

AFFORDABLE HOUSING COMPLIANCE PLAN

Part 1. Policy Guidelines

In 2017, the City of Albany adopted the Unified Sustainable Development Ordinance (USDO) to regulate land use and development within the City and promote sustainable and equitable economic development.

As part of the USDO, Section 375-4(A)(4)(b) states that: "each new residential or mixed-use development or redevelopment containing 50 or more new dwelling units shall sell or rent at least five percent of its new dwelling units at sales or prices affordable to persons earning no more than 100 percent of the area median household income for the City of Albany, as determined by affordability methods used by the U.S. Department of Housing and Urban Development."

Affordable housing units created pursuant to 375-4(A)(4)(b) shall be:

1. Affordable to households earning no more than 100 percent of the median household income for the City of Albany, pursuant to the Income and Rent Limits set by the Albany Community Development Agency (ACDA) on an annual basis;
2. Rented to households that consist of the minimum number of people as specified within the adopted guidelines;
3. Provided in proportion to the sizes of market rate units included in the development;
4. Comparable in infrastructure (including sewer, water and other utilities), construction quality, and exterior design to the market rate units;
5. Physically integrated with the rest of the development and there shall be no visible exterior indications that units are affordable housing units, such as an alternate entrance;
6. Restricted to principal residences.

Part 2. General Information

Project #:	Project Name: 25 Delaware
Tax Identification #:	Property Address: 25 Delaware

Part 3. Developer Information

Developer Name: Conifer, LLC	
Mailing Address: 1000 University Avenue, Suite 500, Rochester, NY 14607	
Phone No.: 585-324-0500	E-mail: mbirkby@coniferllc.com

Part 4. Unit Information

Total # of Units Proposed: 51	# of Affordable Units Required*^: 51
# of Units for Rent: 51	# of Units for Sale: 0

Type of Units Proposed	
# of Studio Units:	Avg. Size of Studio Unit (SF):
# of 1 Bedroom Units: 40	Average Size of 1 Bedroom Unit (SF): 753
# of 2 Bedroom Units: 11	Average Size of 2 Bedroom Unit (SF): 982
# of 3 Bedroom Units:	Average Size of 3 Bedroom Unit (SF):


*5% of total units proposed; ^Fractions of 0.5 or greater shall be rounded up to the next whole number

Part 5. Affordable Unit Itemization
 (If more than 10 units, continue unit information on a supplemental page)

No.	Building Address	Unit Number	# of Bedrooms	Square Feet	Tenure (Sale/Rental)
1	See Attached Unit Breakdown and Affordability				

2					
3					
4					
5					
6					
7					
8					
9					
10					

Part 6. Property Owner Consent

Initial	I hereby acknowledge the applicability of Section 375-4(A)(4)(b) of the Albany City Code and the corresponding affordable housing guidelines, and attest as follows:		
MTB	I shall ensure that designated affordable units are rented to households that consist of the minimum number of persons specified for the type of unit.		
MTB	I shall engage in good faith marketing and public advertising efforts each time an affordable housing unit is rented or sold such that members of the public who are qualified to rent or purchase such units have a fair chance to become informed of their availability.		
MTB	I shall certify that any person who occupies an affordable housing unit is income-eligible and meets the requirements of the guidelines.		
MTB	I shall be responsible for certifying the income of tenants or buyers to the Albany Community Development Agency at the time of initial rental or sale and annually thereafter, with such information to be submitted on forms provided by the Albany Community Development Agency.		
MTB	I shall be responsible for filing an annual report to the Albany Community Development Agency within 60 days of the end of each calendar year providing information related to affordable housing unit vacancies, waitlists, household turnover, household size, household income, market rate rents, and other relevant information as requested.		
MTB	All statements of fact herein are true and correct to the best of my knowledge and reflect the intent of the Applicant(s).		
Print Owner Name(s): 25 Delaware, LLC by Conifer Realty, LLC by Michael Birkby, Project Director		Owner(s) Signature: 	Date: 05/19/2020

Part 6. Submittal Requirement Checklist

	Required Document	Hard Copies	Electronic Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Housing Compliance Plan Submissions				
<input checked="" type="checkbox"/>	Affordable Housing Compliance Plan Form	0	1	Affordable Housing Compliance Plan
<input checked="" type="checkbox"/>	Project Site Plan	0	1	Site Plan
<input checked="" type="checkbox"/>	Building Floor Plan Identifying Affordable Units	0	1	Floor Plans
<input type="checkbox"/>	Implementation Phasing Plan (where applicable)	0	1	Phasing Plan
B. Voluntary or Upon Request				
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	1	1	[Document Name]

Electronic document submissions shall be sent via email to dpd@albanyny.gov, USB Flash Drive, or by another medium approved by the City of Albany Planning Staff. CD and DVD submissions are **not** accepted.