

CHARLES V. PATRICELLI
MAYOR

CITY OF WATERVLIET

JOSEPH LACIVITA
GENERAL MANAGER

BARBARA A. DIAMOND
COUNCILWOMAN

CHRISTOPHER DAUS
COUNCILMAN



January 22, 2023

Press Release

City of Watervliet ranked #8 by Realtor.com as the Best place in the country for First-time home buyers

City of Watervliet Mayor Charles Patricelli announced that the city has recently been named in 2023 as one of the best places in the country for first-time home buyers. Realtor.com released the list and Watervliet is ranked No. 8.

The real estate marketplace website looked at several factors including affordability, livability and where it might be easier for young buyers to break into the housing market. Municipalities from eight different states made the list, and Watervliet is one of three New York communities to receive the ranking. This post was made just prior to the announcement and just confirms the ranking we received.

Realtor.com said this year's 10 best market have more homes to choose from, short commutes, many food and drink options, and younger residents. The markets are also affordable, making them strong housing markets.



“Absolutely ecstatic about this honor and the city being recognized,” Mayor Patricelli said. “When I first ran for city council, and eventually mayor, attracting young families to live in Watervliet was, and remains, part of my platform and goal. Young families mean owner-occupied homes and helps make the city vibrant. It also shows the city has plenty to offer at an affordable price.”

The national ranking comes only four years after the city was ranked as the No. 2 financially stressed city in New York State. Patricelli was then elected as mayor. City officials used recommendations from the New York State Comptroller's; gained control of costly overtime and made difficult decisions during a pandemic that resulted in Watervliet being removed from the financially stressed list, zero city tax increases the past two years and a national rating from Realtor.com

“We didn't make popular decisions, but we did make the difficult and common-sense decisions for the citizens of Watervliet,” said Mayor Patricelli who acknowledged city council members Barb Diamond, Peter Torncello and Chris Daus and city general manager Joe LaCivita for their work leading the city out of financial distress to one of the best places in the country to live for first-time home buyers. “It's extremely gratifying to see our work being recognized, but more importantly,

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show the citizens that Watervliet is a desirable place to live.” This was a team effort by every employee working for the city.

Mayor Patricelli also credits the following as reasons as to why Watervliet holds the No. 8 ranking on the Realtor.com:

- Improvements to city parks, including new playground equipment at Brotherhood at 15th Streets parks; new equipment will soon be added to Clinton and 7th Street parks.
- A \$500,000 spray pad and waterpark added to Veterans Memorial Swimming pool, made possible because of a generous donation from Scott Earl.
- A rehab and makeover of the Dome; the recreation facility that was neglected for years.
- The City of Watervliet School District with the installation of Don Stevens as superintendent, which has resulted in an increased partnership between the city and school and the return of the Student Resource Officer.
- City residents who volunteer their time to work on the Park Committee, Tree Committee and numerous projects. City pride has been a major aspect in the city’s improvement.
- A full-staffed police force and Fire members, which is an all-time high for Watervliet PD - which has played a vital role in keeping crime and violence down compared to other municipalities in the Capital District.
- No city tax increases the past two years, which eases the financial burden on first-time homebuyers.

<https://www.news10.com/news/albany-county/watervliet-among-best-places-for-first-time-homebuyers/>

<https://news.move.com/2023-01-18-Realtor-com-R-Forecasts-the-10-Best-Markets-for-First-Time-Homebuyers-in-2023>

Sincerely,

Charles V. Patricelli

Charles Patricelli, Mayor 518-378-4051