



Housing &
Beautification



Safety &
Comfort



Inter-
connection



Economy &
Culture



Recreation &
Public Space



Renovate Vacant 19th Street Building to Create Two Downtown Homes



Project Location
815 19th St.

Project Type
Redevelopment/
Renovation

Project Sponsor
Diju Rahman

Property Ownership
QA Dimensions LLC

Total Project Cost
\$183,000

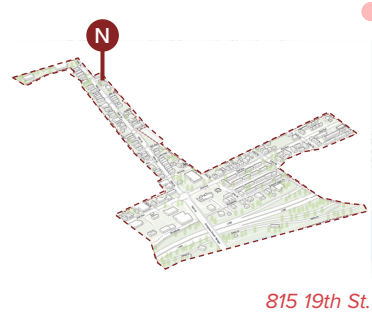
NY Forward Request
\$137,000

Sponsor Match
25%

Project Overview

The project will renovate a vacant, two-story 2,643-square-foot building on 19th Street in downtown Watervliet to create two residential units. The former first-floor doctor's office will be converted into a new apartment, while the existing second-floor apartment will be fully renovated. Work will address structural damage, mold, roofing, masonry, siding, mechanical, plumbing, electrical, energy-efficiency, and accessibility needs. The project will return a blighted 1915 building to safe, productive use, add needed housing in the MU-2 district, and support revitalization of the 19th Street corridor

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Existing Site Conditions

815 19th Street is a vacant, mixed-use building constructed in 1915, with a former first-floor doctor’s office and an outdated upstairs apartment. Conditions include structural deterioration, termite damage, mold, outdated and unsafe electrical systems, aging mechanical systems, roof leaks, deteriorated exterior components and stairs, missing safety detectors, and an adjacent sidewalk needing repair.

Capacity & Partners

Sponsor brings experience in property acquisition, renovation oversight and transaction management. He plans to retain licensed design and construction professionals.

Alignment with Vision & Goals

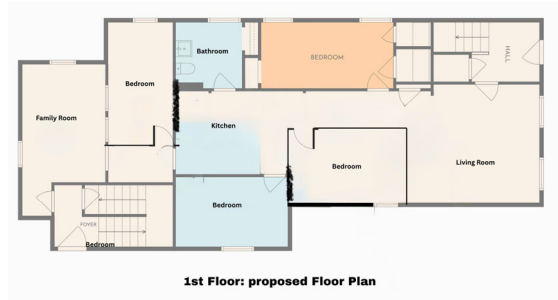
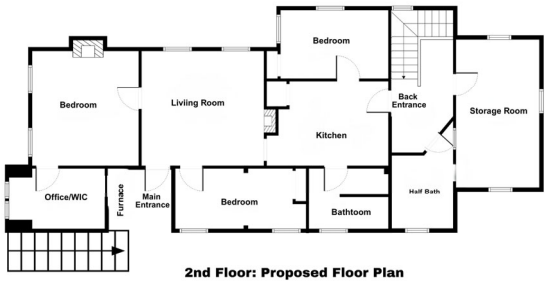
The project aligns with Watervliet’s goals by improving building safety and energy performance, repairing the public sidewalk, and creating two code-compliant housing units in a vacant building.

Readiness & Timeframe

While only initial repairs have been completed, the sponsors are confident in their ability to implement the project with funding support.



Above: Conceptual renderings of proposed building



Above: Proposed Floor Plans

Project Category	Project Size	NYF Funds Requested
 Redevelopment / Renovation	 Small	 \$137,000