

Housing Revitalization Program

Village of Ballston Spa

In Ballston Spa, owners of substandard homes and apartments within the downtown business district and along adjacent feeder streets are eligible for grants and loans funded by the Small Cities Community Development Block Grant (CDBG) Program to cover the cost of repairs in their properties. Home owners are eligible for the following grant amounts based on a sliding scale that considers the owner's income and ability to repay a modest zero percent interest loan.

Income as a percent of the Median	Below 60%	61-70%	71-80%
CDBG Grant as a percent of the rehabilitation costs	100%	90%	80%

Apartments occupied by low and moderate income tenants and vacant rental units can also qualify for assistance. Grant financing covers 75% of the rehabilitation costs, and a zero percent interest loan covers the balance up to \$20,000 per unit. The landlord owner must agree to rent assisted apartments to low and moderate income tenants for five years after the project is completed.



Before



After

Case No. 013, Ballston Spa, NY (above)

Rehabilitation Improvements:

- ▶ Demolish existing front porches and rebuild, including supports, decking, and roofs.
- ▶ Replace single pane windows with thermal replacement units.
- ▶ Install vinyl siding.
- ▶ Electrical upgrades including smoke and CO detectors, GFI outlets, and fixtures.
- ▶ Installation of insulated entry and storm doors.
- ▶ Interior and exterior painting to reduce or eliminate lead-based paint hazards.

AVALON ASSOCIATES prepared the CDBG funding application, designed and set up the local rehabilitation program, and coordinates and monitors all ongoing rehabilitation activities.