some cases, no interest loans. The annual amount of funds available through the Empire Housing Fund is limited and the demand is high.

Credit Enhancement

Third Party Credit Enhancement

Third party credit enhancement is available for construction and permanent mortgage loan financing for multifamily rental properties.

Eligible Credit Enhancers include:

- Banks
- Insurance companies
- Bond insurers
- Sureties
- The Federal Housing Administration (FHA)
- The Federal National Mortgage Association (Fannie Mae)
- The Federal Home Loan Mortgage Corporation (Freddie Mac)
- The Government National Mortgage Association (Ginnie Mae); and
- Other Credit Enhancers acceptable to HFA.

Eligible Properties are:

- Multifamily rental housing properties including acquisition and rehabilitation, and new construction.
- Financed properties may include assisted living, senior rental housing and state licensed senior housing.

Bond Financing is:

- Tax-exempt 501(c)(3) bonds are tax-exempt bonds available to qualifying 501(c)(3) organizations based on their tax-exempt status. The bonds do not require an allocation of private activity volume cap and do not include tax credits. Qualifying entities must have a determination letter from the Internal Revenue Service regarding 501(c)(3) status.
- Taxable bonds are available to for-profit and not-for-profit organizations and do not require an allocation of private activity volume cap. Taxable bonds may be used with nine percent or four percent tax credits both of which require a separate allocation.

Affordability Requirements

All HFA projects financed with third party credit enhanced bonds must provide housing affordable to low, moderate or middle income people as follows:

> Tax-exempt private activity bond and/or tax credit financed projects must meet the income targeting requirements of Sections 142 and/or 42 of the Code: (i) 20 percent or more of the units must be affordable to households whose income is 50 percent or less of the area median income as determined by HUD, with adjustments for household size or (ii) 40 percent (25 percent in New York City) or more of the units must be affordable to households whose income is 60 percent or less of the area median income as determined by HUD, with adjustments for household size.

SONYMA Mortgage Insurance Fund Credit Enhancement

SONYMA mortgage insurance fund credit enhancement is available for construction and permanent mortgage loan financing for multifamily rental properties.

All mortgages will be insured by the State of New York Mortgage Agency Mortgage Insurance Fund (SONYMA/MIF). HFA will be responsible for securing SONYMA/MIF approval. Eligible properties include those with a mix of market rate and affordable units and those where low and moderate-income households occupy 100 percent of the units.

Eligible properties are:

- Multifamily rental housing properties including acquisition and rehabilitation, and new construction.
- Financial properties may include assisted living, senior rental housing and state licensed senior housing. Please refer to the HFA Senior Housing Financial Program term sheet for more information on senior housing.

Bond Financing

- Loans may be financed with the proceeds of tax-exempt private activity, tax-exempt 501(c)(3), or taxable bonds issued by HFA.

HFA/FHA Risk Sharing Credit Program

HFA/FHA risk sharing credit programs are available for permanent mortgage loan financing for multifamily rental properties.

All mortgages will be insured under the HFA/FHA Risk Sharing Program established pursuant to Section 542(c) of the Housing and Community Development Act of 1992.

Eligible properties include:

- Multifamily rental housing properties including acquisition and rehabilitation, and new construction.
- Financed properties may include assisted living, senior rental housing and state licensed senior housing.

Bond Financing

- Loans may be financed with the proceeds of tax-exempt private activity, tax-exempt 501(c)(3), or taxable bonds issued by HFA.

Affordability requirements

For purposes of the HFA/FHA Risk Sharing Program, affordable housing is defined as follows and is applicable to all categories of bond financings:

- A project in which 20 percent or more of the units are both rent restricted and occupied by households whose income is 50 percent or less of the area median income as determined by HUD, with adjustments for household size, or
- A project in which 40 percent (25 percent in New York City) or more of the units are both rent restricted and occupied by households whose income is 60 percent, or less of the area median income as determined by HUD, with adjustments for household size.

Rent restricted means that the gross rent for a unit does not exceed 30 percent of the applicable area median income level.

Federal Home Loan Bank

The Federal Home Loan Bank provides grants and loans to its member banks to assist in financing housing for low, moderate and middle-income household.

The Federal Home Loan Bank programs are:

- Community Investment Program (CIP)
- Affordable Housing Program (AHP)
- First Home Club

Community Investment Program

A housing and community-lending program which provides reduced interest rate advances for housing benefiting families with incomes at 115 percent or less of area median income, and for economic development projects located in low and moderate income neighborhoods or that benefit families with incomes at or below 80 percent of area median income.

Affordable Housing Program

This program provides subsidized advances and grants to finance owner-occupied homes for households with incomes at or below 80 percent of area median income. AHP financing is also used for rental housing in which at least 20 percent of the units are occupied by and affordable to households with incomes at or below 50 percent of area median income.

The First Home Club

The First Home Club is a first-time homebuyers program designed to provide subsidy funds of up to $5,000 to assist very low-and low-income households overcome the financial difficulties of purchasing a home.

New York Energy Research and Development Authority

The New York State Energy Research and Development Authority (NYSERDA) provides a series of programs to assist residential property owners to increase energy efficiency. Assistance includes technical assistance programs and financial assistance. The following is a summary of programs offered:

- Single Family to Four Family Homes
  - Energy Star labeled Homes (building your new home)
  - Home Performance with Energy Star (upgrading your existing home)
  - Comprehensive Energy Management Services (metering to manage your electricity use)

- New York Energy Smart Loan Fund (low-interest loans for energy efficiency upgrades)
- New York Energy Smart Photovoltaic (PV) or Solar Electric System Incentive Program (how to make solar energy work for your home)

- Five Family Homes or More
  - Residential Technical Assistance (energy engineering services and audits)
  - Smart Equipment Choices (energy-efficient equipment incentives)
  - Comprehensive Energy Management Services Program (metering)
  - Sub-metering for Multifamily Buildings
  - Cogeneration for Multifamily Buildings
  - New York Energy Smart Photovoltaic (PV) or Solar-Electric System Incentive Program (how to make solar energy work for your home)
  - Assisted Multifamily Program (i.e. for buildings that receive tax credits, Section 8, State and local subsidies)

U. S. Department of Housing and Urban Development

The U.S. Department of Housing and Urban Development (HUD) is a primary source of funds for housing.

In addition to the Small Cities Program and the HOME Program now administered through New York State, HUD also provides assistance through the following programs:

- Section 202 Elderly Housing
- Section 811 Housing for Persons with Disabilities
- Section 8 Rent Subsides
- Public Housing
- FHA Mortgage Insurance

Section 202 Supportive Housing for the Elderly

This program provides a Capital advance to construct multifamily rental housing serving elderly persons. Owners must be not-for-profits and must provide a range of services that are tailored to the needs of residents.

Funds are in the form of a Capital Advance and contract for rental assistance. Resident income must not exceed 50 percent of the area median.

For the last several years, funds have been available to construct 100 to 200 units in Upstate New York.

Section 811 Supportive Housing for Persons with Disabilities

The Section 811 program also provides a Capital advance and a contract for Rental Assistance and must ensure that residents are provided with any necessary supportive services.

Funds are in the form of a Capital Advance and contract for rental assistance. Resident income must not exceed 50 percent of the area median.

For the last several years, funds have been available to construct approximately 30 units in Upstate New York.

Section 8 Rent Subsidies

The Section 8 Rent Subsidies provides direct cash payment to income eligible households for rent. The tenant is required to pay 30 percent of their income with the subsidy being the difference between their payment and an established typical rent, including utilities, in the area (known as the payment standard).

In Warren County, the City of Glens Falls Housing Authority administers the Section 8 Program.

There is generally a waiting list to participate in the program.

Federal Housing Authority (FHA) Mortgage Insurance

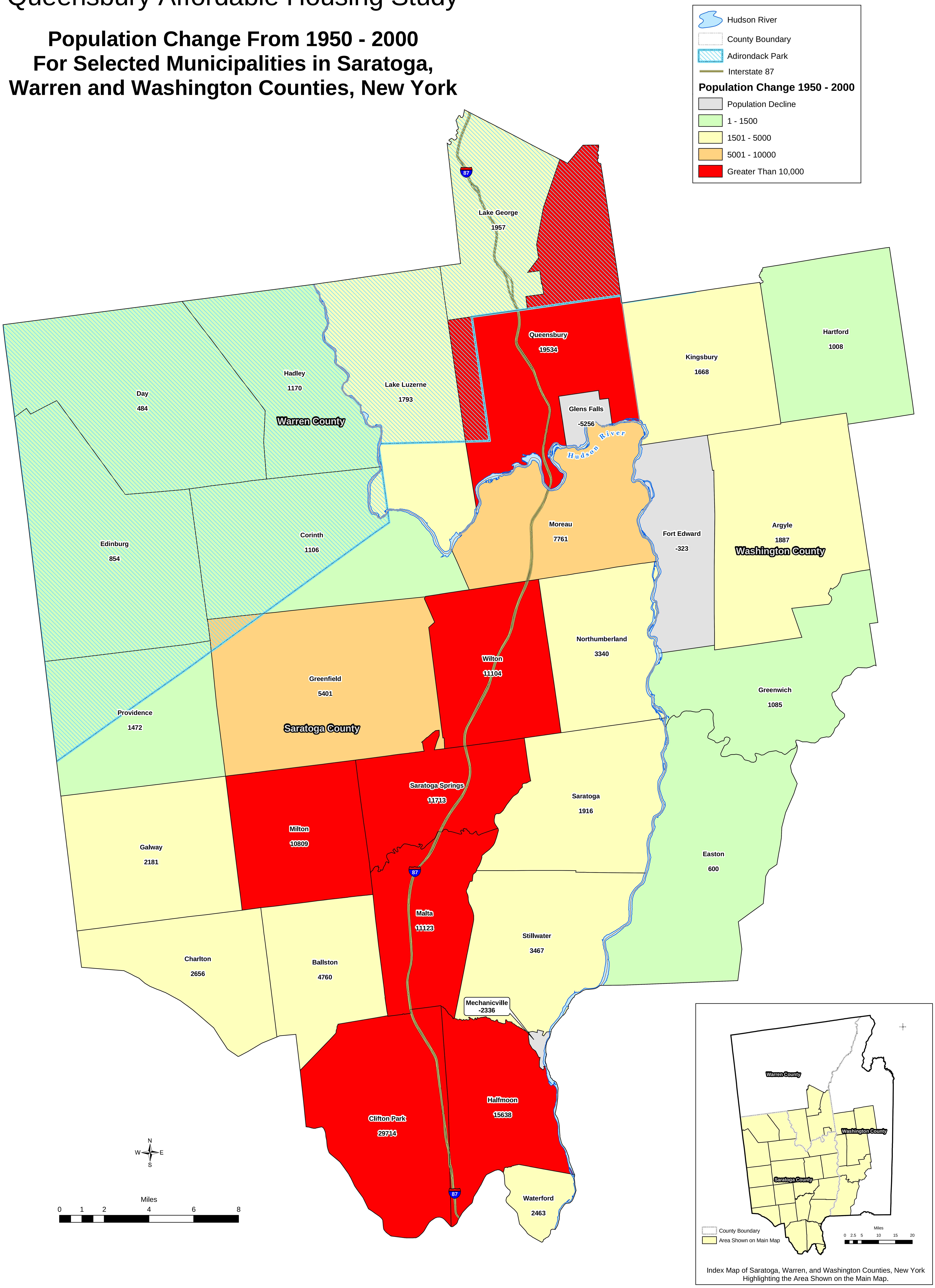
The Federal Housing Authority Mortgage Insurance Program provides mortgage insurance which assists borrowers to obtain mortgages from lending institutions. FHA provides Mortgage Insurance for single-family mortgages and multifamily mortgages. It also has programs that insure mortgages that involve purchase of existing properties with or without rehabilitation, and new construction.

There are not income limits for participation but there are maximum mortgage amounts. In Warren County, the maximum mortgage for a single-family home is $154,896.

Appendix B:
Population Change from 1950-2000 for Selected Municipalities in Saratoga, Warren and Washington Counties

Queensbury Affordable Housing Study

Population Change From 1950 - 2000 For Selected Municipalities in Saratoga, Warren and Washington Counties, New York



Index Map of Saratoga, Warren, and Washington Counties, New York Highlighting the Area Shown on the Main Map.

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Glens Falls, New York 12801
Phone: (518) 812-0513

Figure 1. Population Change From 1950 - 2000 For Selected Municipalities in Saratoga, Warren and Washington Counties, New York

Queensbury Affordable Housing Study

Data Sources:
Population Statistics - 2000 Census, U.S. Census Bureau, 2000.

Created by: Carol Conolly

Date: November 17, 2003

Scale: 1:120,250

Project #: 90323.00

Map Document: (R:\9\90300-90399\90323\GIS\gis_maps\90323_Figure1-PopulationChange1950-2000.mxd)
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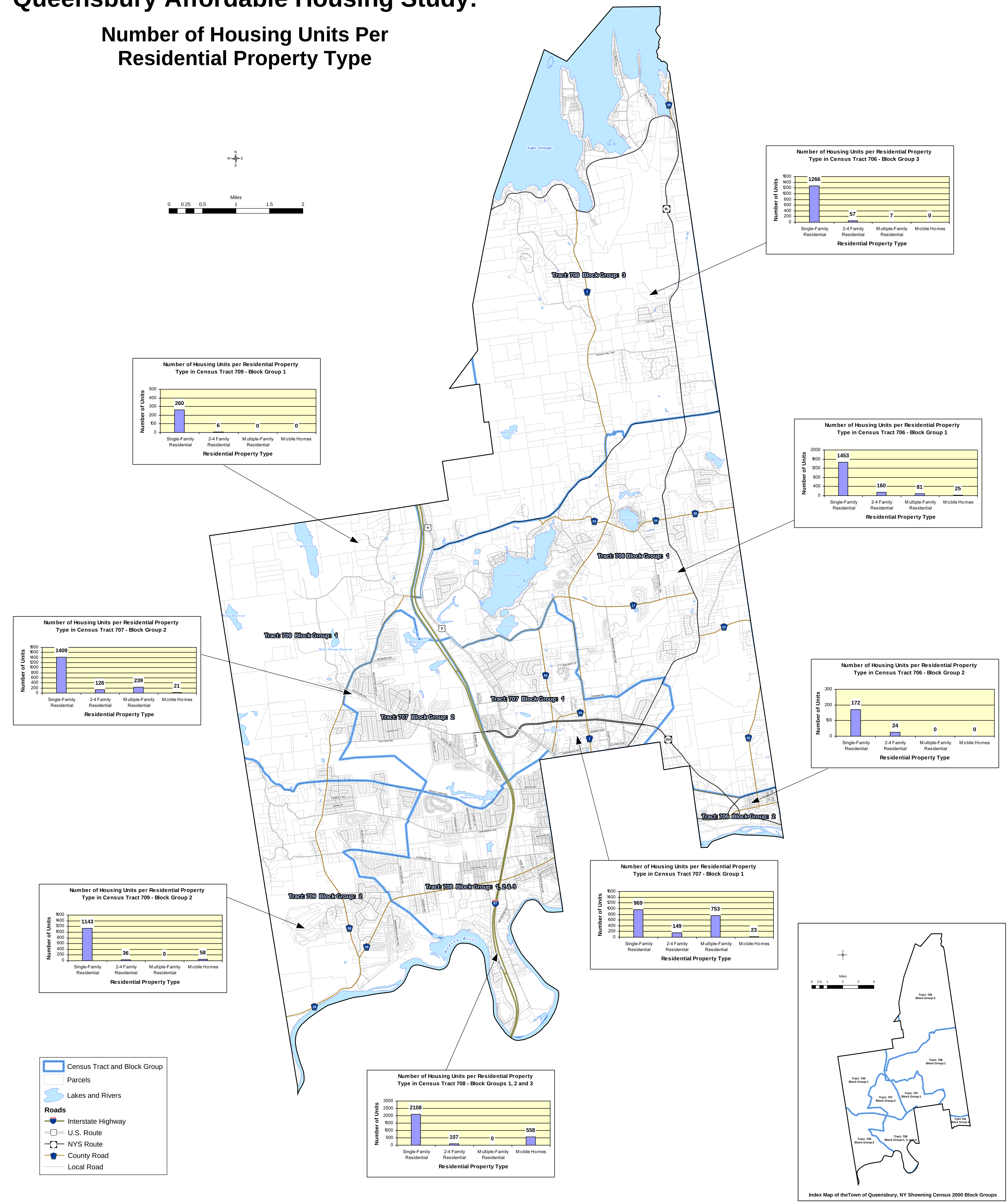
Appendix C:
Number of Housing Units per Residential Property Type

Queensbury Affordable Housing Study:

Number of Housing Units Per Residential Property Type



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North Country Office:
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Phone: (518) 812-0513

Data Sources:

Tax Parcels: Warren County GIS Department, March 2003.
Census Data: US Census Department, 2000.

Figure 2. Number of Housing Units Per Residential Property Type

Queensbury Affordable Housing Study

Town of Queensbury
Warren County, New York

Created by: Carol Conolly

Date: November 17, 2003

Scale: 1:28,000

Project #: 90323.00

Map Document: (R:\9\90300-90399\90323\GIS\gis_maps\90323_Figure2-HousingUnitsPerHousingType&Census-36x48.mxd)
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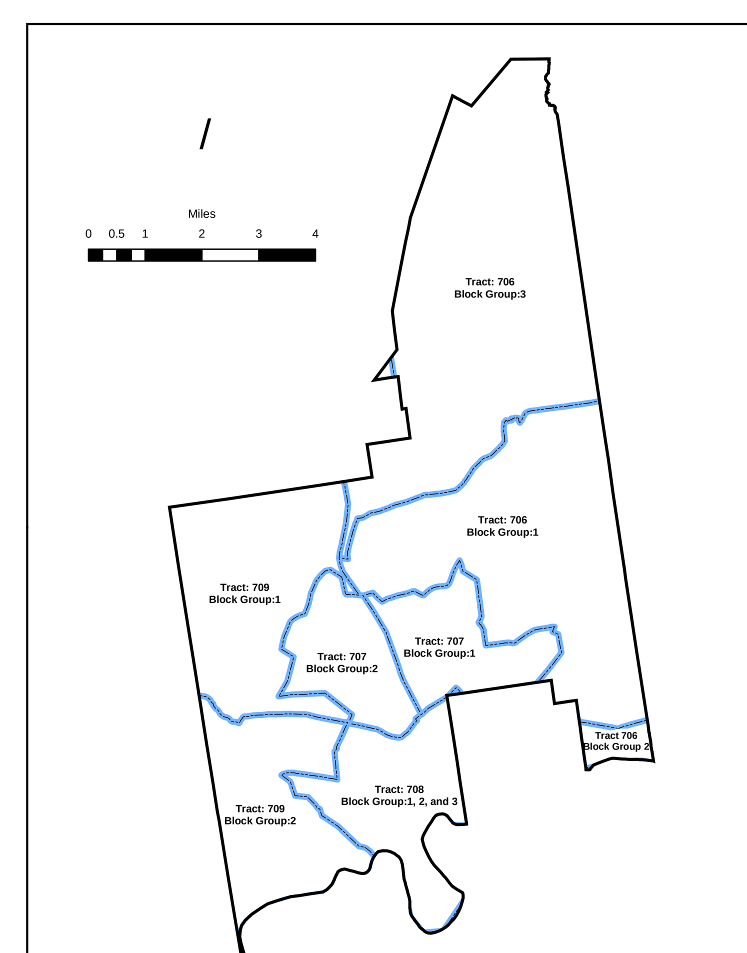
Appendix D:
Total Assess Value of Single-Family Year-Round Residences and Rural Residences with Acreage per Census 2000 Block Group



Index Map of theTown of Queensbury, NY Showning Census 2000 Block Groups

Figure 3. Total Assessed Value of Single-Family Year-Round Residences and Rural Residences With Acreage Per Census 2000 Block Group

Carol Conolly

November 17, 2003

Queensbury Affordable Housing Study

1:28,000

Data Sources:

Tax Parcels: Warren County GIS Department, March 2003.
Census Data: US Census Department, 2000.

Town of Queensbury
Warren County, New York

90323.00

Appendix E:
Developable Land and Water and Sewer Districts

Queensbury Affordable Housing Study

Developable Land and Water and Sewer Districts

Acres of Developable Land For All Zoning Districts Per Water and Sewer Districts

Acreage	Category	# Parcels
2,585	Developable Land With Water Service	183
332	Developable Land With Sewer Service	48
332	Developable Land With Water and Sewer Service	48
4,757	Developable Land With Neither Water nor Sewer Service	184

Acres of Developable Land With Residential Zoning Per Water and Sewer Districts

Acreage	Category	# Parcels
1,819	Developable Residential Land With Water Service	103
249	Developable Residential Land With Sewer Service	21
249	Developable Residential Land With Water and Sewer Service	21
4,707	Developable Residential Land With Neither Water nor Sewer Service	177

***Developable Land is defined as:**

a) All types of agricultural lands (all 100 property class codes)

b) Rural residential property with acreage (property classes 240, 241, 242)

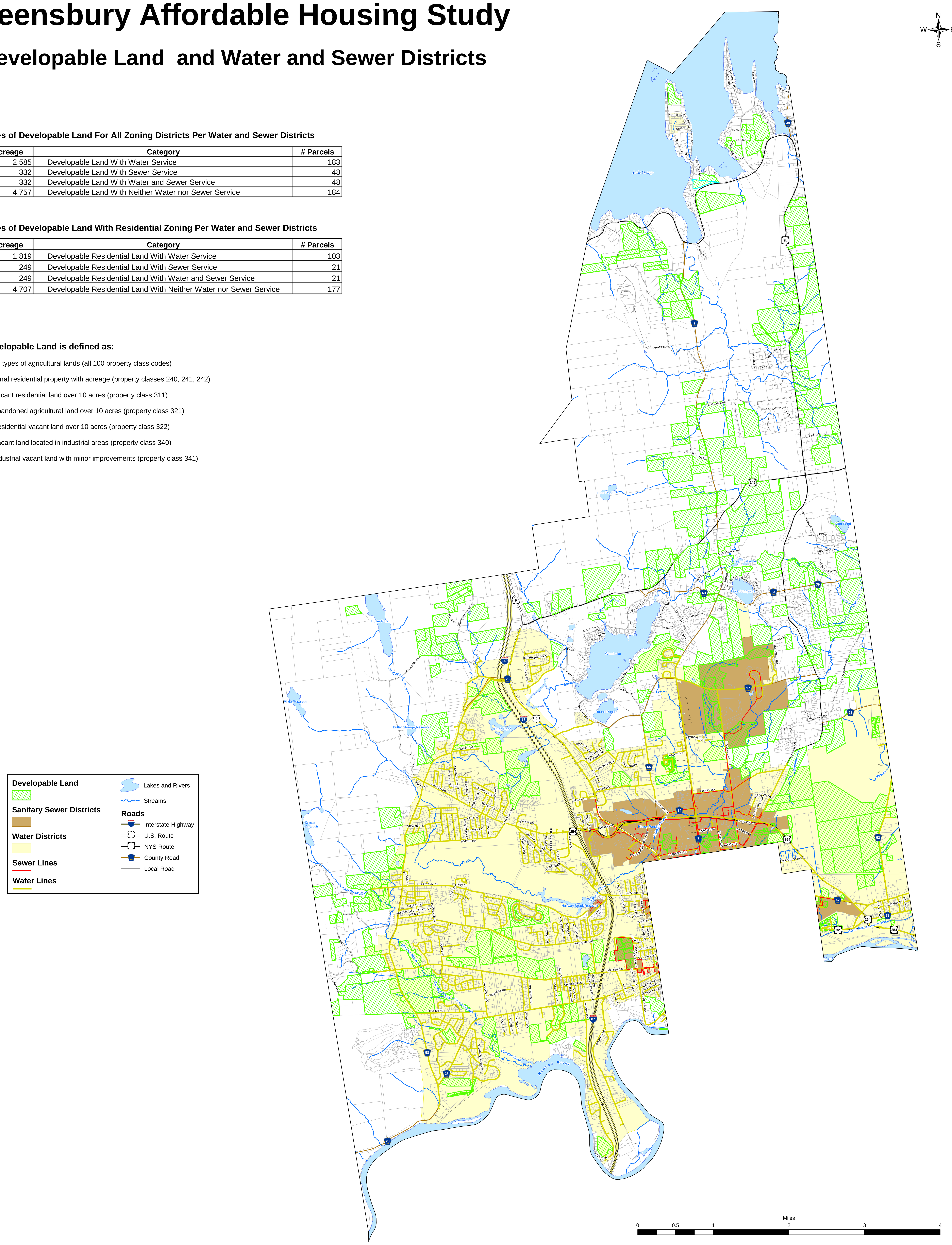
c) Vacant residential land over 10 acres (property class 311)

d) Abandoned agricultural land over 10 acres (property class 321)

e) Residential vacant land over 10 acres (property class 322)

f) Vacant land located in industrial areas (property class 340)

g) Industrial vacant land with minor improvements (property class 341)



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North Country Office:
110 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

Data Sources:

Hydrography, Water and Sewer Districts - Town of Queensbury, 2003.
Roads - NYSDOT, 1999.
Parcels - Warren County Real Property Services, 2003.

Figure 4. Developable Land and Water and Sewer Districts

Queensbury Affordable Housing Study

Town of Queensbury
Warren County, New York

Created by: Carol Conolly

Date: August 20, 2003

Scale: 1:25,967

Project #: 90323.00

Map Document: (R:\9\90300-90399\90323\GIS\gis_maps\90323_Figure4-Water+Sewer+DevelopableLand-36x48.mxd)
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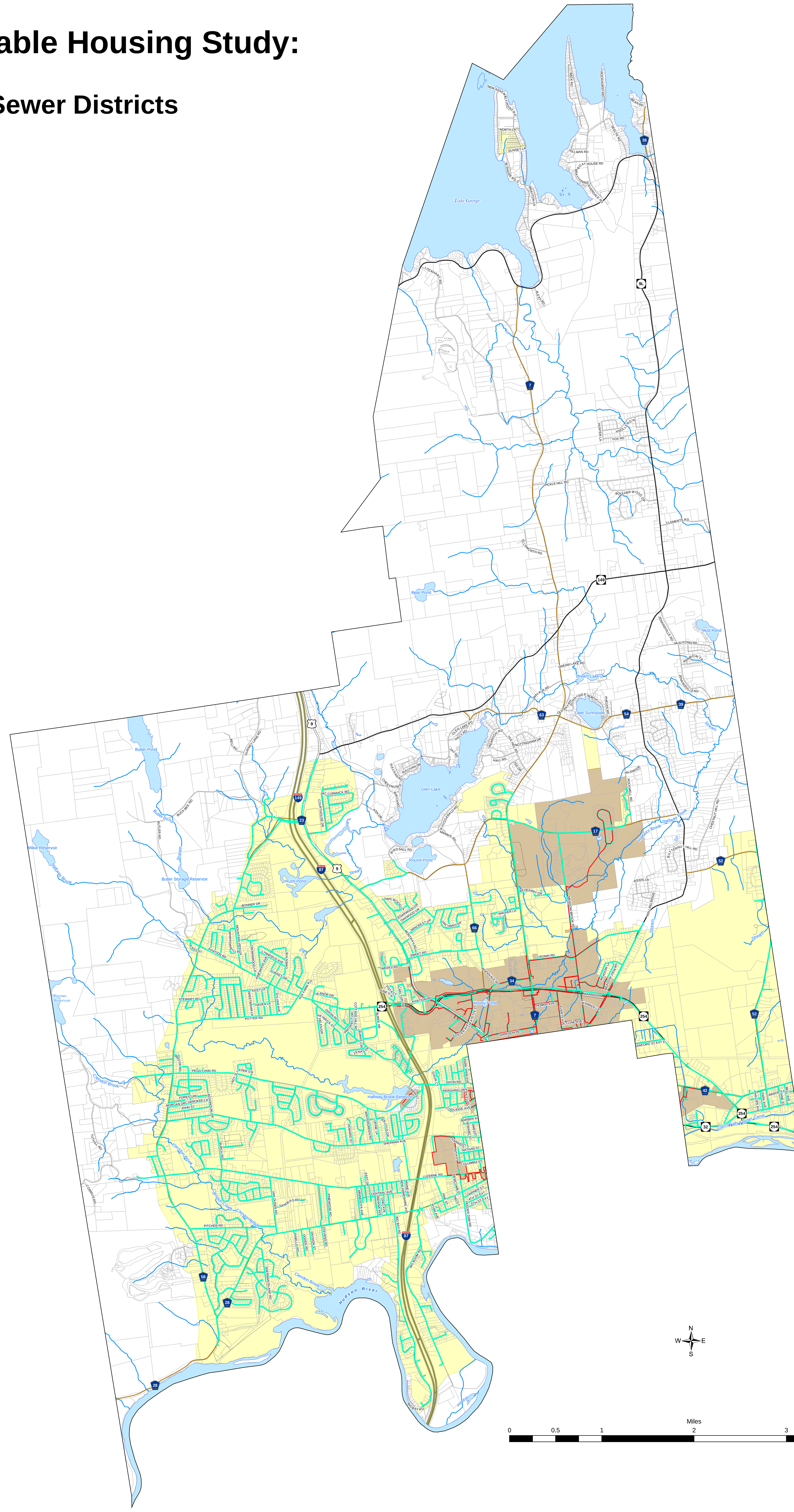
Appendix F:
Water and Sewer Districts

Queensbury Affordable Housing Study:

Water And Sewer Districts



Sanitary Sewer Districts

Water Districts

Sewer Lines

Water Lines

Lakes and Rivers

Streams

Roads

Interstate Highway

U.S. Route

NYS Route

County Road

Local Road

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Phone: (845) 454-3980	Phone: (845) 567-1133	Phone: (518) 235-8050	Phone: (518) 812-0513

Data Sources:

Hydrography, Water and Sewer Districts - Town of Queensbury, 2003.
Roads - NYSDOT, 1999.
Parcels - Warren County Real Property Services, 2003.

Figure 6. Water and Sewer Districts

Queensbury Affordable Housing Study

Town of Queensbury
Warren County, New York

Created by: Carol Conolly

Date: November 17, 2003

Scale: 1:26,000

Project #: 90323.00

Map Document: (R:\9\90300-90399\90323\GIS\gis_maps\90323_Figure6-Water+Sewer-Lumped-36x48.mxd)
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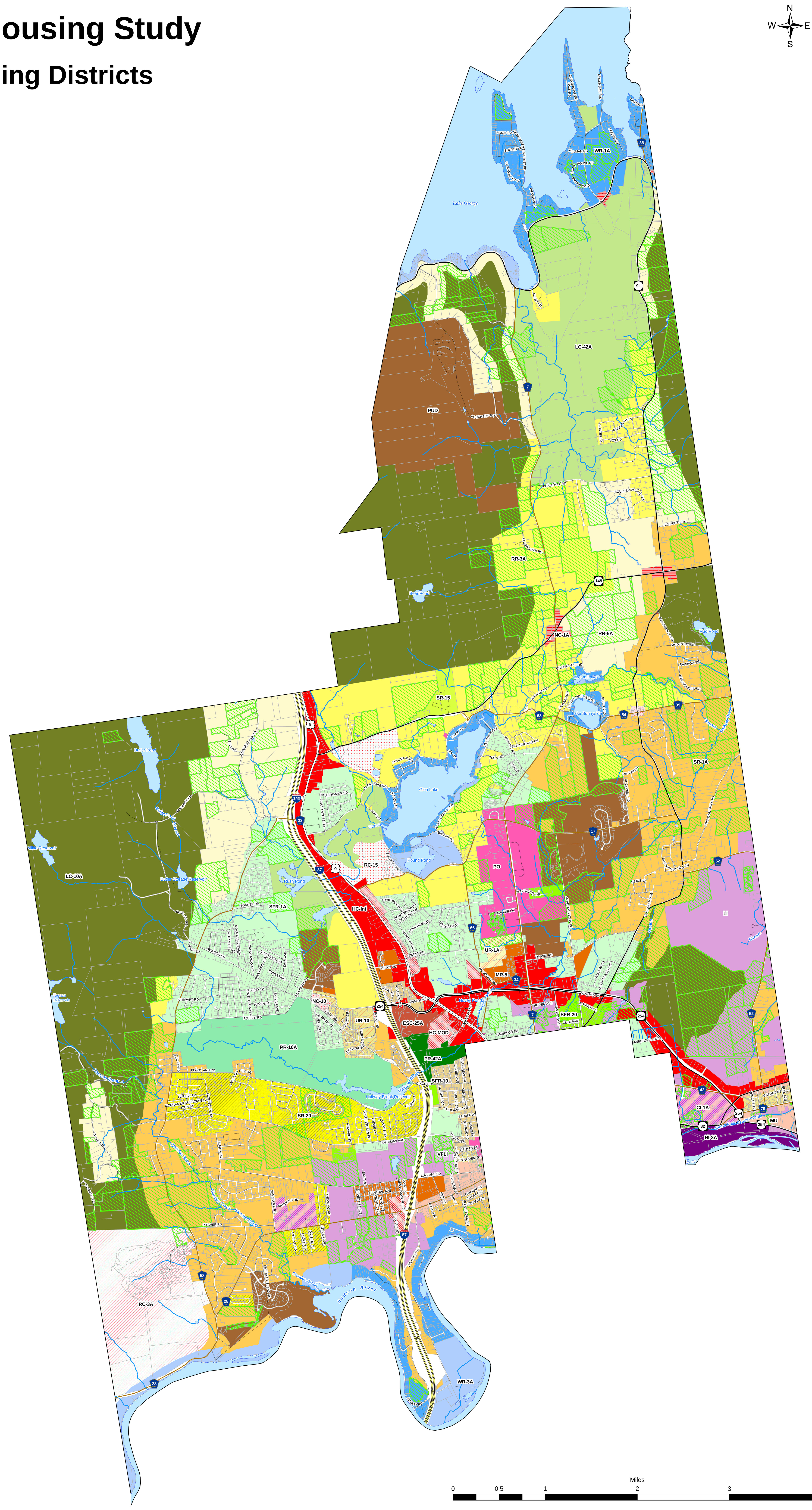
Appendix G:
Developable Land and Zoning Districts

Queensbury Affordable Housing Study

Developable Land and Zoning Districts



Acres of Developable Land*Per Residential Zoning District

Zoning Symbol	Residential Zoning District	Acres of Developable Land
LC-10A	Land Conservation 10 Acres	1,362.551
LC-42A	Land Conservation 42 Acres	275.706
MR-5	Multi-Family Residential	0.021
MU	Mixed Use	2.885
PR-10A	Parkland / Recreation 10 Acres	0
PR-42A	Parkland / Recreation 42 Acres	0
PUD	Planned Unit Development	302.947
RR-3A	Rural Residential 3 Acres	1,399.556
RR-5A	Rural Residential 5 Acres	1,016.374
SFR-10	Single Family Residential 10,000 sq. ft.	0
SFR-1A	Single Family Residential 1 Acre	282.964
SFR-20	Single Family Residential 20,000 sq. ft.	19.378
SR-15	Suburban Residential 15,000 sq. ft.	0.051
SR-1A	Suburban Residential 1 Acre	1,613.459
SR-20	Suburban Residential 20,000 sq. ft.	54.096
UR-10	Urban Residential 10,000 sq. ft.	0
UR-1A	Urban Residential 1 Acre	30.018
WR-1A	Waterfront Residential 1 Acre	165.719
WR-3A	Waterfront Residential 3 Acres	0.163
	Total	**6,525.887**

***Developable Land is defined as:**

a) All types of agricultural lands (all 100 property class codes)

b) Rural residential property with acreage (property classes 240, 241, 242)

c) Vacant residential land over 10 acres (property class 311)

d) Abandoned agricultural land over 10 acres (property class 321)

e) Residential vacant land over 10 acres (property class 322)

f) Vacant land located in industrial areas (property class 340)

g) Industrial vacant land with minor improvements (property class 341)

Developable Land

Zoning Districts

NC-10 : Neighborhood Commercial 10,000 Square Feet
NC-1A : Neighborhood Commercial 1 Acre
ESC-25 : Enclosed Shopping Center
CI-1A : Commercial Industrial
HC-MOD : Highway Commercial Moderate
HC-Int : Highway Commercial Intensive
RC-15 : Recreational Commercial 15,000 Square Feet
RC-3A : Recreational/Commercial 3 Acres
PO : Professional Office
MU : Mixed Use
LC-10A : Land Conservation 10 Acres
LC-42A : Land Conservation 42 Acres
PR-10A : Parkland/Recreation 10 Acres
PR-42A : Parkland/Recreation 42 Acres
LI : Light Industry
VFLI : Veterans Field Light Industrial
HI : Heavy Industry
MR-5 : Multi-Family Residential
PUD : Planned Unit Development
RR-3A : Rural Residential 3 Acres
RR-5A : Rural Residentail 5 Acres
SFR-10 : Single Family Residential 10,000 Square Feet
SFR-20 : Single Family Residential 20,000 Feet
SFR-1A : Single Family Residential 1 Acre
SR-15 : Suburban Residential 15,000 Feet
SR-1A : Suburban Residential 1 Acre
SR-20 : Suburban Residential 20,000 Square Feet
UR-10 : Urban Residential 10,000 Square Feet
UR-1A : Urban Residential 1 Acre
WR-1A : Waterfront Residential 1 Acre
WR-3A : Waterfront Residential 3 Acres

Lakes and Rivers
Streams

Roads

Interstate Highway
U.S. Route
NYS Route
County Road
Local Road

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North Country Office:
110 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

Data Sources:

Zoning Districts and Hydrography - Town of Queensbury, 2003.
Roads - NYSDOT, 1999.
Parcels - Warren County Real Property Services, 2003.

Figure 5. Developable Land and Zoning Districts

Queensbury Affordable Housing Study

Town of Queensbury
Warren County, New York

Created by: Carol Conolly

Date: September 10, 2003

Scale: 1:26,044

Project #: 90323.00

Map Document: (R:\9\90300-90399\90323\GIS\gis_maps\90323_Figure5-ZoningDistricts+DevelopableLand_36x48.mxd)
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