

Urban Renewal Highlights

2023 - 2024

**Virtually every property had multiple offers, many above the asking price.
The URA sold all available residential properties this fiscal year!**

- **As of March 31, 2024 the URA has closed on:**
 - **32 sales of property for a total of \$490,831.00**

MAYOR ROBERT M. PALMIERI ANNOUNCES NEW AFFORDABLE HOUSING DEVELOPMENT FOR THE WEST UTICA NEIGHBORHOOD

UTICA—Mayor Robert M. Palmieri and Gillian Conde, Vice President of Rochester-based DePaul Properties, announced the development of a new housing project that will result in the construction of sixty-six (66) new units of affordable housing in west Utica

Located along the north side of Whitesboro Street between DeWitt and Saratoga Streets, the units will be divided between two separate structures, each of which will include a townhouse-style façade so as to fit into the context of the surrounding neighborhood. The heights of the buildings will vary between two and three stories. Apartments will be a mix of studio, one- and two-bedrooms.

Once constructed, the new housing units will be open to individuals and families that earn 60% of the area's median income. In the Herkimer and Oneida County area, an individual could earn at most \$35,820 and be able to reside in these apartments, while a family of four could earn no more than \$51,120. Additionally, the project will concentrate on attracting the elderly population who are interested in aging in place and don't want to leave west Utica.

The project is expected to cost roughly \$18 million and will be the second housing project by DePaul in the City of Utica, the first being the Start Line Apartments on Dwyer Ave.

URA Comparison to previous years

2011 – 2012	148 Properties	\$822,137.23	Average Sale	\$ 5,554.98	Assessments	\$1,879,460
2012 – 2013	79 Properties	\$169,244.63	Average Sale	\$ 2,142.33	Assessments	\$1,544,430
2013 – 2014	156 Properties	\$892,861.68	Average Sale	\$ 5,723.47	Assessments	\$4,846,650
2014 – 2015	87 Properties	\$576,763.34	Average Sale	\$ 6,629.45	Assessments	\$2,633,950
2015 – 2016	96 Properties	\$773,450.00	Average Sale	\$ 8,056.77	Assessments	\$2,650,480
2016 – 2017	65 Properties	\$585,051.00	Average Sale	\$ 8,211.12	Assessments	\$2,005,380
2017 – 2018	69 Properties	\$590,431.00	Average Sale	\$ 8,556.97	Assessments	\$2,007,700
2018 – 2019	76 Properties	\$505,401.00	Average Sale	\$11,304.57*	Assessments	\$1,308,930
2019 – 2020	53 Properties	\$810,800.00	Average Sale	\$16,092.00*	Assessments	\$1,002,550
2020 – 2021	9 Properties	\$ 30,718.00	Average Sale	<i>Mostly lots</i>	Assessments	\$ 163,400
2021 -2022	29 Properties	\$296,750.00	Average Sale	\$16,773.53*	Assessments	\$ 718,050
2022 – 2023	40 Properties	\$993,986.54	Average Sale	\$23,349.65	Assessments	\$1,379,750
2023 – 2024	32 Properties	\$490,831.00	Average Sale	\$23,218.14*	Assessments	\$ 597,750

* w/o lots

Total Sales

\$7,445,155.30

Total Assessments \$22,768,680.00

Auction Properties (Properties outside URA Target Area must be sold @ Public Auction)

• August 2012	19 Properties	\$298,850.00	Average Sale	\$15,728.94	Assessments	\$ 525,340
• July 2013	8 Properties	\$204,000.00	Average Sale	\$25,500.00	Assessments	\$ 419,600
• October 2013	10 Properties	\$204,860.00	Average Sale	\$20,485.00	Assessments	\$ 216,000
• May 28, 2014	15 Properties	\$465,000.00	Average Sale	\$31,000.00	Assessments	\$ 664,400
• June 17, 2015	9 Properties	\$209,100.00	Average Sale	\$23,333.00	Assessments	\$ 386,600
• May 25, 2016	21 Properties	\$349,700.00	Average Sale	\$16,652.00	Assessments	\$ 752,840
• May 25, 2017	16 Properties	\$334,650.00	Average Sale	\$20,915.62	Assessments	\$ 430,100
• Sept. 21, 2017	3 Properties	\$ 67,750.00*	Average Sale	\$25,833.33	Assessments	\$ 82,400
• Oct. 24, 2018	10 Properties	\$106,550.00**	Average Sale	\$21,060.00	Assessments	\$ 182,040
• Oct. 24, 2019	6 Properties	\$159,250.00*	Average Sale	\$31,800.00	Assessments	\$ 239,960
• No Auction in 2020						
• Sept. 30, 2021	8 Properties	\$313,500.00	Average Sale	\$46,687.50	Assessments	\$ 291,600

* 9-21-17 - Two properties sold as a package (House & Adjacent Lot – one separate lot - \$250.00)

** 10-24-18 – One property sold w/adjacent lot; five separate lots were sold at auction. – Average Sale for 2018 & 20 19 calculated on just the houses

• **No Auction in 2022**

• June 28, 2023	9 properties	\$425,000.00	Average Sale	\$47,222.22	Assessments	\$294,100.00
• Oct. 25, 2023	6 properties	\$390,000.00	Average Sale	\$65,000.00	Assessments	\$262,000.00

Total Sales

\$3,528,431.00

Total Assessments \$44,746,980.00

Total URA Sales + Auction

\$17,112,910.00

Total Assessments \$67,515,660.00