

Village of Stamford

- Main Street Revitalization
- Western Catskills



Defining the Program

- The eastern end of the Village of Stamford was rapidly becoming a blighted area. We chose to focus our efforts there which required that major rehab be the goal of the program.
- We had submitted an application for HOME Rental Rehab funds in 2003. Fortunately, that application was denied because when we resubmitted the application in 2004 it was granted and so dovetailed with the Main Street Program.
- We've been able to marry the two funding streams so that major rehab could be accomplished in the Village of Stamford Main Street Program.

Community Involvement

- After years of disappointment, many members of the community felt that nothing would work
- Ignoring that, Western Catskills worked with the Stamford Chamber of Commerce and the Catskills Center for Conservation to hold a series of “Teas” which lead to Visioning Workshops
- Attendees were very excited by the Main Street Program and the future of the Village.

We wound up with help from

- The Greater Stamford Area Chamber of Commerce
- The Village Mayor and Trustees
- The building and electrical inspector
- The local bank
- The Catskill Center for Conservation
- The Catskill Watershed Corporation
- The County Dept of Economic Development
- All the local not for profits such as the Stamford Village Improvement Association
- DHCR Technical Assistance for a streetscape plan
- The NYS Department of State Quality Communities Grant

Money, money, money!

- Main Street
- HOME Rental Rehab
- Local bank with low interest construction loans
- Owner's matches
- Delaware Opps Weatherization
- A private foundation
- County Dept of Economic Development
- Catskill Watershed Corporation is providing post construction financing on our largest project

Before and After, 71 Main



This is an 1880 Victorian which was purchased in 1985 by the current owner. He had invested \$80,000 over the years to stabilize and refurbish the interior. He ran out of funds about 5 years ago -- the exterior continued to deteriorate and the interior needed finishing work. We combined Main Street, HOME Rental Rehab funds with an owner's match and sweat equity. The local bank advanced a low interest construction loan, a private foundation helped with architectural and environmental review costs. Total: \$152,000.

Sweat Equity?

- The owner of 71 Main Street is a plumber / heating contractor.
- He was to complete the heating system before the contractor came on site. The contractor had bid the job based on the assumption that this would be an indoor job during the winter.
- Due to a number of reasons, the owner fell behind schedule. The contractor could not start the job until warm weather arrived resulting in scheduling issues and negative feelings on all sides which had to be dealt with.

But it all worked out in the end

- The work created two 2 bedroom apartments for income eligible tenants. A 3rd apartment was created on the ground floor for the owner who is a disabled vet.
- The storefront is available to rent
- The property has been cleaned up
- The façade work has changed the character of the entire section of the east end of Stamford's Main Street.

67 Main Street

The building is owned by a young couple who want to stay in the area and invest in the village.

The building had been vacant for 15 years. There was no heating system, the plumbing needed to be replaced, there was a major drainage problem on the left side which flooded the lower

apartments, the electric had to be brought to code and the exterior needed scraping, painting, patching and new windows. We combined funding from Main Street, HOME Rental Rehab, the owner and Weatherization to bring it back to life. Total: \$133,000



Three apartments are occupied by income eligible tenants. The two small storefronts are occupied by a hairdresser and a manicurist. The owners made the decision to charge low rents for the storefronts because they know that at this point in time doing business on Main Street is risky.

67 Main Street



Hidden surprises! The back wall is collapsing!
Actually, we knew there was a problem back there, it was just a bit bigger than we'd expected.



Yet another Wreck! 60 Main



- This building was vacant for about 15 years. Fire and water damage had called its structural integrity into question. An engineer was brought in who gave the owners the green light to go ahead with rehab.
- Western Catskills has worked very closely with the owners, the structural engineer, and the building and electrical code officers because this is a wood framed building and we plan on putting a restaurant on the ground floor.

A four story monster

- All wiring, plumbing, heating, interior walls, sprinkler system and flooring will be new.
- There will be 6 apartments on the second and third floors. Three will be for tenants with incomes below 60% AMI.
- Financing was an issue. Never having worked on a rehab project of this size the owners underestimated the necessary work and needed to refinance the private construction loan twice. The owners will have invested between \$350,000 - \$400,000 by the time the work is done.
- We introduced the owners to The Catskill Watershed Corp. who guaranteed mortgage financing so that the construction lender knows he will be repaid.

Patience: 60 Main Street

- A tenant was found for the commercial space who was willing to sign a lease before work was done and because Western Catskills can invest grant funds, the building will run in the black when it is complete.
- A private foundation contributed toward engineer and architectural costs.
- This job has been in the works for 2 years, primarily due to financial issues. It is scheduled for completion this fall.
- Total: \$450,000 to \$550,000

John's, 87 Main



Every village has its bar and John's is Stamford's. Recently purchased by an experienced businessman, the owner is making a concerted effort to upgrade the business. He sponsors a championship horseshoe team, has started serving food and has cleaned and redecorated the interior of the bar.

John's Bar

- The building was eligible for a Main Street facade and Rental Rehab programs.
- Wiring was brought to code. Lead paint was removed.
- Siding was cleaned and repainted. New windows were installed in the bar and the brick front was cleaned and re-pointed with Main Street funds.
- The owner has said that he was pleased that the community helped him out with the grant funds.
- Total costs: \$55,000 (it could use another \$50,000)

Results

- The Main Street program has created an alliance between community groups and businesses in Stamford and
 - 4 storefronts: 3 are rented which include
 - A restaurant
 - A hairdresser
 - A manicurist
 - 8 apartments for tenants with incomes at or below 60% ami
 - It has encouraged several other owners to do repairs to facades and several owners have scheduled work to be done on their buildings.
 - A streetscape plan will be completed soon
 - A demographic study will be completed this winter which is designed to help current and future local business owners target their businesses
 - a village with a real, not imagined, future.