

**Catherine M. Fahey**  
**Albany Common Council Member, 7<sup>th</sup> Ward**  
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September 20, 2018

Albert DeSalvo, Chair  
City of Albany Planning Board  
200 Henry Johnson Blvd.  
First Floor, Suite 3  
Albany, NY 12210

Re: Master Application Project #00205  
183-189 Elm St.  
Applicant: CARES Inc.

Dear Chairman DeSalvo and Members of the Board:

As the Common Council representative of residents in Albany's 7<sup>th</sup> Ward, I strongly oppose the construction of three dwellings at 183-189 Elm Street based on the failure of this proposed project to adhere to the zoning requirements set out in the Albany City Code, the overall deleterious impact this project would have on the immediate neighborhood if approved and completed, and the opposition of a large majority of residents who live in the immediate vicinity of the properties in question.

Section 375-5(E)(14)(c)(i) General Criteria of the Albany City Code includes a provision that the proposal under review would not *create significant adverse impacts on the surrounding neighborhood, or any significant adverse impacts will be limited to a short period of time*. This project would indeed have a negative impact on the neighborhood. Despite the fact that each townhouse has 3-units as allowed in this R-T zoned district, these are 3 contiguous townhouses with a total of 9 units and must be considered in that light. It is a *de facto* 9-unit facility which is completely inappropriate for a block that is largely one and two family dwellings, with a smattering of three family dwellings.

In addition, these townhouses would all be owned by a non-profit entity that operates according to internal policies that are subject to change with the political winds and unpredictable funding provisions of state and federal government with major impacts on the properties they own and manage. Today the properties may be well run and well managed and only include supportive housing for individuals who are homeless and harmless. Tomorrow, however, the only funding available may be for recently incarcerated individuals with mental health issues, some with a history of violence who are inappropriately placed and require a higher level of services than can be afforded. Neighbors are right to be concerned especially given the 9-unit size of the development project. These are issues which can and do negatively impact neighborhoods.

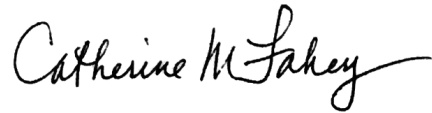
The majority of residents who attended two recent community meetings on August 23 and September 13 to learn about the proposed project voiced strong opposition about the impact it would have on their quality of life. This is a neighborhood with considerable challenges that longtime residents have fought hard to address. There have been many successes and the community is strong, however, there is still a proliferation of vacant and abandoned buildings and poorly kept rentals with associated safety issues among the many well-kept homes including the row of townhouses that are on the historic register.

I strongly agree that housing for the homeless is a necessity; however, the concentration of them places a serious burden on this neighborhood. There is already an 8-unit supportive housing facility a short distance away at 145 Dove St. How much supportive housing should any one neighborhood have? Supportive housing can and does impact neighborhoods because of the failure of government to consistently provide appropriate and sufficient support to the individuals who are served. There needs to be more funding and better regulation of these programs.

The neighborhood cannot withstand the addition of a second multi-unit supportive housing facility that is clearly not in keeping with the majority of one and two family townhouses. I am concerned that there are many families who will decide to sell; actions that could quickly destabilize an improving neighborhood. This must not happen.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Catherine M. Fahey". The signature is written in black ink and is positioned below the word "Sincerely,".

Catherine M. Fahey