



Omni Housing Development LLC completes first phase of Van Rensselaer Village Apartments

June 22, 2010 - Upstate New York

Van Rensselaer Village Apartments is an existing housing complex located at Sixteenth and Early Sts. Constructed in 1972, the project requires substantial rehabilitation in order to avert its loss as an important affordable housing resource.

Omni Housing Development LLC has structured and secured refinancing for the gut rehabilitation of the project and has completed the first phase of the total rehabilitation of these apartments. This phase consisted of 16-units in three buildings with sizes ranging from 1-4 bedrooms. Additionally, the bus shelter on Early Drive has been completed and the landscaping work on Phase I will begin shortly.

Phase 1 construction began in January and tenants began reoccupying in mid-May. Many of these units have been reoccupied as tenants are shifted around for the construction of Phase II. Phase II of the project is expected to be completed by early autumn. Overall, the project will have four construction phases, each approximately 4 months in length.

Upon completion of the rehabilitation, the project will have 81 units in 17 garden apartment buildings on 5.8 acres and will serve low to moderate income families with incomes restricted and regulated under the NYS Mitchell Lama Program as well as HUD's Sec. 236 Interest Reduction and Rent Supplement Programs.

Through selective demolition; the long, low buildings will be divided thereby increasing the total number of buildings to 17, but lowering overall density and expanding green space as well as visibility from units. Both of which are necessary for improving viability of the home environment of families living in Van Rensselaer Village.

The primary purpose of the rehabilitation is to enable the project to function in good repair and operate cost effectively for the next thirty years.

Energy reduction in excess of 30% over current use is anticipated post rehabilitation. The rehab scope includes the following: sprinkling the buildings; replacement of all windows and insulation of all exterior walls and additional insulation in the attic space, installation of high efficiency gas boilers, addition of central air conditioning, renovation of kitchens and bathrooms, replacement of appliances and lighting with Energy Star rated models, the re-siding of all buildings and replacement of flat roofs with pitched roofs and making four units handicapped accessible.

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