

jmcgraw2@twcny.rr.com

From: jaylyn snowbelt.org <jaylyn@snowbelt.org>
Sent: Wednesday, December 1, 2021 1:54 PM
To: jmcgraw2@twcny.rr.com
Subject: FW: CDBG CARES Act Grant
Attachments: 2020-CDBG CV Copenhagen McNeil Apartments SBHCl.pdf; Budget McNeil Park Copenhagen 2021 CDBG-CV.xlsx

Importance: High

Good afternoon John,

The email I sent the mayor is below. I attached the initial consult form and budget so you have some background.

Let me know if you have any questions,

My Cell: 315-486-1940

Jaylyn Heames | Executive Director

SNOW BELT HOUSING COMPANY, INC.

7500 SOUTH STATE STREET | LOWVILLE, NY 13367

PH: (315) 376-2639 | FAX: (315) 376-2518 | NYS RELAY SERVICE NO. TTD (800) 662-1220

Facilitating Access to Safe & Affordable Housing

CONFIDENTIALITY NOTICE: *The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.*

From: jaylyn snowbelt.org
Sent: Wednesday, December 1, 2021 10:48 AM
To: msouva@villageofcopenhagen.com
Subject: CDBG CARES Act Grant
Importance: High

Good morning Mayor Souva,

On behalf of Copenhagen Happy Achers Housing Development Fund Company, the owners of McNeil Apartments, Snow Belt Housing Company is interested in submitting an urgent application to the Office of Community Renewal for the purpose of making essential structural and safety improvements to the property. Snow Belt Housing recently took over management of the property and has had a Capitol Needs Assessment (CAN) completed on the property. The CNA identified several critical areas that need to be addressed within the next year.

The property, which has a mortgage through USDA, does not have adequate funds to support the needed renovations. In order to submit the application for funding we would need the support of the Village. I have attached the initial consult form that OCR is currently reviewing for project eligibility.

Would there be a time we can set up to discuss the possibility of the Village sponsoring the application?

Thank you for your time,
Jaylyn Heames |Executive Director

SNOW BELT HOUSING COMPANY, INC.

7500 SOUTH STATE STREET | LOWVILLE, NY 13367

PH: (315) 376 -2639 Extension 7 | FAX: (315) 376- 2518 | NYS RELAY SERVICE NO. TTD (800) 662-1220

Facilitating Access to Safe & Affordable Housing

CONFIDENTIALITY NOTICE: *The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.*

CDBG-CV Project Consultation Form CARES

New York State Homes and Community Renewal (HCR) has announced the availability of Community Development Block Grant (CDBG) funding under the federal CARES Act to prevent, prepare for, and respond to Coronavirus. Please complete the following form to begin a 2-step process to be considered for funding. Send the completed forms to CDBG CARES@nyshcr.org and HCR staff will contact you to discuss the proposed project.

Date	
Applicant	Village of Copenhagen or Snow Belt Housing Company, Inc (Non-Profit)
Applicant Type	Village
*CDBG Entitlement	No
<i>*Entitlement communities are units of local government that receive an annual allocation of funds directly from HUD. If you are unsure of your entitlement status, please indicate that in the project description, and program staff will provide assistance at the time of consultation.</i>	
Applicant Address	9915 NYS-12 Copenhagen, NY 13626
Project Address	McNeil Park Apartments, Managed by Snow Belt Housing Company, Inc. 2949 Stoddard St, Copenhagen, NY 13626
Project Type	Housing
CDBG-CV Request Amount	\$ 324,665.00
Other Funds	\$ 12,000.00
Total Project Cost	\$ 336,665.00
Contact Name and Title	Jaylyn Heames, Executive Director, Snow Belt Housing Company, Inc.
Phone	315-376-2639
Email	jaylyn@snowbelt.org

**Provide a summary of the proposed project.
Describe how it will prevent, prepare for, and respond to Coronavirus;
Please identify any potential barriers to completing the project as proposed;
Explain status of other financing.**

The Village of Copenhagen, NY would like to submit an application to NYS CDBG CARES Act for the purpose of funding critical environmental improvements to the housing development McNeil Park Apartments, owned by Copenhagen Happy Achers Housing Development Fund Company, Inc. According to the 2018 ACS data, the rural Village of Copenhagen has a total population of 833 people, the average median income is \$46,875.00 and 9.7% of residents are living below the federal poverty line. In addition, the median rent in Copenhagen is currently \$742.00 a month, with 41.8% of renters considered cost burdened. Protecting safe and affordable housing options in this Village is a crucial need for residents who would otherwise not be able to afford a home without being extremely cost burdened. "McNeil Park" is a 15 unit apartment building which is regulated by USDA and provides safe, subsidized housing options for low to moderate income residents who are also senior citizens or those who have been diagnosed with a disability. McNeil Park provides a cost effective alternative in which residents only pay 30% of their income for rent and utilities. This allows the most vulnerable residents in the community to receive safe and affordable housing.

The McNeil Park Apartments was built in 1983 and is, therefore, exempt from the lead based paint regulations. In order for the apartment building to remain a viable, safe and affordable option for housing there are essential renovations needed to ensure the continued health and safety of our elderly and disabled populations. The COVID 19 pandemic has only heightened concerns regarding physical property deficiencies; which if addressed, will provide residents with a safer and more comfortable place to isolate in their homes and prevent further infection by decreasing the chances of spreading of the virus.

The rehabilitation efforts requested in this application will focus on improvements related to the environmental and structural health and safety deficiencies.

All construction will allow for the preparation and response to the COVID-19 pandemic in an LMI Senior/Disabled property by improving housing conditions and allowing tenants to safely shelter in place. Construction project will include the following goals:

*reducing density in common areas by adding through the wall A/C units and wall sleeves to each apartment in order to encourage safe social distancing and allowing tenants to remain in their individual units comfortably

*Install new emergency generator (as the property does not currently have one on site), thus protecting the integrity of the property in the event of a power outage. This equipment will prevent the relocation of tenants on electric medical equipment (such as oxygen) and those who are not able to operate the automatic electric doors manually

*replace the current wood siding (which is original to the building, cracked and damaged) with vinyl siding, repair roof (multi layered shingles), replace the common area carpet, and common area doors to reduce the water and air infiltration; therefore minimizing possibility of mold generation.

*repair/replace damaged and deteriorated sidewalks and parking lot deficiencies in order to address the amount of settled concrete and eliminate impassable safety hazards caused by rain and harsh winters.

*repair/install emergency exit signs, smoke detectors, heat detectors, nurse alarms, install fire alarm panel that auto-transmits emergencies to appropriate authorities, and add ADA compliant handsets to the exterior doors. Updating and improving these emergency features will ultimately improve the safety, health and welfare of residents.

All construction will be completed within a 12 month time frame and have the intended purpose of preparing for and responding to CDC guidance on recommended social distancing and prevent future spread of communicable viruses.

Funding Necessity:

In 2015, the Weatherization Assistance Program ("WAP") assisted the project with \$36,289 to repair/replace exhaust fans, range hoods and light-bulbs in the individual units as well as replace/repair windows and insulation. The project is not eligible for additional WAP funding until 2025. The project was also recently awarded \$4,000 from WinDenmark to widen, replace, and add no touch ADA compliant button to the main entrance door. Snow Belt Housing Company, Inc., a local non profit organization, recently took over the management of the property in 2020 and is working on a financial plan to increase project operating and reserve accounts so that the project can address immediate concerns noted in the 2021 Capital Needs Assessment (CNA). Funds are allocated annually for property maintenance, repair contracts and supplies required. The project deposits \$10,800 annually into reserve accounts, however there is only \$16,162 available at this time. USDA has indicated there is no available funding to assist with repairs needed to address the health and safety concerns noted in the 2021 CNA.

The total project outlined above is expected to cost \$336,665. For the purpose of this project, it is anticipated that CDBG will contribute \$275,140 for construction and \$49,525 will be dedicated to administration and delivery costs. Program matching funds will be provided by WinDenmark in the amount of \$4,000 and Snow Belt Housing Company, Inc. will be contributing \$8,000.

Environmental improvements will be a way for the Village to give vulnerable residents a safer place to shelter.

Please email completed consultation form to:

CDBGCARES@nyshcr.org

Subject: Project Consultation – Town/Village/City Name

Control Number (HCR Use Only) _____

CDBG-CV Project Consultation Form

Budget McNeil Park Copenhagen 2021 CDBG CV

Item	Details	Age in Yrs	Quantity	Unit Cost	Total Cost
HVAC- Cooling Units	A/C Units- Install-Sleeve-Cover	N/A New Item	15	\$ 1,500.00	\$ 22,500.00
Emergency- Generator	Install	New Item	1	\$ 45,000.00	\$ 45,000.00
Emergency - Nurse Call	Replacement	37	30	\$ 550.00	\$ 16,500.00
Emergency- Fire Alarm Pull	Replacement	37	4	\$ 350.00	\$ 1,400.00
Emergency- Alarm Panel	New Item	New Item	1	\$ 14,000.00	\$ 14,000.00
Emergency- Exit Signs	Replacement	17	6	\$ 275.00	\$ 1,650.00
Flooring- Common Areas	Replacement	7	172	\$ 35.00	\$ 6,020.00
Doors- Fire Interior	Replacement	15	2	\$ 550.00	\$ 1,100.00
Doors-Exterior Common	Replacement	31	3	\$ 3,600.00	\$ 10,800.00
Doors-Exterior Apt	Replacement	23	2	\$ 750.00	\$ 1,500.00
Doors- Hardware	Exterior-rekey and lever	37	6	\$ 575.00	\$ 3,450.00
Doors- Hardware	Interior- rekey lever Apts	37	45	\$ 250.00	\$ 11,250.00
Concrete- Sidewalk/Parking	Repair	37	1	\$ 15,000.00	\$ 15,000.00
Walls-Exterior	Replace- Vinyl Siding	29	4500	\$ 5.50	\$ 24,750.00
Roof- Shingles	Removal- Replace	37	175	\$ 390.00	\$ 68,250.00
Roof- Soffit	Removal- Replace with Vinyl	37	500	\$ 21.00	\$ 10,500.00
Insulation- Attic	Repair- Add blow in insulation	10	11300	\$ 1.90	\$ 21,470.00
Total Construction					\$ 275,140.00
Admin Cost (5% of Admin & Delivery)				\$ 2,476.26	\$ 49,525.20
Total CDBG Project Costs					\$ 324,665.20
Windemmark Contribution					\$ 4,000.00
Management Company Contribution					\$ 8,000.00
Total Project Cost					\$ 336,665.20

Change to 80K- Solar
Electricity storage unit