



## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Glens Falls is a city of approximately 14,000 located 50 miles north of Albany in New York State. Glens Falls is the central city in the Glens Falls MSA (Metropolitan Statistical Area) which includes all of Warren and Washington Counties. Glens Falls receives funds directly from HUD through the Community Development Block Grant Program only. The City is typically allocated from \$400,000 to \$500,000 each year. Glens Falls does not receive an allocation from either the Emergency Shelter Grant

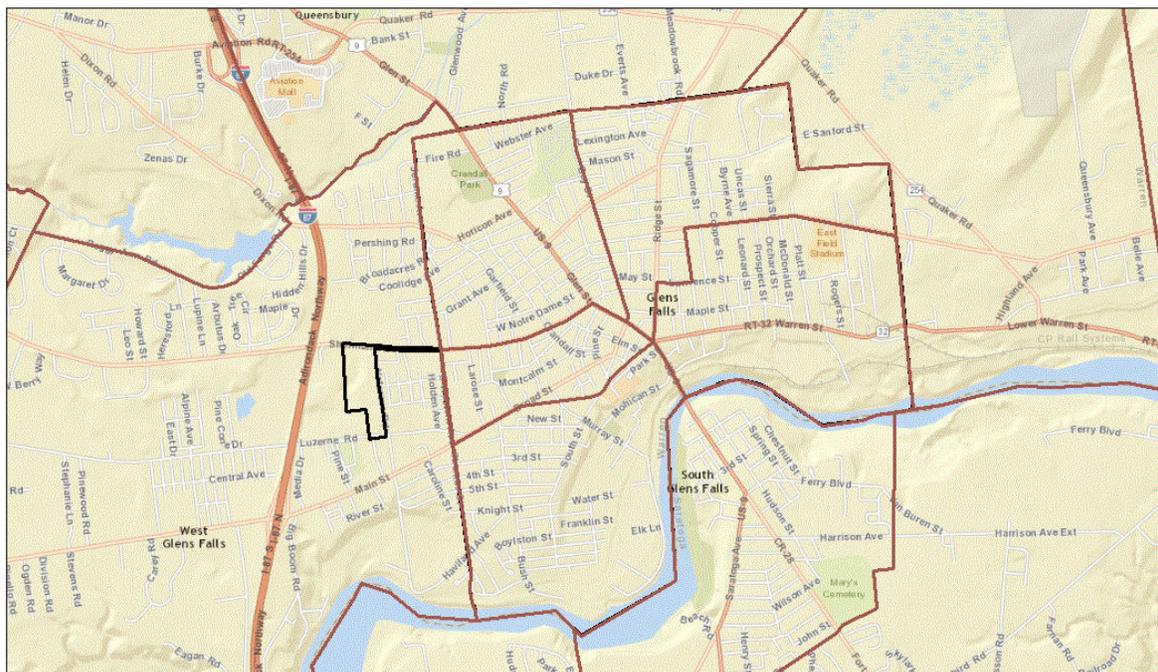
(ESG) Program or Housing Opportunity for Persons With Aids (HOPWA), and competes for HOME funding on a regular basis.

This plan constitutes the Consolidated Strategic plan for the disposition of CDBG entitlement funds from 2015 to 2019, and forms the basis for a whole range of community development efforts that seek to address issues such as

- Housing – affordability, accessibility, housing condition, barriers to affordability
- Public Service – critical services for the elderly, homeless, and urban poor
- Economic Development – job opportunities for low/mod income households
- Infrastructure – deteriorating infrastructure in low/mod income neighborhoods
- Homeless Needs – a strategy for addressing homeless housing needs
- Other Special Needs – identifying and addressing the needs of other at-risk populations

The City anticipates allocating nearly all funds toward activities that benefit low/moderate income households. However, this plan addresses a whole range of community and economic development needs city-wide, and will provide the basis for leveraging other State and Federal funds to complement CDBG-funded activities and other City programs.

City of Glens Falls Consolidated Plan 2015-2019 - Base Map & Census Tract Boundaries



May 5, 2015  
 Census Tract  
 Override 1

1:43,476  
 0 0.375 0.75 1.5 mi  
 0 0.5 1 2 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, and the GIS User Community

City of Glens Falls Consolidated Plan 2015-2019 - Base Map & Census Tract Boundaries

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City has developed the following objectives that are anticipated to result in a number of outcomes over the next five years that are designed to respond to the needs of the community. These objectives will be reached using a combination of resources including but not limited to CDBG program funds, HOME (competitive), and private sources:

### *Housing*

- Provide grant assistance on a City-wide basis to property owners with income eligible tenants to make needed repairs to meet Section 8 Housing Quality standards
- Provide grant assistance on a City-wide basis to assist income eligible homeowners to make needed repairs to meet at a minimum Section 8 Housing Quality standards
- The City intends to develop Energy Use Reduction Plans and a Green Rehabilitation Plan and consider the implementation of such plans as part of its housing rehabilitation program
- Target for acquisition, specific properties that are vacant or underutilized and which are having a negative influence on the surrounding neighborhood; and after rehabilitation or demolition will be made available to the private sector and /or the City's first time homebuyers
- Assist income eligible households to become homeowners by assisting with down payment, closing costs and needed repairs

### *Homelessness*

- The City's long-term objective (5-years) is to support the efforts at the regional level and the efforts of the numerous not-for-profit organizations to develop facilities and services to meet this need
- The City's short-term objective (3-years) is to work with and support the efforts of the Homeless Housing and Youth Coalition to obtain rental assistance and to develop facilities and services for the targeted clientele

### *Neighborhood Improvements*

- The City's short-term objective (3-years) is to develop cooperative public private partnerships that result in an increase in the number of parking spaces available to serve residents and businesses especially in the CBD
- The City's long-term objective (5-years) is to designate additional areas as blighted thereby making these areas eligible for CD assistance
- The City's short-term objective (3-years) is to provide financial assistance to one (1) property in the CBD as part of the redevelopment and reuse of the property

### *Public Facilities & Improvements*

- The City's short-term objective (3-years) is to assist one cultural, arts or entertainment organization with building improvements and/or handicap accessibility
- The City's long-term objective (5-years) is to utilize CD funds in combination with other resources to complete three (3) infrastructure projects (tree planting, curbs, sidewalks, lighting) in L/M neighborhoods or in areas determined to be blighted
- The City's short-term objective (2-years) is to complete one (1) street curb lighting and sidewalk improvement project in a L/M neighborhood
- The City's short-term objective (2-years) is to replace some recreational equipment in both East Field and Montcalm Street parks
- The City's short-term objective (2-years) is to develop a year-round farmers' market

(see attached text for remaining objectives and outcomes)

### **Additional Objectives and Outcomes**

#### *Economic Development*

- Provide loan assistance to businesses or non-profits that creates new employment opportunities for lower income persons
- In year one of the Plan make one (1) loan that creates three (3) more jobs
- Assist micro enterprises to create new job opportunities for lower income persons
- Provide one (1) loan in each year of the Plan
- Provide assistance to cultural facilities to improve handicap accessibility. Provide assistance to one (1) facility
- Undertake efforts in conjunction with the Greater Glens Falls Local Development Corporation (LDC) and the Glens Falls Industrial Development Authority (IDA) as necessary to develop new or expanded retail operations in the CBD
- Provide assistance for handicap accessible improvements in the CBD in year one
- Provide financial assistance to projects that create jobs for low and moderate income residents in each year of the Plan
- Provide public improvements in support of projects which create jobs available to low and moderate income persons
- Provide assistance to the public and/or non-profit owned facilities which principally serve lower income groups
- Undertake planning activities necessary to make spot or area blight determinations which could lead to further CD assistance in year two

- Undertake planning activities which would assist or support the further development of the CBD as a destination and focal point for arts, sporting, and cultural facilities entertainment and retail activities
- Provide infrastructure that supports development that creates jobs for low and moderate households
- Provide loan assistance through the Revolving Loan Fund to businesses creating new low and moderate jobs
- Undertake planning and grantsmanship efforts which support of the development of industrial and commercial sites.
- Expand cooperation efforts with adjacent municipalities and regional economic development groups.
- Provide financial assistance for Adaptive Re-Use of existing buildings or infill development that creates new jobs for low and moderate income persons.
- Undertake efforts and programs that identify Brownfield sites and remediation of such sites to permit redevelopment.
- Identify the sites within the City that have the potential for development or re-development or that can accommodate expanded industrial use, identify infrastructure assets and constraints and identify priority sites and an implementation strategy for such sites
- Utilize the City's Revolving Loan Fund as an incentive and marketing tool in recruiting new businesses
- Continue to utilize the City's IDA as an economic development tool providing incentives and financial assistance to facilitate redevelopment projects.
- Promote efforts to attract manufacturing and other businesses that provide better paying job and promote Smart Growth Policies
- Encourage and promote workforce development initiatives which strengthen employment and training opportunities for low and moderate income residents
- Undertake efforts to improve the energy efficiency and savings for all City/Municipally owned facilities and further to take steps necessary to locally develop new clean energy sources that could benefit the City's economic development initiatives
- Provide financial assistance to joint or cooperative demonstration projects that utilize the latest telecommunications infrastructure and create jobs for low and moderate income persons

## **Additional Objectives and Outcomes 2**

### *Public Services*

- Provide financial assistance to the YMCA and the City's recreation department to support youth programs that serve "at risk" youth and/or low and moderate income youth in each year of the plan
- Provide assistance to the Senior Citizens Center for outreach services in year (1) of the Plan

- For each year of the Plan, cooperate with and lend support to the efforts of social service agencies in their efforts to provide services to persons with disabilities
- Provide financial support to the Glens Falls Youth Center in year one (1) of the plan
- Provide financial assistance in years 2 and 4 of the Plan to the Community Action Agency to support project options which provide case management services to help low and moderate income individuals and families achieve self sufficiency
- Provide assistance in year five (5) of the Plan to one organization that provides services to the poor and disadvantaged

### **3. Evaluation of past performance**

#### *General*

The Community Development (CD) Office administers the CDBG program. The CD office has become the focus of both community and economic development efforts, and is directly involved in numerous activities other than those funded directly by the CDBG allocation. With this arrangement, the City has been very successful in attracting other state and federal funds to implement related projects which have been identified as priorities in prior strategic plans.

The CD Office directly administers and coordinates other housing and community development activities, working cooperatively with a whole range of local agencies including:

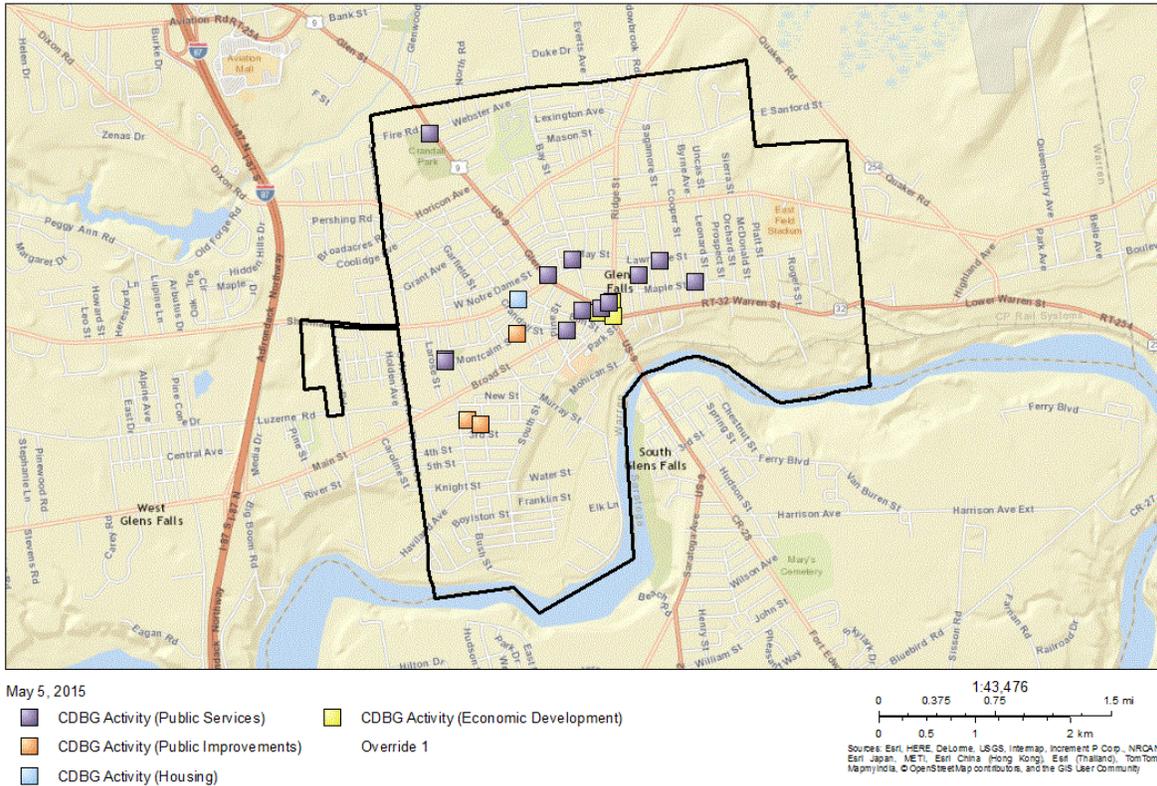
- Glens Falls Housing Authority
- Urban Renewal Agency
- Industrial Development Agency
- Greater Glens Falls Local Development Corporation (LDC)
- Warren County Economic Development Corporation
- Housing Coalition
- Homeless Coalition
- Warren Hamilton Community Action Agency
- Greater Glens Falls Senior Citizen Center
- NAACP Glens Falls Chapter
- Tri-county United Way
- Continuum of Care

Glens Falls has been successful in leveraging other State and Federal funds through the CD office which has and continues to administer the City's First Time Homebuyer Program as well as additional housing rehabilitation programs, funded through New York State using HUD HOME Funds as well as State funds. The CD office also coordinates a number of State and federally funded Brownfield programs.

#### *CDBG*

The City's CDBG program has consistently met the goals and objectives identified in the prior strategic plan, which included addressing needs that focused on the local economy, downtown, residential neighborhoods, and improving regional cooperation. The activities undertaken throughout each year of the previous cycle were found by HUD to be consistent with the strategic plan, and stated numeric goals for each of these activities have been met or are underway. The City has historically allocated a majority of its CDBG funds toward housing rehabilitation activities, followed by infrastructure, public facilities, public service, and economic development activities.

City of Glens Falls Consolidated Plan 2015-2019 - Prior CDBG Activity Locations



## City of Glens Falls Consolidated Plan 2015-2019 - Prior CDBG Activity Locations

### 4. Summary of citizen participation process and consultation process

The City has an adopted Citizen Participation Plan which outlines the process that will be followed in developing and amending the consolidated plan. The City held two public hearings, as well as a series of public information meetings in each Ward, followed by more focused meetings with specific organizations.

#### Public Hearings

The purpose of the first public hearing, held in January 2015, was to outline the nature of the CDBG program, explain the eligible uses of funds, highlight the HUD national objectives, identify how funds

have been allocated over the previous five years, and to assess the program's progress in implementing approved activities. The hearing also described the public process to be followed in the development of the plan. The hearing was held as part of the regular Common Council meeting. After the development of the draft plan and the proposed one year action plan (2015 budget), a second public hearing was held in April, 2015. This hearing was also held prior to a Common Council meeting and was well attended. A handout was made available which summarized how Community Development funds had been allocated in each of the previous four program years.

The draft plan was made available at the library and the Community Development Office more than 30 days prior to its submittal to HUD.

#### *Public Information Meetings*

A series of meetings were held in March, one in each of the five (5) Wards, to solicit comments and suggestions from the community. Meetings were held at LaRose Garden Apartments, and in the community room of the Village Green Apartments, a large, recently reconstructed, affordable housing complex. Attendees were provided with handouts that included an explanation of the CDBG program and its eligible uses, a breakdown of past budgets, and a map of low/mod wards (including areas determined by survey to be at least 51% low/mod). Those present were also given brochures detailing the City's rehabilitation and first time homebuyer programs, both designed to assist only low/mod income households. Discussions generally began with the Community and Economic Director explaining the CDBG program and the Citizen Participation process, with the community responding with concerns or suggestions.

#### *Focus Meetings*

The city held several meetings with specific groups to elicit suggestions. These groups were able to offer valuable information from distinct perspectives. These groups included:

- NAACP
- Housing Coalition
- Glens Falls Housing Authority
- Warren/Washington ARC

#### *Committee Meetings*

The Community Development Committee held several meetings to help develop the strategic plan and to develop the Action Plan for the 2015 program.

## **5. Summary of public comments**

The ward meetings and focus groups resulted in a number of valuable discussions and insights. Questions ranged from removal of unsafe trees and housing code violations to requests from individuals as to how they could receive housing rehabilitation assistance or assistance to purchase a home, to a request for more detailed description of the CDBG funded Acquisition/Rehabilitation Program. Many residents were concerned about the condition of infrastructure in their neighborhood, such as storm sewers, curbs and sidewalks. An emphasis was also made on improving neighborhood recreation facilities and parks. These comments included the need to install run-through sprinklers for children, and the re-arrangement of park benches for orientation to the playground facilities instead of the street.

The public hearing process did not result in inquiries or requests from the public or interested groups. The CD Office as part of the development of the Annual Action Plan program and budget solicits proposals from a wide range of service agencies, many who have received CD funding in prior years.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Most if not all concerns were incorporated into the program or already addressed through current ongoing CDBG activities

## **7. Summary**

Please see above.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	GLENS FALLS	
CDBG Administrator	GLENS FALLS	
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

Edward Bartholomew, Director

Community and Economic Development

518-761-3833

[ebartholomew@edcwc.org](mailto:ebartholomew@edcwc.org)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City has developed an extensive coordination and consultation process that involves cooperating with local adjacent communities, diverse area non-profits, public housing agencies and authorities, relevant government agencies, and residents. This has resulted in a robust on-going planning process for all CDBG-related activities.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City supports the work of the area Housing Coalition, a group comprised of agencies developing programs and projects to meet the needs of many disadvantaged sub-populations including the homeless, persons with disabilities and persons with HIV/AIDS. This group has generally taken the lead in addressing housing needs for these populations, and has aggressively pursued funding sources to create and maintain housing units, and to develop targeted community services. The Warren/Hamilton Community Action Agency participates in this coalition and has partnered with the City in the past by receiving funds through the CDBG program to help run Project Option, a program designed to help low/mod individuals and households to develop self-sufficiency.

These organizations and their representatives were contacted as part of the outreach efforts conducted in order to identify needs within the City. The City anticipates working with several of these organizations to assist with specific activities that will benefit at-risk, low/mod populations.

The Community Development Office will continue its cooperative efforts with the Greater Glens Falls Local Development Corporation, the IDA (Economic Development and Downtown), the Urban Renewal Agency (Housing and Acquisition/Rehabilitation, and the Public Housing Authority (Homeownership).

The City has also established working relationships with the area Habitat for Humanity group and with the Glens Falls National Bank Community Development Corporation and Housing Visions a not-for-profit 501(c)(3) organization that develops affordable housing. These groups are focusing on creating new homeownership opportunities by building new single family homes or rehabilitating deteriorated existing homes in residential neighborhoods as part of the City's revitalization strategy.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Please see below

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

To quantify the extent of homelessness in the community following the procedures and reporting methodology established by HUD under the Continuum of Care Program, the Housing Coalition is responsible for conducting point in time surveys of the homeless population on a regular basis. The most recent survey identified a total of 70 homeless persons in the CoC service area, of which 5 were unsheltered and 65 were living in transitional or emergency housing. This survey also indicated that most of those either homeless, or at risk, had a variety of special needs including chronic homelessness, severe mental illness, chronic substance abuse, were veterans or victims of domestic violence.

Based on the established needs identified above, the CoC has developed a number of specific objectives for addressing these needs. They are:

1. *Create new permanent housing beds for chronically homeless individuals*
2. *Increase the percentage of homeless persons staying in permanent housing over 6 months to at least 77%*
3. *Increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 85%*
4. *Increase the percentage of persons employed at program exit to at least 20%*
5. *Decrease the number of homeless households with children*

The City, through its CDBG program, supports these objectives as priorities for the homeless and homeless sub populations within the City. In addition to support for the CoC, the Community Development Office will continue to work with the coalition to expand the housing and services available to the homeless population wherever possible.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Glens Falls Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works closely on an on-going basis with the Glens Falls PHA in order to identify public housing needs and other needs for low-income populations
2	<b>Agency/Group/Organization</b>	Glens Falls Area Youth Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works with the Glens Falls Youth Center to identify needs for homeless and at-risk youth in the City.
3	<b>Agency/Group/Organization</b>	Glens Falls Family YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with the YMCA to provide service to at-risk low/mod youth. This has resulted in CD funds provided by the City

5	<b>Agency/Group/Organization</b>	Greater Glens Falls Senior Citizens Center Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with the Glens Falls Senior Center to to identify and address needs of the elderly population in the City. This has resulted in CD funds provided by the City
6	<b>Agency/Group/Organization</b>	Warren/Washington County Homeless Youth Coalition Inc. dba WAIT HOUSE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The works cooperatively with the Wait house to identify and address needs of homeless and at-risk women, often with children, who are victims of domestic abuse, or are under threat of losing housing. This consultation has resulted in the use of CD funds to support this organization.
7	<b>Agency/Group/Organization</b>	LITERACY NENY
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City work with Literacy NENY to help provide literacy services to low/mod individuals.The City has supported the group through the CD program.

8	<b>Agency/Group/Organization</b>	Warren/Hamilton Community Action Agency
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with Warren/Hamilton CAA through their "Project Option" program, which provides basic self-sufficiency and life skills to a very low income population. This has led to the use of CD funds in support of Project Option.
9	<b>Agency/Group/Organization</b>	Greater Glens Falls Local Development Corporation
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works closely with the LDC as a subrecipient to manage revolving loan funds, funded in part through the CD program, in order to create economic opportunities for low/mod income people.
10	<b>Agency/Group/Organization</b>	Glens Falls NAACP
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with the local NAACP twice each year to assess needs of the minority community as it relates to housing and economic development.
11	<b>Agency/Group/Organization</b>	Adirondack/Glens Falls Transportation Council
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works closely with the AGFTC to assess transportation and infrastructure issues that impact economic development and job opportunity in the region and in the City proper.
12	<b>Agency/Group/Organization</b>	TOWN OF QUEENSBURY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with the Town on a variety of issues related to homelessness, economic development, and housing.
14	<b>Agency/Group/Organization</b>	VILLAGE OF SOUTH GLENS FALLS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Brownfields, sewers
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with the Village on a variety of issues related to economic development, brownfields, and sewer.
15	<b>Agency/Group/Organization</b>	Adirondack Gateway Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Not-for-profit

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works with the AGC, a collective of local governments located in the foothills of the Adirondacks, to identify and address regional issues surrounding housing, environmental quality, transportation, infrastructure, jobs, and economic development. The City has been a prime facilitator in applying for and received HUD funds to undertake sustainability planning for the City and region.

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City collaborates with surrounding communities including the Town of Queensbury, and the Village of South Glens Falls, to identify and address needs as described in the City's consolidated plan process. This is perhaps demonstrated best in the establishment of the Adirondack Gateway Council, which is a collaboration of local government throughout the Glens Falls MSA, that meet to provide a regional dialogue and to jointly pursue state and federal resources. This process has resulted in several successes; the AGC received funds from HUD, for instance, to conduct sustainability planning on a regional basis. This exercise will address transportation, environmental quality, housing, social justice, jobs, infrastructure, and economic development.

In addition, the City has a long history of pursuing other federal and state grant funds to undertake housing, brownfield, main street, and other community development activities. These directly address issues identified in prior consolidated plans and will remain important to the City.

**Narrative (optional):**

Meetings were held in each Ward in order to solicit comments and suggestions from stakeholders in that area. This also gave the City the opportunity to share information with the public relating to the CDBG Entitlement Program, its history, and eligible activities. In addition, residents were given a summary of the various programs available to assist low/mod households within the City. Also, appearances were made at local radio stations to discuss community development programs such as the First Time Homebuyers Program.

The draft plan was made available for the public to review more than 30 days before submission.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City has an adopted Citizen Participation Plan which outlines the process that will be followed in developing and amending the consolidated plan. The City held two public hearings, as well as a series of public information meetings in each Ward, followed by more focused meetings with specific organizations.

#### *Public Hearings*

The purpose of the first public hearing, held in January 2015, was to outline the nature of the CDBG program, explain the eligible uses of funds, highlight the HUD national objectives, identify how funds have been allocated over the previous five years, and to assess the program's progress in implementing approved activities. The hearing also described the public process to be followed in the development of the plan. The hearing was held as part of the regular Common Council meeting. After the development of the draft plan and the proposed one year action plan (2015 budget), a second public hearing was held in April, 2015. This hearing was also held prior to a Common Council meeting and was well attended. A handout was made available which summarized how Community Development funds had been allocated in each of the previous four program years.

The draft plan was made available at the library and the Community Development Office more than 30 days prior to its submittal to HUD.

#### *Public Information Meetings*

A series of meetings were held in March, one in each of the five (5) Wards, to solicit comments and suggestions from the community. Meetings for 4 of the wards were held in the neighborhood elementary school for that ward, while one was held in the community room of the Village Green Apartments, a large, recently reconstructed, affordable housing complex. Attendees were provided with handouts that included an explanation of the CDBG program and its eligible uses, a breakdown of past budgets, and a map of low/mod wards (including areas determined by survey to be at least 51% low/mod). Those present were also given brochures detailing the City's rehabilitation and first time homebuyer programs, both designed to assist only low/mod income households. Discussions generally began with the Community and Economic Director explaining the CDBG program and the Citizen Participation process, with the community responding with concerns or suggestions.

### *Focus Meetings*

The city held several meetings with specific groups to elicit suggestions. These groups were able to offer valuable information from distinct perspectives. These groups included:

- NAACP
- Housing Coalition
- Glens Falls Housing Authority
- Warren/Washington ARC

### *Committee Meetings*

The Community Development Committee held several meetings to help develop the strategic plan and to develop the Action Plan for the 2015 program.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities  Non-targeted/broad community  Residents of Public and Assisted Housing	Meetings were held in every ward (census tract) throughout the City and at certain low/mod housing projects.	Comments included: need for more and better code enforcement, public beautification, better/new playground equipment, better process for dealing with vacant/deteriorated properties	Most comments and concerns are reflected in the strategic plan, if not the annual action plan through public infrastructure and code enforcement activities. Other items will have to be addressed by private owners.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Public hearings were attended by the City Council and members of the public.	Comments included: need for more and better code enforcement, public beautification, better/new playground equipment, better process for dealing with vacant/deteriorated properties	Most comments and concerns are reflected in the strategic plan, if not the annual action plan through public infrastructure and code enforcement activities. Other items will have to be addressed by private owners.	
5	Newspaper Ad	Non-targeted/broad community	The Community Development Office published the proposed budget in the local newspaper.	NA	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	The Community Development Office has been aggressively directing internet users to the City's website, where all Consolidated Plan products are available	NA	NA	<a href="http://www.cityofglensfalls.com/index.aspx?nid=59">http://www.cityofglensfalls.com/index.aspx?nid=59</a>
7	Radio Spot	Non-targeted/broad community	The City purchased air time on local radio to provide information on the Entitlement program	NA	NA	

**Table 4 – Citizen Participation Outreach**



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

As the urban center for the region, Glens Falls has a high concentration of extremely low, low and moderate income households that experience a range of housing problems including high cost burden, and substandard conditions. Predictably, these housing problems are experienced most acutely by small or single households who are renting, with a smaller, but still significant number of home owners grappling with the same issues. A network of housing agencies, non-profits, and local governments support the The Saratoga-North Country Continuum of Care which works to address the needs of homeless families and individuals through programs geared to provide emergency, transitional, and permanent housing.

The City supports the work of the CoC as the primary housing organization that operates within the jurisdiction.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	14,354	14,733	3%
Households	6,347	6,762	7%
Median Income	\$30,222.00	\$43,704.00	45%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	880	875	1,295	700	3,015
Small Family Households *	320	210	335	215	1,545
Large Family Households *	0	30	45	30	200
Household contains at least one person 62-74 years of age	85	155	205	110	440
Household contains at least one person age 75 or older	80	150	215	54	180
Households with one or more children 6 years old or younger *	120	130	175	79	405
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	10	0	0	10	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	10	10	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	530	210	15	4	759	120	150	175	10	455
Housing cost burden greater than 30% of income (and none of the above problems)	135	340	305	15	795	0	4	195	115	314

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	4	0	0	0	4	0	0	0	0	0

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	530	225	15	20	790	120	150	175	10	455
Having none of four housing problems	225	415	650	330	1,620	0	85	455	345	885
Household has negative income, but none of the other housing problems	4	0	0	0	4	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	275	100	110	485	35	89	95	219
Large Related	0	15	0	15	0	20	10	30
Elderly	75	155	55	285	45	14	99	158
Other	310	300	155	765	40	40	160	240
Total need by income	660	570	320	1,550	120	163	364	647

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
 Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	185	55	15	255	35	85	35	155
Large Related	0	0	0	0	0	20	0	20
Elderly	75	45	0	120	45	10	30	85
Other	265	115	0	380	40	40	110	190
Total need by income	525	215	15	755	120	155	175	450

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS  
 Source:



Glens Falls Senior Center

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	0	0	10	10	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	0	10	10	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

According to the most recent CHAS data, There are 2,625 small family households out of a potential 6,762 households total residing in the City of Glens Falls. This figure encompasses single person households, for which there is not accurate recent data. Approximately 33% or 865 of all small family households in the City have combined incomes at or below 80% of MFI and so represent a significant number of low/mod income persons. The CHAS data also shows that of the housing problems listed, housing burden for small family households (both owners and renters) exceed that of either larger or elderly households households within that category of housing problem.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the 2014 Point-In-Time count conducted by the Warren/Washington/Hamilton Housing Committee there were 30 families of adults only and six families with children who were disabled and in

need of housing assistance in Warren County. There were six families consisting of adults only and seven families with children who were victims of domestic violence who were in need of housing assistance.

### **What are the most common housing problems?**

Consultations with the Saratoga-North Country Continuum of Care indicate that the most common housing and housing-related problems include the aging of the housing stock, lack of affordable housing, loss of a job, reduction in income, eviction, substance abuse issues, domestic violence, and mental health issues.

### **Are any populations/household types more affected than others by these problems?**

Smaller, lower-income family units appear to be the population most impacted by these problems.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low and extremely low income families and individuals who are at risk of becoming unsheltered have access to limited resources within the City. The consensus among service agencies in the area seems to be that teen pregnancy, alcohol and substance abuse, and mental health issues have contributed toward unstable housing situations in the area. In addition, the lack of a good supply of affordable rental housing has made it increasingly difficult for low and extremely low income families to find housing.

There are several agencies and non-profits that offer some emergency shelter or transitional housing assistance to these populations including, but not limited to:

- WAIT House – This organization deals primarily with homeless and at-risk youth as well as their families to provide rapid re-housing and prevention services using a STEP grant through the NYS Office of Temporary Disability Assistance. In 2014, 42 Rapid Re-Housing, and 32 prevention households were assisted with transitional living space, and with rental assistance for permanent rental housing. Upon leaving the facility, nearly all clients have access to more stable housing, and the WAIT House is required by the STEP program to follow up at 6 months. The WAIT housing is the only agency in the Glens Falls region that provides rapid re-housing services in this way
- Adirondack Vets House - The Adirondack Vets House, Inc. is a 9 bed transitional housing program for homeless veterans. Average stays are approximately 12-14 months. They offer a variety of services including an Emergency Housing Program for vets and their families. That program offers a very limited amount of funding.

- Warren-Hamilton Community Action Agency (CAA) – The CAA allocated \$10,000 per year for utility assistance for both short term (e.g. motel) and long-term emergency housing situations. The CAA assisted 46 households in 2014
- Salvation Army – From October 2013 to November 2014, the Salvation Army provided nearly \$15,000 in emergency rental assistance, helping 59 households with 90 people. This assistance covers both short-term, and long term housing for those who can demonstrate sustainable living situations. The group indicated that the lack of affordable housing options has become a barrier for low income households in the area and has resulted in a far greater proportion of their housing assistance funds used for temporary shelter. Finally, Salvation Army provides overflow space when the local Code Blue facility is not in operation.

These organizations have limited resources that do not meet the demand for needs present in the area.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Neither the City nor the CoC have accurate estimates of at-risk populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As indicated above, Consultations with the Saratoga-North Country Continuum of Care indicate that the following conditions are most commonly linked with instability and increased risk of homelessness: lack of affordable housing, loss of a job, reduction in income, eviction, substance abuse issues, domestic violence, and mental health issues.

## **Discussion**

Many of the housing needs related to cost burden based on income, household size, and age are described in the Housing Needs Tables above. Generally, a higher percentage of renters are lower income than homeowners. Housing units in larger projects, including those receiving subsidies, tend to be in better condition than those in 1 to 4 family properties. Therefore those households with the highest housing cost burden are also those that are the poorest. A larger percentage of their monthly income goes toward housing costs. Cost burden is a problem – for lower income renters and owners, but is more severe among renters.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

There are no racial or ethnic concentrations of housing need within any income category. As part of the Citizen Participation Process, the community was asked to identify any Fair Housing Issues that they may have been aware of. None were cited at that time.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	645	84	0
White	630	84	0
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	720	155	0
White	685	145	0
Black / African American	20	0	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	680	555	0
White	680	555	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	120	540	0
White	110	470	0
Black / African American	0	20	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	50	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

Please see above

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

There are no racial or ethnic concentrations of housing need within any income category. As part of the Citizen Participation Process, the community was asked to identify any Fair Housing Issues that they may have been aware of. None were cited at that time.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	535	189	0
White	525	189	0
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	320	555	0
White	290	540	0
Black / African American	15	4	0
Asian	15	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	235	1,005	0
White	235	1,005	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	20	640	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White	20	560	0
Black / African American	0	20	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	60	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

Please see above

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

There are no racial or ethnic concentrations of housing need within any income category. As part of the Citizen Participation Process, the community was asked to identify any Fair Housing Issues that they may have been aware of. None were cited at that time.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,699	1,335	1,084	0
White	3,565	1,305	1,045	0
Black / African American	40	14	25	0
Asian	30	0	15	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	60	10	0	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

Please see above

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

There are no racial or ethnic concentrations of housing need within any income category. As part of the Citizen Participation Process, the community was asked to identify any Fair Housing Issues that they may have been aware of. None were cited at that time.

**If they have needs not identified above, what are those needs?**

The City continues to partner with the local chapter of the NAACP and consults with the group as part of its citizen participation and consultation efforts.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

There are no known concentrations of racial or ethnic groups within the City.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

The Glens Falls Public Housing Authority (PHA) is a regional agency which owns public housing both in the City and in Hudson Falls in Washington County. It also administers a Section 8 Program in a region that includes the Town of Queensbury in Warren County, the Town of Kingsbury and the Village of Hudson Falls in Washington County, and the Town of Moreau and the Village of South Glens Falls in Saratoga County. The PHA is regarded as a high performing agency by HUD.

The Community Development Office and the PHA have had a history of cooperative efforts. On an ongoing basis, the PHA screens potential Section 8 program participants that might be ready to participate in the City's 1st Time Homebuyer through the Housing Choice Voucher program through which they have the opportunity to use their rental assistance toward a mortgage.

The PHA owns and maintains three public housing projects within the City. Two are elderly projects which were financed by HUD, and one is a family project financed by the State of New York. The attached chart summarizes the public housing units in the City.

The PHA also owns and maintains a 75 unit elderly project in the Village of Hudson Falls (Earl Towers). Cronin High Rise and Earl Towers were built with Federal funds. La Rose Gardens and Stichman Towers were financed with New York State funds. In addition, upkeep and rehabilitation has become difficult for those units located within the State-funded facilities due to lack of continued funding. The Glens Falls Housing Authority has recently federalized these projects in order to gain access to funds to conduct important repairs.

Because all of the federally assisted public housing units in the City are elderly, some HUD initiatives for PHA tenants are not appropriate for Glens Falls. For example, programs aimed at Homeownership opportunities will not generally benefit elderly residents, some of whom sold their homes when they entered the PHA projects.

The PHA has consistently received a high rating for management capacity under HUD's Public Housing Management Assessment Program (PHMAP). In addition all units meet Section 504 requirements and none are anticipated to be lost in the foreseeable future. These projects are always at full occupancy, and waiting lists for rental assistance are more than two (2) years.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	303	636	0	609	20	0	0

**Table 22 - Public Housing by Program Type**

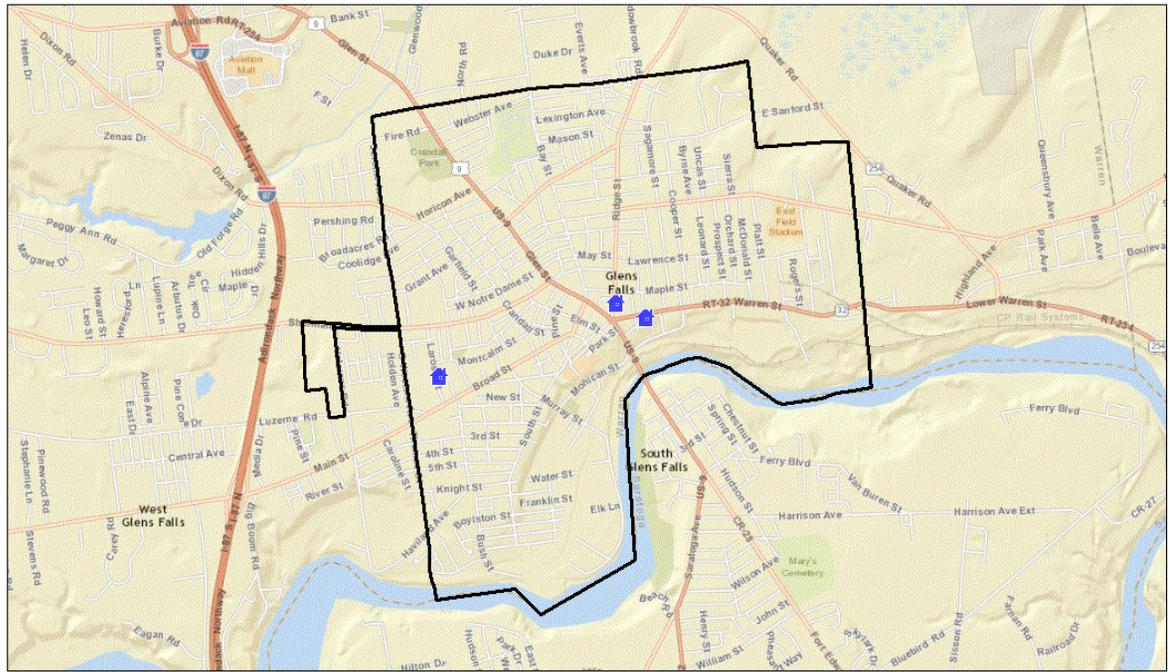
\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Glens Falls PHA - Housing Units**

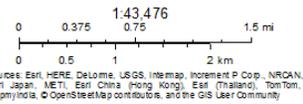
<u>PROJECT</u>	<u>LOCATION</u>	<u>TYPE</u>	<u>UNITS</u>
Stichman Towers	Jay Street	Elderly	81
Cronin High Rise	Ridge Street	Elderly	100
La Rose Gardens	Montcalm St.	Family	50
Earl Towers	Hudson Falls	Elderly	75
<b>Total</b>			<b>306</b>

City of Glens Falls Consolidated Plan 2015-2019 - Public Housing Locations



May 5, 2015

-  Public Housing Development
- Override 1



City of Glens Falls Consolidated Plan 2015-2019 - Public Housing Locations

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,236	12,808	0	12,674	14,673	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	1	1	0	1	2	0
# Homeless at admission	0	0	0	9	0	2	7	0
# of Elderly Program Participants (>62)	0	0	275	195	0	193	1	0
# of Disabled Families	0	0	3	281	0	267	11	0
# of Families requesting accessibility features	0	0	303	636	0	609	20	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	295	616	0	591	18	0	0
Black/African American	0	0	8	17	0	15	2	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	9	0	8	0	0	0
Not Hispanic	0	0	299	627	0	601	20	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Glens Falls PHA cites an insufficient number of handicapped accessible bathrooms as a major need in the high-rise public housing projects. These improvements have been delayed indefinitely due to lack of capital funding.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The waiting list for public housing assistance stands at 30 individuals at a projected 90-180 day wait. Of the 30, 80% are seniors, and the remaining 20% are comprised of families seeking help. The waiting list for Section 8 rental assistance is over 200, with a projected two (2) year wait. This is about 50% individuals, and 50% families.

The PHA cites better handicapped accessibility (Section 9) as one of the more pressing needs facing residents of public housing, and the lack of capital funding to address those needs. In addition, an improving housing stock has made it more expensive and increasingly difficult to meet the payment standard to assist households with rental assistance. New, handicapped accessible units are often too expensive for those residents that need it the most, and beyond the reach of the PHA Section 8 voucher program

**How do these needs compare to the housing needs of the population at large**

The housing market is becoming increasingly expensive in Glens Falls as newer units are developed in and around the downtown that cater to middle and upper middle class residents. New and existing units that fall within a range affordable to moderate and low income residents is often in a deteriorated condition and not handicapped accessible.

**Discussion**

The Glens Falls Housing Authority provides a vital service to the community by providing public and subsidized housing within the jurisdiction. The authority grapples with lack of handicapped accessible units and a housing market that is becoming increasingly expensive.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	36	107	23	3	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	7	43	0	56	12	64
Chronically Homeless Individuals	1	3	0	0	4	0
Chronically Homeless Families	1	0	0	0	0	0
Veterans	2	6	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** This information was provided by the Saratoga-North Country Continuum of Care. Estimated days that persons experience homelessness was not broken down by household type.

Indicate if the homeless population is: Partially Rural Homeless

## Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 27 - Homeless Needs Assessment**

**Data Source Comments:** This information was provided by the Saratoga-North Country Continuum of Care. Estimated days that persons experience homelessness was not broken down by household type.

### **For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

The Saratoga-North Country CoC is beginning to work with member agencies to establish a process whereby more detailed information related to rural

homelessness can be obtained. This information will be tracked in the future.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

See above

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the 2014 Point-In-Time count there were 11 families with children and 0 families of veterans in need of housing assistance.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the 2014 Point-In-Time count the breakdown of race was: white - 57 people; black - 4 people; American Indian - 1 person; Other - 3 people; all other categories - 0. The breakdown for ethnicity was: non-Hispanic/Latino - 65; Hispanic/Latino - 0

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2014 Point-In-Time count there were five unsheltered homeless people and 65 sheltered homeless people.

**Discussion:**

Please see above

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The CoC, which has taken the lead in addressing homelessness, is primarily a coalition of service agencies providing services for special needs populations. Most of the persons at risk of homelessness are special need populations, particularly individuals with needs related to alcohol, substance abuse, mental illness, mental retardation/developmental disabilities and domestic violence.

### **Describe the characteristics of special needs populations in your community:**

As the central urban area of the MSA, Glens Falls has a concentration of persons with special needs. These special needs range from alcohol and substance abuse, mental illness, mental retardation/developmental disabilities, domestic violence, poverty, and the elderly and frail elderly. The organizations that comprise the CoC are built around these special needs populations and provide services to those located in the City of Glens Falls and beyond.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the local chapter of the Alliance for Positive Health (AIDS Council of Northeastern NY), there are approximately 100 people in the area who suffer from and/or are being treated for HIV/AIDS. This population deals with a number of issues including:

- Mental health problems
- A long wait for necessary services – patients typically travel to Albany for treatment
- Transportation to services
- Homelessness

### **Discussion:**

The City of Glens Falls continues to support the work of the various agencies that address the needs of non-homeless special needs populations

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

#### Overview

The City has extensive public facility needs, some of which are beyond the control of the City to implement.

The City is fortunate to have facilities which currently serve seniors, youth, homeless youth, homeless veterans, battered women, the poor and disadvantaged, and those in drug and alcohol recovery. However, the City has identified the need to provide financial assistance to upgrade, expand and develop additional facilities and support related services as these populations grow.

There is also a recognized need to make handicapped accessibility improvements to public facilities in and around the downtown in support of the long-held goal of making Glens Falls an entertainment destination center for regional tourism.

#### *Additional Public Facility Needs*

The City has additional public facility needs which may be addressed with CD funds if specific activities are determined eligible. These needs are as follows:

#### Civic Center

The Glens Falls Civic Center, constructed in 1979, continues to be a major focal point of a wide range of activities and events. While the City has made a major investment in this facility and its management, there is a continued need to better utilize the facility and to increase the frequency and quality of events, which will benefit the City and the central business district (CBD).

The Civic Center represents a major public investment in the revitalization of the CBD and as a focal point of entertainment activities. The Civic Center serves as a tourist attraction and major component of the City’s economic development strategy. Continued support for the facility is essential.

#### Public Safety

The City is also in need of a new public safety facility and needs to begin the planning process to determine specific facility details.

#### Development of New Recreation Trails and Facilities/New Modes of Transportation

Through a Community Challenge Planning Grant, the City identified the importance of making connections and linking the downtown with other points throughout the region. By promoting new and

alternative modes of transportation, and through coordination with community/human service organizations in the City and region, the City can address those whose housing and work options are limited by lack of mobility.

This strategy also includes examining opportunities to make connections to the regional trail network for increased recreational use of the Feeder Canal and Hudson River as existing assets by establishing pedestrian and bicycle pathways to connect major built and natural features such as Cooper's Cave, Haviland's Cove Park (a city park), and Pruyns Island. In addition, these connections will be critical to link downtown workforce housing, also identified as a critical component of a successful center City.

### **How were these needs determined?**

As the center of economic and community development activities in the City, the Community Development Office, in consultation with other departments, non-profits, businesses, and individuals, has identified the needs listed above. In addition, the City also completed a Community Challenge Planning Grant, funded through HUD, that helped to identify strategic issues facing the City, and ways to address those items.

### **Describe the jurisdiction's need for Public Improvements:**

#### *Overview*

The City's infrastructure, in general, is old, deteriorated or deteriorating and in need of repair and replacement and includes, but is not limited to:

- Streets/Sidewalks/Streetscape
- Water/Sewer
- Transportation
- Tree replacement and planting program

The City has established a strategy of utilizing CDBG funds where possible to identify and address deteriorated infrastructure in the City. The CD Office, in cooperation with other divisions within the City, also helps to direct non-CDBG funds toward these issues

#### *Sidewalks/Curbs/Streetscape*

The City is comprised of a traditional downtown "Main Street" area, with older neighborhoods fanning out along major transportation routes. The infrastructure needs in these neighborhoods is often moderate to severe, and include curbs, sidewalks, lighting, and water and sewer. These neighborhoods have been targeted in the past for housing and other CD assistance as part of the City's revitalization strategy.

Several neighborhood areas in Wards 1 & 4, as well as a small portion of Ward 5 have been determined by the most recent U.S. Census data to be low and moderate income areas, and have significant public infrastructure needs that will be addressed through the CDBG program.

### **How were these needs determined?**

The need for a substantial investment in the City's infrastructure was documented in the City's Master Plan and subsequently confirmed by site specific evaluations.

### **Public Improvement Needs - 1**

#### *Transportation*

Major travel corridor improvements that have been completed include the reconstruction of Warren Street, Glen Street, Bay Street, and South Street. Additional major travel corridor improvements that are planned or underway include the following:

1. Hudson Avenue - The Hudson Avenue Travel Corridor is part of the primary entrance corridor providing access to the City from Exit 18 of the Northway. Significant roadway improvements as implemented will complement the investments recently made to the Glen Warren and Bay Street Corridors. The Hudson Avenue rehabilitation project is estimated to cost 3.9 million dollars. This project is on the areas NYSDOT transportation Improvement Plan (TIP).
2. Dix Avenue Corridor - Dix Avenue is another major travel corridor within the City. It extends from the eastern city boundary west into the center of the City, and is planned to continue 4 miles further west to the Washington County boundary. Dix Avenue is a significant regional commuter and commercial corridor into Glens Falls that has long suffered from deficiencies in pedestrian and bicycle accommodations, facilities for public transit clients, and access management. This improvement project is well supported by the Dix Avenue Corridor Study, Long range Plan for 2030, and twelve Planning Principles. The project is estimated to cost 5.5 million dollars. Significant water and sewer utility improvements are also required as part of the improvement project. This project is also on the area's TIP.
3. Access Improvements/Pedestrian safety Improvements -- Big Cross and Abe Wing Neighborhoods -Pedestrian access improvements are required in the areas that surround the Abraham Wing and Big Cross Street Elementary Schools. City and school officials have identified concerns related to pedestrian and bicycle access for children and parents. The project is estimated to cost \$475,000 at each location.
4. Multi-Modal Improvements - Through a HUD Community Challenge Planning Grant, the City identified a need to connect populations (particularly in and around the downtown) with other points throughout the region by developing new and alternative transportation options. This includes making public improvements to encourage the use of bicycles, expanding connections

to the regional trail system, improving pedestrian facilities, and providing better mass transit. There is a recognized need to help those with limited mobility access centers of employment.

## **Describe the jurisdiction's need for Public Services:**

### Public Service Needs Overview

The City has recognized the need to assist and support area non-profits and other agencies that provide service to disadvantaged populations, particularly those groups considered by HUD to be low and moderate income limited clientele. Some of the specific public service needs are as follows:

#### *Youth*

There is an ongoing need to assist and support youth programs and services especially when such services benefit youth "at risk" of homelessness or poverty. The Glens Falls Youth Center, the City Recreation Department and the Glens Falls YMCA all need assistance and support for their youth service and special youth programs.

The YMCA has programs for youth "at risk" and summer day camp programs and is in need of financial assistance to be able to provide its programs and services to low and moderate income City residents. The City CD program has supported the YMCA efforts and services and the City needs to provide continued financial support to be able to reach and assist the City's youth from low and moderate income households. Financial assistance is also required to enable the City Summer Recreation Program to assist City youth from L/M households and to support the activities of the Glens Falls Youth Center which serves low income and disadvantaged youth.

The City also has a spring and summer reading/recreational program for children who reside at the Village Green Apartments (a low/mod income housing project). Adults must accompany their children, and so are also are required to participate in this program.

#### *Senior Services*

The demographic profile for Glens Falls shows a significant and growing elderly population. A wide range of organizations provide services and facilities for the elderly. The City has provided funds on an ongoing basis to the Glens Falls Senior Center, which provides a range of services that include counseling, events, health screening, and medical insurance assistance.

As this population continues to age the need/demand for senior services and facilities is expected to increase. The City anticipates an increasing need to support organizations and services that address the needs of its aging population.

### *Handicapped Services*

A wide range of not-for-profit organizations and social service agencies provide services to persons with disabilities. The City recognizes the need for these services and supports and will cooperate with these agencies in their efforts to meet indentified needs.

### *Poverty/Homelessness*

The City has also recognized the need to support and provide assistance to the Community Action Agency (CAA) in its mission to address the causes and symptoms of poverty. The City has recognized the need to assist very low income families achieve self-sufficiency. There is an ongoing need to support the CAA in its program called Project Option to work with and provide case management services to families in need.

There is a wide range of services which directly benefit persons and households of low and moderate income that are provided by other government agencies and not-for-profit organizations. Services including but not limited to child care, transportation, substance abuse, employment training, health services, lead hazard screening and crime awareness are all provided by others and not provided directly by the City. The City recognizes the need being served and supports the efforts and programs of these other organizations and agencies in the delivery of these important services.

### **How were these needs determined?**

The basis of the priority given to these public service needs is the demonstrated need and demand for such services by a wide range of public service organizations. Through on-going relationships with the CoC and with various supportive services agencies, the City is in a position to determine priority needs.



YMCA - Summer Camp

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Glens Falls possesses incredible cultural, historical, and economic assets, and has seen a resurgence in recent years as public investment has attracted private investment, resulting in new business, additional housing units, and increased activity. The City has actively pursued funding sources outside of the CDBG entitlement funds, and has been very successful in leveraging state and federal funds to undertake housing, brownfields redevelopment, strategic planning, direct assistance to businesses, and infrastructure improvements.

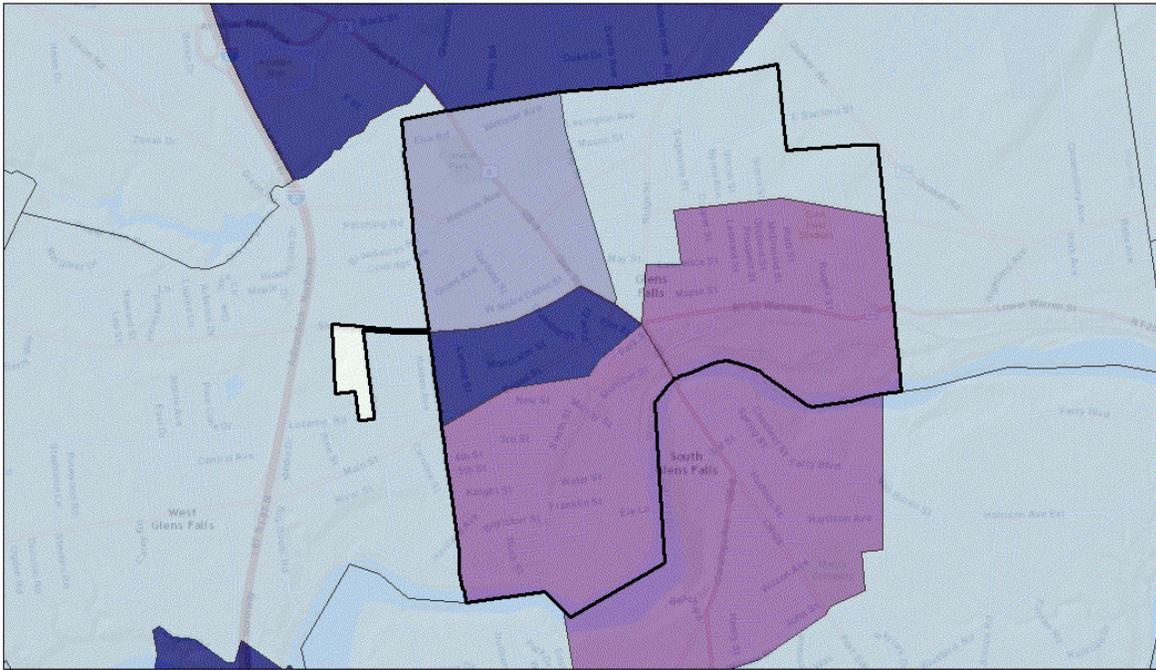
In examining relevant data and in light of recently completed planning projects, the City has determined a continued need to focus on a number of different areas in light of current and potential growth which include, but are not limited to:

- Increase supply of affordable housing
- Connect students and workers with higher education
- Seek catalyst projects in low/moderate income areas
- Improve transportation linkages
- Support job creation and business expansion

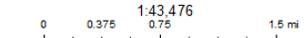
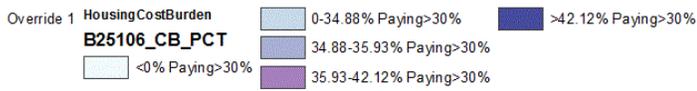


**City Recreation Program**

City of Glens Falls Consolidated Plan 2015-2019 - Housing Cost Burden



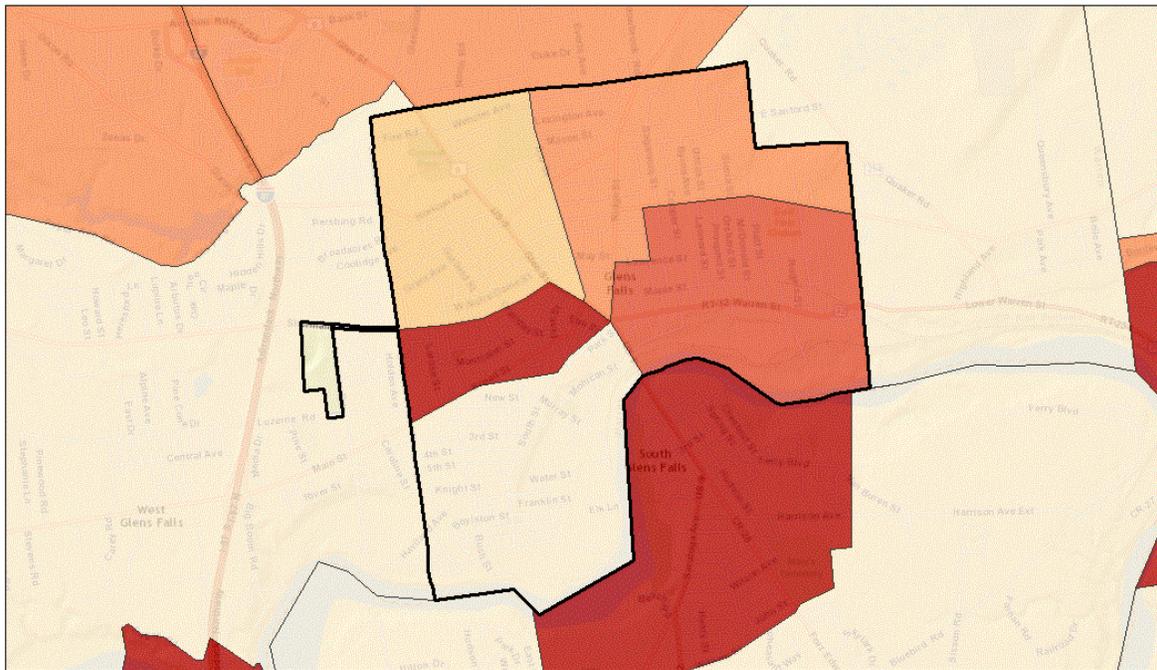
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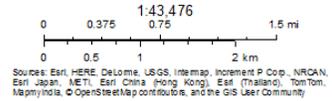
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City of Glens Falls Consolidated Plan 2015-2019 - Housing Cost Burden

City of Glens Falls Consolidated Plan 2015-2019 - Extremely Low Income Households

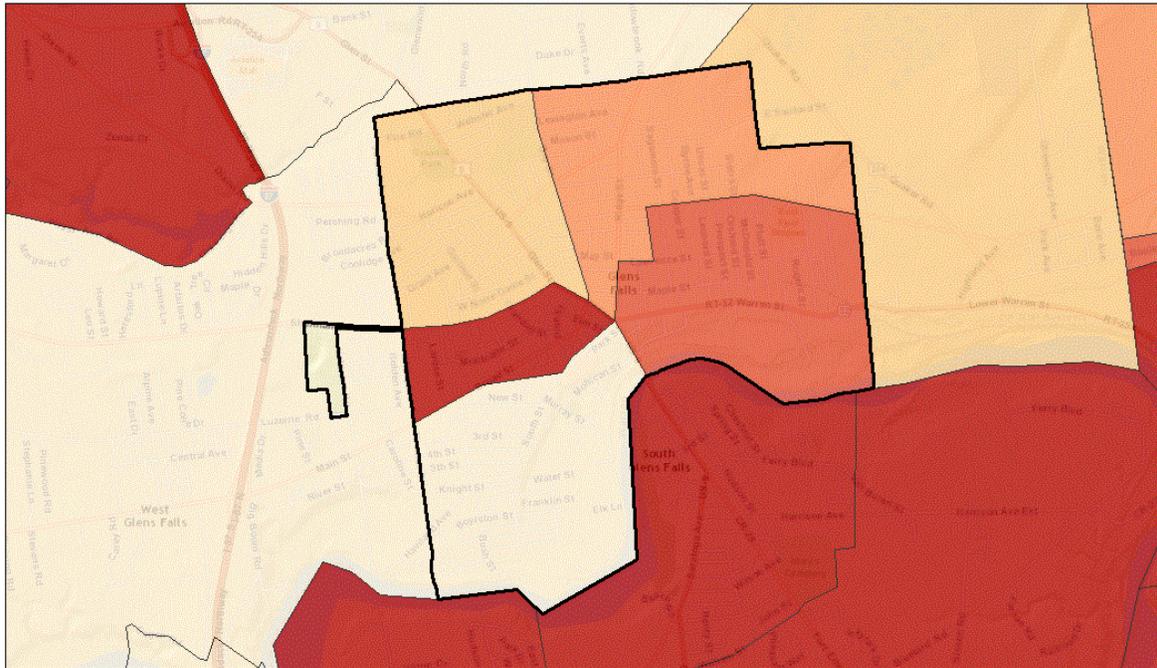


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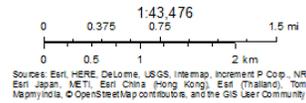


City of Glens Falls Consolidated Plan 2015-2019 - Extremely Low Income Households

City of Glens Falls Consolidated Plan 2015-2019 - % of Affordable Rental Units

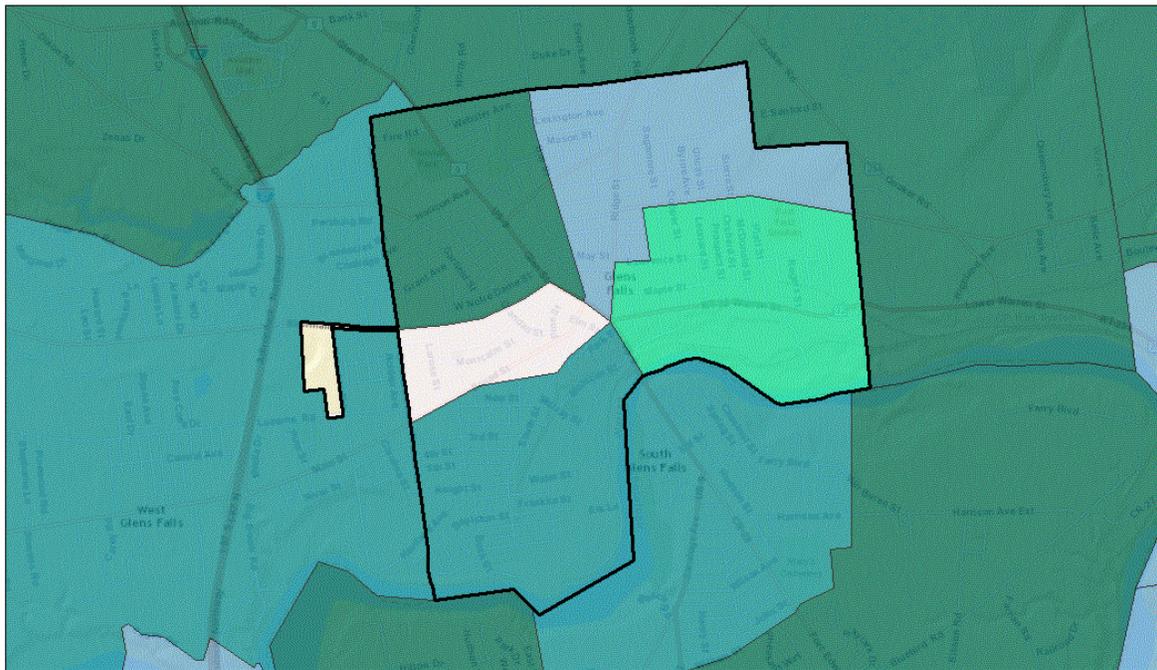


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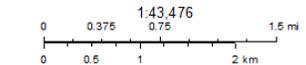


City of Glens Falls Consolidated Plan 2015-2019 - % of Affordable Rental Units

City of Glens Falls Consolidated Plan 2015-2019 - Median Household Income



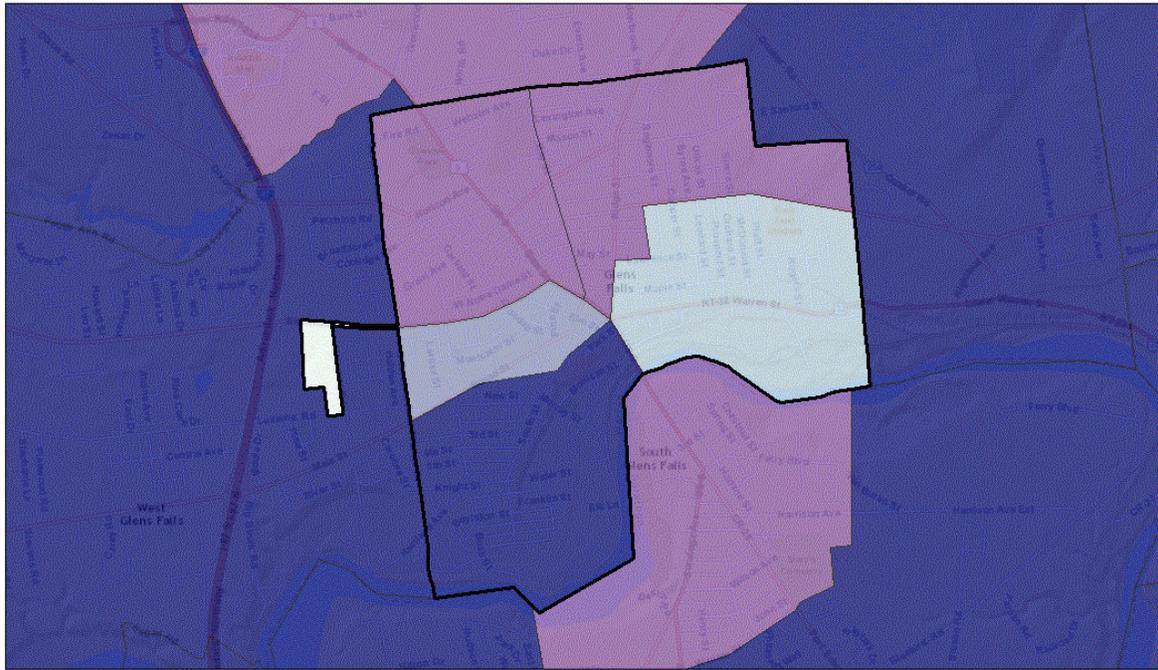
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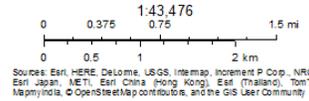
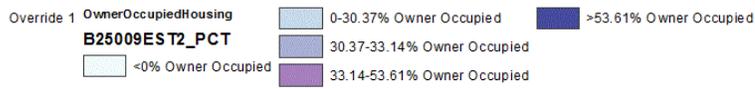
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City of Glens Falls Consolidated Plan 2015-2019 - Median Household Income

City of Glens Falls Consolidated Plan 2015-2019 - % Owner Occupied Housing

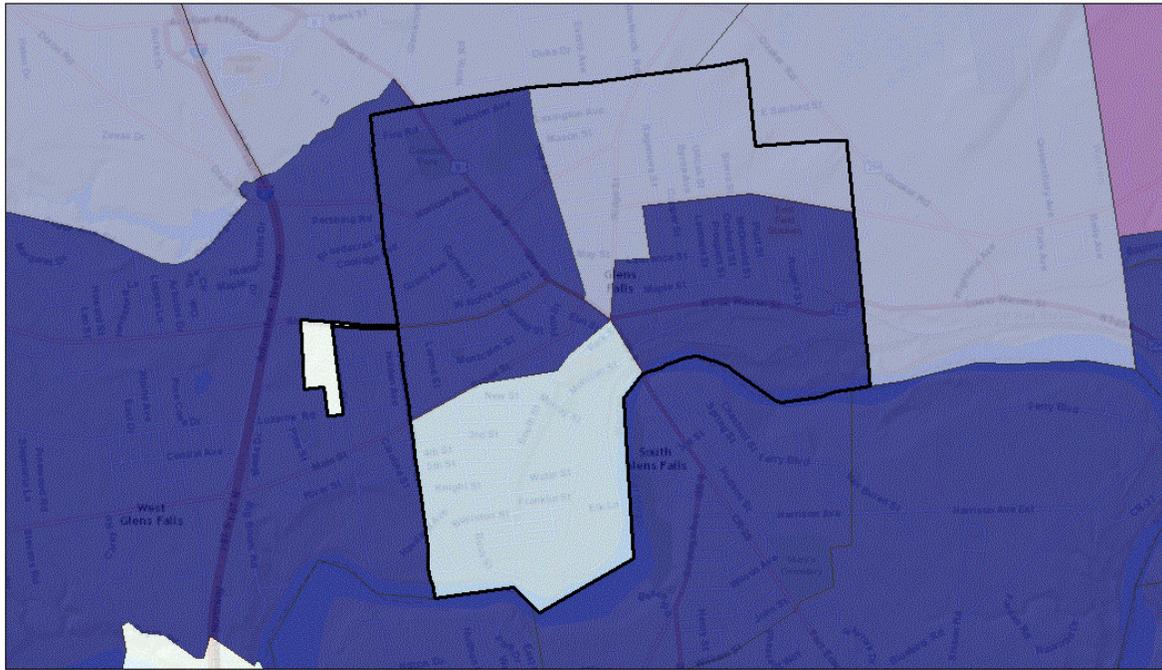


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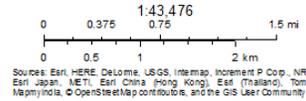


City of Glens Falls Consolidated Plan 2015-2019 - % Owner Occupied Housing

City of Glens Falls Consolidated Plan 2015-2019 - % Unemployment



May 5, 2015



City of Glens Falls Consolidated Plan 2015-2019 - % Unemployment

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### Overview

According to the most recent Census information available, the housing stock in Glens Falls is almost evenly split between single family detached and multi-unit structures. Over the next several years, this number will likely be weighted more toward rental units and more apartments are constructed downtown as part of mixed-use commercial projects. The last 5-10 years has seen the construction of hundreds of apartment units within the City and in the Town of Queensbury. Rather than keep housing costs low, a growing regional economy has resulted in an increased demand for decent market rate housing, driving costs up, particularly for low and very low income households.

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,635	50%
1-unit, attached structure	114	2%
2-4 units	2,365	32%
5-19 units	646	9%
20 or more units	519	7%
Mobile Home, boat, RV, van, etc	48	1%
<b>Total</b>	<b>7,327</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	243	7%
1 bedroom	96	3%	1,153	35%
2 bedrooms	569	17%	1,242	37%
3 or more bedrooms	2,779	81%	680	20%
<b>Total</b>	<b>3,444</b>	<b>101%</b>	<b>3,318</b>	<b>99%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

Number of Units	Name	Location	Type
303	GFHA	GF, HF	Senior
636	Section 8	GF, HF	various
136	Vil. Green	GF	Family

226	Montcalm	Qnsbry	Family
41	Solomon	Qnsbry	Senior
101	Midtown	S. GF	Senior
20	Moss St.	Kngbsry	Senior

**Table 30 - All Subsidized Units**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The "All Subsidized Units" table attached to this page lists the number, type and targeting of subsidized housing units in the City of Glens Falls and surrounding area. This information covers units located beyond the service area of the Glens Falls Housing Authority

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the director of the Glens Falls Housing Authority, the City stands to suffer a continued loss of affordable housing stock due to current owners of residential properties “selling their housing stock to out of area landlords” at prices considered very affordable to those from downstate. The investors have established a pattern in recent years of making significant improvements to the properties. While the community benefits as the quality of the housing stock improves, generating additional revenue in property taxes, these improvements often “price them beyond” the Payment Standard needed to secure Section 8 assistance for very low income clients. As a result, the Housing Authority estimates, based on a review of records from 2011 - 2013, that “approximately 15 - 18 % of the existing qualifiable Section 8 housing stock has disappeared.”

Due to some improving local economic conditions, this trend is expected to continue into the future, posing significant problems for the provision of affordable housing in the community.

**Does the availability of housing units meet the needs of the population?**

Recent years have seen the construction of several high-end residential developments in downtown Glens Falls, along with several other market rate projects. This has brought hundreds of units into the downtown housing market in the last five (5) years. While this has undeniably positive effects on the downtown and on the City, the provision of affordable units has not kept pace.

In addition, incomes for blue-collar and service/tourist jobs (which comprise a significant portion of the area economy) have not kept up with rising rental prices. Some public service providers have reported that clients are often paying between 50-60% of their monthly income on housing.

### **Describe the need for specific types of housing:**

Through the completed HUD Community Challenge Planning Grant process, the City identified a number of housing needs, as well as specific types of housing that address the lack of affordable workforce housing that include:

- A large number of workers commute into the City – Indicates a lack of affordable workforce housing
- A large share of single family homeowners are paying more than 30% of their income on housing costs
- Affordable rental units are often in poor condition or unavailable
- A growing local and regional economic will lead to a greater demand for rental housing downtown and beyond
- A need for a general emergency shelter

### **Discussion**

The number of multi-family units available in the City is likely to continue to grow in the next five (5) years. The challenge will be to preserve some portion of those as affordable and available to low and moderate income families in a growing regional economy.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Between 2000 and 2011 there was a steep increase in both home values and median rents in Glens Falls. This has significant implications for the continued affordability of housing in the jurisdiction, as seen below.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	81,800	153,900	88%
Median Contract Rent	437	619	42%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	894	26.9%
\$500-999	2,267	68.3%
\$1,000-1,499	124	3.7%
\$1,500-1,999	33	1.0%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>3,318</b>	<b>100.0%</b>

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	170	No Data
50% HAMFI	605	54
80% HAMFI	2,100	789
100% HAMFI	No Data	1,229
<b>Total</b>	<b>2,875</b>	<b>2,072</b>

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	652	835	1,015	1,364	1,557
High HOME Rent	652	774	931	1,066	1,170
Low HOME Rent	570	610	732	846	945

**Table 34 – Monthly Rent**

Data Source Comments:

### Is there sufficient housing for households at all income levels?

An analysis of both American Community Survey and CHAS data from the U.S. Census shows a disparity between income and availability of housing in the City. There are a total of 1,675 households in the City who income is at or below 50% of median income for the area. This represent over a quarter (25%) of all households residing in the City. At the same time, the most recent CHAS data indicates that there are currently 829 housing units, or 11% of total units in the City, that are affordable to those same income groups. Therefore it appears that over a quarter (25%) of the population is competing for 11% of the available affordable housing stock in the City.

There is clearly a gap in the number of housing units affordable to low and very low income households in the City.

### How is affordability of housing likely to change considering changes to home values and/or rents?

In comparing housing costs between 2000 and 2011, we see a dramatic increase in home value and contract rents. Home prices nearly doubled in that time, while rents increased by nearly half. It is likely that home values will continue to increase over the next five years, while rental units will remain a slightly more affordable option to low and moderate income households.

The number of rental units available in the City is likely to continue to grow in the next five (5) years. The challenge will be to preserve some portion of those as affordable and available to low and moderate income families in a growing regional economy.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2011 census estimate, the median contract rent for Glens Falls is less than both the High HOME rents and Fair Market Rents for 2014. Assuming a slight increase for the intervening years, the median rent and HOME rents are roughly equivalent.

Nevertheless, all other data points to the continued affordability gap for low and moderate income residents. This indicates incomes that are not keeping pace with the cost of housing.

Therefore, the City will have to consider a multi-pronged approach to affordable housing that includes:

- Creating a supportive environment for business expansion and the creation of well-paying jobs
- Incentivizing private developers to preserve a portion of new or renovated apartments as affordable
- Continuing to preserve affordability through CDBG-funded housing rehabilitation

## **Discussion**

An analysis of housing costs reveals a gap in the provision of housing that is affordable and available to very low, low, and moderate income households.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The City of Glens Falls, like many communities throughout the northeast, suffers from an aging housing stock largely built in the later 19th and early 20th centuries. Many of these units can be considered substandard and are occupied by low/moderate income households. In addition, most housing units were built prior to 1978 and therefore are at risk of lead-based paint hazards.

### Definitions

The City uses the following definitions to determine the feasibility of providing rehabilitation assistance with CDBG funds.

*Standard* – Housing units that are in standard condition, have no critical or major structural defects, have adequate plumbing facilities and their appearance does not create a blighting influence. This condition requires no more than observable, normal maintenance; dwelling units which have no deficiencies, or only slight observable deficiencies.

*Substandard* - Housing units that have one or more major and/or critical structural defects, but can still be repaired for a reasonable amount. The degree of substandard is either moderate or severe according to the number of defects and the degree of deficiency.

*Dilapidated* - Units that are determined to be substandard to a degree requiring clearance, or buildings which have three or more critical deficiencies that cannot be repaired to a standard condition for less than a reasonable amount. In these instances a local determination must be made concerning the economic feasibility and the public benefit of such projects.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	991	29%	1,615	49%
With two selected Conditions	0	0%	12	0%
With three selected Conditions	0	0%	14	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,453	71%	1,677	51%
<b>Total</b>	<b>3,444</b>	<b>100%</b>	<b>3,318</b>	<b>100%</b>

**Table 35 - Condition of Units**

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	108	3%	123	4%
1980-1999	295	9%	213	6%
1950-1979	607	18%	1,058	32%
Before 1950	2,434	71%	1,924	58%
<b>Total</b>	<b>3,444</b>	<b>101%</b>	<b>3,318</b>	<b>100%</b>

**Table 36 – Year Unit Built**

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,041	88%	2,982	90%
Housing Units build before 1980 with children present	85	2%	65	2%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Census data, by virtue of its scope, does not capture detailed information related to housing conditions in the City, which are varied.

Although substandard housing is scattered throughout the City, concentrations of substandard owner-occupied and rental housing generally exist in low/moderate income areas of the City. Census Tracts 702 and 705 are low/mod by definition and contain a large number of substandard units. In addition, recent surveys of downtown housing units (occupied largely by low/mod households) demonstrate that approximately 30% of all housing units are in substandard condition. These problems have formed the basis for the City's on-going rehabilitation efforts.

Rental housing throughout the City is in mixed condition. Newer units, such as those created by converting older downtown buildings into middle and upper income apartment units are in excellent condition.

Substandard owner-occupied and rental housing has benefitted from the City's on-going Housing Rehabilitation Program, which continues to be in high demand.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Based on the most recent CHAS data available, there are 980 owners, and another 2,065 renters who are considered low/mod households. In addition, as indicated in the above tables, 88% of owner-occupied and 90% of all rental units in the City were built before 1978, indicating the possibility of lead based paint hazards in those units. Therefore, it is reasonable to assume that a similar proportion (if not higher, given that households with a lower income often occupy older housing) of low/mod households live in housing with possible lead based paint hazards. Under these assumptions, at least 862 low/mod owners, and 1,858 low/mod renters face possible lead hazards.

The data above is supported by the lead interim control work done as part of the City's HUD funded Housing Rehabilitation effort, where approximately 70% of all housing rehabilitation projects currently involve lead paint hazard remediation. The difference between units built before 1978 (88%-90%) and the proportion of units encountered requiring lead remediation (~70%) may be due to maintenance performed by owners and landlords over the intervening years.

There will be a need to continue to address lead based paint hazards in the City well into the future.

### **Discussion**

There is an on-going need to provide support and assistance for the rehabilitation of single-family and rental units throughout the City. Glens Falls has addressed this issue, quite successfully, through a CDBG-funded housing rehabilitation program. Interest remains strong, and the City intends to address lead and other environmental hazards, health and safety hazards, and energy efficiency over the next 5-year period.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Glens Falls Public Housing Authority (PHA) is a regional agency which owns public housing both in the City and in Hudson Falls in Washington County. It also administers a Section 8 Program in a region that includes the Town of Queensbury in Warren County, the Town of Kingsbury and the Village of Hudson Falls in Washington County, and the Town of Moreau and the Village of South Glens Falls in Saratoga County. The PHA is regarded as a high performing agency by HUD.

The City and the PHA have had a history of cooperative efforts. As an example, the PHA has a referral system in place to identify Section 8 program participants that might be ready to participate in the City’s 1st Time Homebuyer, while utilizing the PHA’s Housing Choice Voucher Program, through which the client can use their rental assistance toward a mortgage.

The PHA owns and maintains three public housing projects within the City and one in the Village of Hudson Falls in Washington County. Three are elderly projects which were financed by HUD, and one is a family project financed by the State of New York. The attached “Public Housing Unit” table summarizes the public housing units in the City.

The PHA has consistently received a high rating for management capacity under HUD’s Public Housing Management Assessment Program (PHMAP). In addition all public housing units meet Section 504 requirements and none are anticipated to be lost in the foreseeable future. These projects are always at full occupancy and waiting lists remain long.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			306	706			0	0	0
# of accessible units			81						

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 39 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

Project	Location	Type	Units
Stichman	Glens Falls	Elderly	81
Cronin	Glens Falls	Elderly	100
LaRose	Glens Falls	Family	50
Earl	Hudson Falls	Elderly	75
			306

**Table 40 - Public Housing Units**

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The GFHA provides over 300 affordable housing units for extremely low income residents. While there are a number of other assisted housing complexes within five miles of the City, the GFHA still maintains a wait list at any given time of approximately 90-180 days and 30 individuals for public housing units. The wait list for Section 8 assistance is much longer, with over 200 households and a wait time of approximately 2 years.

While the public housing projects are in good condition, the HA continues to struggle with maintenance of the facilities due to restricted budgets. In addition, two of the projects were built as State-funded facilities and therefore, for many years, did not receive sufficient funds to conduct repairs. Several years ago, the GFHA went through a process to federalize the remaining two projects in order to gain access to funds to conduct important repairs.

In addition, the Section 8 Program is having increasing difficulty in identifying units which meet Housing Quality Standards due to Lead-based paint regulations.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Stichman Towers	92
Cronin High-Rise	92
Earl Towers	92
LaRose Gardens	83

Table 41 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Glens Falls PHA cites an insufficient number of handicapped accessible bathrooms as a major need in the high-rise public housing projects. These improvements have been delayed indefinitely due to lack of capital funding.

The PHA cites better handicapped accessibility (Section 9) as one of the more pressing needs facing residents of public housing, and the lack of capital funding to address those needs. In addition, an improving housing stock has made it more expensive and increasingly difficult to meet the payment standard to assist households with rental assistance. New, handicapped accessible units are often too expensive for those residents that need it the most, and beyond the reach of the PHA Section 8 voucher program as well.

The housing market is becoming increasingly expensive in Glens Falls as newer units are developed in and around the downtown that cater to middle and upper middle class residents. New and existing units that fall within a range affordable to moderate and low income residents is often in a deteriorated condition and not handicapped accessible.

In addition, recent changes to the downtown and regional area including increased drug use, and more foot traffic, have led to a rise in petty crime and other security issues requiring police intervention. The GFHA has identified a number of safety and security measures that need to be taken including:

- New Intercoms for units
- Security Cameras
- New Exterior Door Locks

These items were the subject of a recent grant request through HUD's Safety and Security Grant program for FY 2015.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In order to meet the on-going repair needs of all housing projects, the GFHA actively pursues outside grant funding and tries to maximize all sources of federal funding to complete necessary maintenance and upgrades.

As described above the GFHA has pursued grant funding to address safety and security issues that have recently cropped up due to changes in use and demographics surrounding the projects. Items to be purchased include:

- New Intercoms for units
- Security Cameras
- New Exterior Door Locks

These items were the subject of a recent grant request through HUD's Safety and Security Grant program for FY 2015.

The Authority also recently completed renovation to LaRose Gardens, a family housing project, which included badly-needed energy efficiency upgrades. These upgrades were funded in part by the local Weatherization Agency.

Finally, the GFHA took steps several years ago to federalize certain State-funded projects that had been falling into disrepair due to lack of funds. This has provided some additional resources to conduct critical repairs.

#### **Discussion:**

The GFHA provides an excellent level of service for disadvantaged populations in the City of Glens Falls and beyond, yet struggles with scarce funding needed to maintain public housing units. The GFHA will continue to work with HUD and will pursue outside resources as they are able, in order to meet on-going repair needs.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

There are a variety of facilities and services in the City and in the Greater Glens Falls region that provide emergency, transitional, and permanent supportive housing to the homeless population. However, these facilities do not meet the needs present in the community. There has been an increasing recognition among supportive service agencies and units of local government that there is a profound need for a permanent emergency shelter in Greater Glens Falls. This need was identified as a recommendation in the City’s recently completed Community Challenge Planning grant program.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	12	0	0	40	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	9	0	0
Unaccompanied Youth	8	0	8	0	0

**Table 42 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Provided by the Saratoga-North Country CoC. Note that there is overlap between emergency and transitional housing. In addition, several agencies provided emergency beds as needed, and are therefore counted as "1". Finally, the 40 permanent beds are the result of Shelter Plus Care vouchers, and cover multiple homeless categories.

The following inventory describes services available in Glens Falls, but also includes regional facilities which serve the needs of City residents. Note that this list addresses not only those facilities that target the homeless and homeless subpopulations, but also those that service the mentally ill within the community.

<i>Agency Name</i>	<i>Target Population</i>	<i>Number of Beds</i>
<b>Emergency Shelters</b>		
Homeless Youth Coalition	Youth	8
Catholic Charities - Victims of Domestic Violence	Domestic Violence	9
Salvation Army - Emergency Services	All	Ind. Beds as Needed
Department of Social Services	All	Ind. Beds as Needed
<b>Transitional Housing</b>		
820 River Street	Substance Abuse	21
Association for Mental Health	Mentally Ill	9
Vet's House	Veterans	9
North Country Ministries	All	8
820 Lawrence Street	Substance Abuse	17
<b>Permanent Supportive Housing</b>		
Association for Mental Health – Supported Housing	Mentally Ill	22
Glens Falls HA – Shelter Plus Care	Homeless families w/children and chronically homeless	29

**Homeless and Special Needs Facilities**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Agencies that provide housing and/or housing assistance also provide many other services, including linkage to health services, mental health services, substance abuse services, employment services, educational services, security/utility deposits, mainstream benefits such as HEAP and SNAP. Many of the agencies exclusively serve homeless veterans and their families, families with children, and unaccompanied youth. One program targets chronically homeless individuals and families.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Please see "Homeless and Special Needs Facilities" attached to this page

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

While the City does not directly provide facilities or services for special needs populations, Glens Falls has a long history of supporting the efforts of those that do. The City will continue to come alongside agencies that provide access to facilities and services that serve these groups.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The table provided in MA-30 lists and describes the various facilities that are available to persons struggling with homelessness and that require emergency, transitional, and permanent housing. The agencies providing these services also address many of the special needs listed above, including those affected by alcohol and drug addictions, domestic abuse, and mental illness. Many times these conditions are also linked to housing insecurity. Agencies are in agreement that with a recent increase in heroin usage and other substance abuse in the region, the current facilities available to special needs populations is completely inadequate for the need.

The Glens Falls Housing Authority provides 181 public housing units for the elderly and frail elderly as described below:

<u>PROJECT</u>	<u>LOCATION</u>	<u>TYPE</u>	<u>UNITS</u>
Stichman Towers	Jay Street	Elderly	81
Cronin High Rise	Ridge Street	Elderly	100
La Rose Gardens	Montcalm St.	Family	50
Earl Towers	Hudson Falls	Elderly	75
<b>Total</b>			<b>306</b>

There is a waiting list for these services, suggesting that there is a need for housing that outstrips supply.

According to the local chapter of the Alliance for Positive Health (AIDS Council of Northeastern NY), there are approximately 100 people in the area who suffer from and/or are being treated for HIV/AIDS. This population deals with a number of issues including:

- Mental health problems
- A long wait for necessary services – patients typically travel to Albany for treatment
- Transportation to services
- Homelessness

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Saratoga-North Country CoC has established a number of policies relating to the discharge of clients. They are:

#### *Foster Care*

- Refer youth to any needed social services and give the youth 90 days prior notice, and provide permanency planning services for foster care youth at least 90 days prior to discharge

#### *Health Care*

- Individuals who require placement directly from the hospital to their inpatient and/or residential settings such as nursing homes and rehabilitation facilities, are assisted to make such linkages through the NY Connects process which establishes a SPOA

#### *Mental Health*

- Upon release, individuals are linked to their county's Single Point of Access (SPOA) which coordinates the implementation of their discharge plan, including arranging for housing, case management, mental health treatment and vocational assistance

#### *Corrections*

- For prison discharges, housing specialized treatment needs and employment are the highest priority goals addressed in the discharge planning process. Each discharged youth's comprehensive discharge plan includes an appropriate home placement. Staff at local jails will provide a variety of services, including case management and discharge planning for inmates with mental health disorders. This discharge planning includes linkage to housing assistance programs and to regional SPOA.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with**

**respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Over the next 5 years, the City intends to continue to lend support where ever possible the CoC and to offer direct CDBG assistance to a number of agencies that provide public services to special-needs clients. Those agencies may include:

- Glens Falls Senior Center (Elderly, frail elderly)
- Literacy Volunteers (Low income, illiterate)
- Warren Hamilton Community Action - Project Option (Basic self-sufficiency skills for very low income individuals)
- Glens Falls Senior Center (Homeless and At-Risk Youth)
- WAIT House (Homeless and at-risk youth and families)
- Glens Falls YMCA (Low income youth)
- Family Services
  
- Veterans House
  
- Youth Center

Direct housing assistance includes providing funds for housing single and multi-family rehabilitation as well as purchase assistance for first time homebuyers. The City has in place a partnership with the Housing Authority to combine CDBG assistance with the Housing Choice Voucher Program to allow Section 8 recipients transition into home ownership. Many of the clients that receive housing assistance by the City fall into special needs categories.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see above

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The primary barriers to affordable housing are:

- limited vacant land for new construction
- rising values for existing housing units
- zoning and land use

#### *Limited Growth*

There are limited opportunities for new construction in the City. One area, in Ward 5, which had been largely vacant, has seen substantial new home construction. However, the new homes being built are generally not affordable to lower income households. New affordable apartment complexes have been constructed outside the City, but those units added within the City limits are generally marketed to middle and upper-income households. Downtown development has focused primarily on the creation of market rate and luxury units.

#### *Rising Home Values*

As discussed earlier, home values in Glens Falls have nearly doubled between 2000 and 2011. Census data also suggests that rental housing costs during the same period have increased at a lower, but similar rate. Therefore, the need for 'upfront' funds to cover down payment/closing costs or deposits on apartments remain a limitation to lower income households.

#### *Zoning and Land use*

The City does not currently have zoning regulations or other laws which require or incentivize the creation of affordable housing units or the attendant advancement of green building design. The City completed a substantial revision to its zoning ordinance in 2001 which provided additional relief to permit new construction on nonconforming lots. There are a few potential sites for new construction but they are limited by their location, ownership, and the need for infrastructure improvements.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City of Glens Falls has been extremely active for the last several years in not only attracting business and jobs to the community, but in preparing for growth through infrastructure and housing improvements to accommodate additional activity.

There are significant opportunities for growth in the regional hospitality and tourism industry, medical device manufacturing, and education and healthcare. The City is committed to supporting workforce development initiatives over the next 5 years in order to develop a pool of skills and talents among residents that meet the needs of employers.

The City will continue to offer financial assistance to expanding businesses that create job opportunities for low and moderate income individuals.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	46	8	1	0	-1
Arts, Entertainment, Accommodations	954	925	13	8	-5
Construction	329	155	4	1	-3
Education and Health Care Services	1,592	4,841	21	41	20
Finance, Insurance, and Real Estate	431	709	6	6	0
Information	220	737	3	6	3
Manufacturing	878	1,939	12	16	4
Other Services	312	472	4	4	0
Professional, Scientific, Management Services	505	697	7	6	-1
Public Administration	0	0	0	0	0
Retail Trade	1,640	938	22	8	-14

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	228	71	3	1	-2
Wholesale Trade	366	376	5	3	-2
Total	7,501	11,868	--	--	--

**Table 43 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	8,145
Civilian Employed Population 16 years and over	7,616
Unemployment Rate	6.49
Unemployment Rate for Ages 16-24	25.23
Unemployment Rate for Ages 25-65	3.81

**Table 44 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,502
Farming, fisheries and forestry occupations	323
Service	909
Sales and office	2,151
Construction, extraction, maintenance and repair	688
Production, transportation and material moving	481

**Table 45 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	6,002	82%
30-59 Minutes	968	13%
60 or More Minutes	354	5%
<b>Total</b>	<b>7,324</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	237	38	306
High school graduate (includes equivalency)	2,147	130	620
Some college or Associate's degree	2,273	120	537

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	1,840	42	355

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	27	3	56	98	95
9th to 12th grade, no diploma	206	105	121	198	197
High school graduate, GED, or alternative	494	842	635	1,421	628
Some college, no degree	295	576	476	819	248
Associate's degree	79	316	226	532	149
Bachelor's degree	88	384	429	667	193
Graduate or professional degree	12	148	243	366	184

**Table 48 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,815
High school graduate (includes equivalency)	27,739
Some college or Associate's degree	30,508
Bachelor's degree	38,214
Graduate or professional degree	47,056

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the census information provided in the “Business Activity” table, education and health care services possess the largest number (41%) of jobs in the City followed at a distant second (16%) by manufacturing. All other sectors each comprise 8% or below of all available jobs in the City. In spite of the decline of traditional manufacturing activities across the northeast, Glens Falls still retains these jobs as a significant part of its economy.

### **Describe the workforce and infrastructure needs of the business community:**

The key employment sectors discussed above also happen to be those sectors where there is a need for additional workers. To put it another way, workers from outside the City are filling those positions, providing an opportunity for City residents to train for and pursue jobs in the education and health care services, as well as in the manufacturing sectors.

The City has set forth a number of goals and objectives as part of its economic development strategy and to address the needs of both the local workforce and the business community. These goals generally include items such as:

- Continued improvement to streets and public infrastructure
- Preservation and rehabilitation of older building stock
- Focus on infill development
- Brand downtown Glens Falls as the Arts and Cultural Hub of the Adirondacks

In addition, there continues to be a need to provide linkages between high school students and higher education to provide hands-on training for major local and regional employment sectors. SUNY Adirondack has begun to respond to realities on the ground by offering coursework in hospitality and tourism, to name one relevant example. The City will continue to facilitate relationships between government, education, and business wherever possible.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

#### *Previous and On-Going Activities*

The City of Glens Falls has actively pursued an economic development strategy over the last decade that has resulted in significant accomplishments. Many of the completed and on-going activities have focused on the redevelopment of downtown, support for the commercial and manufacturing sector, development of shovel ready industrial sites, and on cooperative efforts with other governments and regional agencies.

A brief summary of some of the major City initiatives and activities that have been undertaken include:

- Major transportation and infrastructure improvements along Glens Street (Route 9), and Warren, South, and Broad Streets. This includes water and sewer upgrades
- Tech Meadows light industrial park, owned by the Greater Glens Falls Local Development Corporation (LDC), located just off Exit 18, is a shovel ready industrial site, already home to a training facility for the local plumbers and steamfitters union

- Building and façade improvements through State-funded New York main Street Programs. The City, through the LDC has previously obtained three (3) “Main Street” grants in the total amount of \$600,000. The program has provided grant assistance to building owners in the downtown to undertake façade and building renovation projects. These renovation projects have acted as a catalyst for further private investment in the CBD
- The provision of financial assistance to new businesses and to existing businesses planning to expand, through the Economic Development Revolving Loan Program.
- Payment in Lieu of Taxes (PILOT) agreements through the Glens Falls Industrial Development Agency (IDA) in order to help numerous redevelopment projects
- Multiple Federal and State-funded brownfields grants to characterize and remediate underutilized or contaminated property in the City
- The return of professional hockey to the Glens Falls Civic Center

*Pending or current initiatives include:*

- A multi-level parking garage and mixed-use commercial development adjacent to Glens Falls Hospital – this is expected to bring a grocery store and additional residential units to the downtown
- Reconstruction of Hudson Avenue, a key corridor leading from the I-87 and the town of Queensbury into the City

Much of the infrastructure work and continued investment in parking facilities is the direct result of the success of the aforementioned efforts.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

By looking at the relevant census data, several conclusions can be made about the educational levels and employment in Glens Falls.

One, there is a higher percentage of residents (21%) who are unemployed with a high school (or equivalent) diploma than those that have some form of higher education (19%). This suggests some degree of mismatch between skills required and those present in high school educated residents.

In addition, there is a significant difference between the proportion of jobs available in the education and health care sector, and those jobs in that sector held by residents. In fact, according to census data shown in the “Business Activity” table, 20% of jobs in the education and health care sector are held by people outside of the community. There is similar, smaller gap in the manufacturing sector.

This data shows that there is a need and an opportunity to offer vocational training and college courses of study that cater to the sectors of the local economy that are growing.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Through the Glens Falls LDC, the City has supported a number of efforts including the construction of a new training and apprenticeship facility at the Tech Meadows industrial park for the Local 773 Plumbers and Steamfitters union. The Center also features a fully-equipped clean room used in training for the area's expanding medical device firms and the nearby Global Foundries micro chip manufacturer. The facility features a clean room and other state-of-the-art resources for students. To further leverage this training at this location, the City recently completed a \$200,000 Environmental Workforce Development and Job Training grant through the US EPA, which will permit the city to recruit, train, and place predominantly low-income and minority, unemployed and under-employed residents and veterans living in areas affected by solid and hazardous waste. Residents will learn the skills needed to secure full-time, sustainable employment in the environmental field, including assessment and cleanup.

SUNY Adirondack is also very active in developing programs that respond to the realities of the local and regional economy. The college has recently begun to emphasize and build into Culinary Arts, Hospitality and Tourism Management and Adventure Sports, which are very large industries in the Adirondack region. SUNY now has degree programs to prepare students for employment in this area.

In addition, the college recently announced a partnership with SUNY Plattsburgh, which has a branch campus in Queensbury, that will provide "a new bachelor's degree program tailored for practicing registered nurses". SUNY Adirondack already offers a two-year associate degree in nursing but "...strengthening the connection to include a bachelor's degree program provides a seamless transition from the nursing A.A.S. degree." This helps to respond to the growing health care industry in the area and across the state.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Warren County, and therefore Glens Falls, is not part of the Capital District Comprehensive Economic Development Strategy. However, the City is constantly working to implement programs and project that contribute to the local economic development strategy, and that are consistent with the Consolidated Plan. The City has recently put into place a delivery structure to work toward these goals. The Glens Falls Economic Development Group (EDG) is comprised of government officials, the Glens Falls Industrial Development Agency, Greater Glens Falls Local Development Corporation, and the Glens Falls Urban Renewal Agency. Through the EDG, the City is able to offer business, developers and residents a one stop portal for all business incentives and assistance. As the hub of the EDG, the Community

Development office is able to draw knowledge and coordinate activities across a wide spectrum of the City's development efforts.

In addition, greater coordination can be realized between the County EDC and the CD Office because they share a director/president. The City is in position to more fully integrate into County and regional projects, strategies, and initiatives.

Some of the current City efforts include:

- Offering loans through the Glens Falls LDC to for-profit, job creating businesses
- Facilitating the construction of a parking garage and mixed-use development adjacent to Glens Falls Hospital
- Brownfield assessment and cleanup (US EPA and NYS DOS)
- Working with the Warren Hamilton Community Action Agency to provide basic training and self-sufficiency skills to very low income residents

## **Discussion**

The City will continue to seek ways to partner with other area organizations such as SUNY Adirondack to prepare the local workforce for employment. The City, through the CD Office, will pursue grant sources to help in the way, as well as offer direct assistance to job creating businesses.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There does not appear to be a concentration of households with multiple housing problems in the City. On reviewing rehabilitation projects undertaken between 2010 and 2014, there is a mostly equal distribution throughout all wards. In fact, there were fewer actual projects undertaken in the two wards determined to be low/mod. By all available metrics, substandard housing units are scattered throughout the City.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

There are no significant racial or ethnic minority concentrations in the City.

Census tracts 702 and 705 have been determined to be low/mod according to the most recent census data available.

### **What are the characteristics of the market in these areas/neighborhoods?**

Census tract 702 (Ward 4) is a mostly residential area with older (pre-1978) housing. Ward 4 encompasses South Street, an area of the downtown that has received significant public infrastructure investment in recent years through the NYS DOT, but that still struggles with significant storefront and upper floor vacancy of both commercial and residential units. Many of the bars and nightclubs in Glens Falls are located in this Ward, as well as the Village Green Apartments, a very large affordable housing complex that was built and is maintained through state subsidies.

Census tract 705 (Ward 1) is again characterized by older neighborhoods, but also includes a significant portion of the downtown along Warren Street. Warren Street is home to many important economic, cultural, historic and religious landmarks including St Mary's Church/School, the Hyde Collection, Glens Falls Civic Center, the former Armory, the former Glens Falls Post Office, and Finch Pruyn. There are pockets of decay and deterioration, particularly in former industrial areas along the river and along Maple Street.

### **Are there any community assets in these areas/neighborhoods?**

Ward 1 includes East Field, a large City-owned park that hosts Little League and minor league baseball as well as other organizations. East Field also contains playgrounds, a pond, and walking trails. As described above, Ward 1 contains many of the most iconic structures in the City. The Hyde Collection, for example, started as the personal collection of a prominent Glens Falls family, but has expanded to include the work of world-renown artists. It has become a major tourist attraction. The Civic Center is asset for both the City and region. The housing stock in Ward 1 is mostly stable and has largely been considered a collection of working class neighborhoods.

Ward 4 has received significant investment through state and local investment in order to prepare for additional private investment. Some recent development includes the Mill, a luxury condominium complex that was built in a former glove factory. Several building owners along South Street have also been the recipient of state façade and building improvement funds, resulting in new residential and commercial units.

**Are there other strategic opportunities in any of these areas?**

The City continues to make strategic investment in public infrastructure, curbs and sidewalks, and housing in the low/moderate income Wards.

The South Street corridor remains of utmost importance to the City as an area with significant potential for redevelopment, but that currently struggles with vacancies and some deterioration. Several years ago, the Glens Falls LDC purchased a seriously deteriorated and functionally obsolete building located adjacent to South Street and through state grant assistance completed the environmental remediation required to make the economic reuse possible. The LDC is currently exploring the possibility of public/private partnerships that would facilitate the redevelopment of this important site.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Glens Falls has established a 5-year strategy that addresses major community and economic development issues present in the jurisdiction. Activities will be undertaken that are intended to primarily benefit low/mod income individuals and families. This activities include improvements to housing, public infrastructure, access to jobs, and public services designed to prevent homelessness and make residents more competitive in the workplace.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 50 - Geographic Priority Areas

1	<b>Area Name:</b>	Ward 1, Census Tract 705
	<b>Area Type:</b>	Designated Low/Mod Area
	<b>Other Target Area Description:</b>	Designated Low/Mod Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	Ward 4, Census Tract 702
	<b>Area Type:</b>	Designated Low/Mod Area
	<b>Other Target Area Description:</b>	Designated Low/Mod Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	

	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Ward 5, Census Tract 701, Block Group 2
	<b>Area Type:</b>	Designated Low/Mod Area
	<b>Other Target Area Description:</b>	Designated Low/Mod Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

During the five year period of the consolidated plan, the City anticipates that it will allocate its CDBG funding in a manner that reflects the identified needs and priorities.

#### *Housing*

The City anticipates that housing rehabilitation assistance, directed toward single family and rental housing, will continue to be a priority and will receive substantial allocations. In addition, the City will continue to provide acquisition assistance for income eligible first time homebuyers in the City. These activities will be available on a City-wide basis to low/mod households.

#### *Public Services*

The City recognizes the need to continue to support a wide range of public service activities carried out by numerous not for profit organizations. Funding allocations are limited by the 15% public service cap. These activities will be available on a City-wide basis to low/mod household, or where services are offered.

#### *Public Facilities/Infrastructure*

The City's public facility and public improvement needs are extensive. The City will address these needs to the extent that the limited CDBG funding will permit, and will pursue other resources to meet these needs. These activities will be carried out in targeted low/mod areas of the City, which include census tracts 705 and 702, as well as a portion of census tract 701.

#### *Economic Development*

The City has a broad economic development strategy as described in the market analysis section of the consolidated plan. The City will continue to utilize its revolving loan program as the primary means to facilitate job creation. It will also utilize CD funds for infrastructure and to address conditions of blight where such activities are eligible uses of CD funds.

Funds will be allocated to activities which address high priority needs in designated L/M areas or will qualify based on the clientele served. Priorities have been established based on the extent of need, given the limitations of the CDBG funds.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 51 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Single Family Housing Rehab Multifamily-Rental Rehabilitation Acquisition/Demolition/Rehab/Resale Code Enforcement
	<b>Description</b>	Housing rehabilitaion continues to be crucial to stabilizing the City’s residential neighborhoods, and to assisting low to moderate income, owner-occupied households with home repairs that they cannot undertake themselves. Highest priority will be given to households with incomes below 50% of area median family income, and secondary priority to households with incomes between 50% and 80% of the median.
	<b>Basis for Relative Priority</b>	Housing rehab continue to be in high demand among very low, low and moderate income households.
2	<b>Priority Need Name</b>	Acquisition/Home Purchase Assistance
	<b>Priority Level</b>	High

	<b>Population</b>	Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeownership Assistance Acquisition/Demolition/Rehab/Resale
	<b>Description</b>	Purchase assistance remains an excellent way to encourage growth and stabilization in the City's neighborhoods. The City intends to continue its program of assisting income-eligible households with closing costs, down payment, and rehab. The current program maintains a constant level of interest and demand. Feedback at the public meetings on this program was positive and encouraging. This activity helps preserve and promote affordable housing stock in the City.
	<b>Basis for Relative Priority</b>	The continued need for affordable housing opportunities and the neighborhood stabilization affects of this activity make it a high priority need.
<b>3</b>	<b>Priority Need Name</b>	Downtown Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Elderly Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Multifamily-Rental Rehabilitation Downtown Handicapped Accessibility
	<b>Description</b>	Through recently conducted surveys, the City has identified a need for rehabilitation targeted to the downtown, with 30% of downtown housing units in substandard condition. These are typically rental units, occupied by low/moderate income households

	<b>Basis for Relative Priority</b>	The City places priority on addressing substandards downtown housing units and on preserving/creating affordable workforce housing.
4	<b>Priority Need Name</b>	Homeless Shelter/Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeless Shelter
	<b>Description</b>	There is currently a high priority unmet need for a regional permanent shelter to serve the homeless. Facilities to meet this need are generally developed and operated at the County level and by not-for-profit organizations which provide assistance and services for this clientele. It is vitally important that every effort is made to continue to provide an equivalent number of existing housing units and services, while identifying ways to expand opportunities for shelter and basic care.
	<b>Basis for Relative Priority</b>	Please see above
	5	<b>Priority Need Name</b>
<b>Priority Level</b>		Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Downtown Handicapped Accessibility
	<b>Description</b>	As an older community, many buildings do not provide access for persons with disabilities. The City is aware of this problem and has funded accessibility projects in the past. This continues to be an unmet need in the City. It is vitally important that every effort is made to continue to provide an equivalent number of existing housing units and services, while identifying ways to expand opportunities for shelter and basic care.
	<b>Basis for Relative Priority</b>	Please see above
6	<b>Priority Need Name</b>	Parks and Recreation Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Recreation Equipment
	<b>Description</b>	The City operates and maintains numerous parks and recreation facilities. Many of these facilities serve low and moderate income neighborhoods. All of these facilities need continued reinvestment to replace and reconstruct, upgrade or expand deteriorated facilities and equipment.
	<b>Basis for Relative Priority</b>	Please see above
<b>7</b>	<b>Priority Need Name</b>	Curbs and Sidewalks/Streetscaping
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Designated Low/Mod Area Designated Low/Mod Area Designated Low/Mod Area
	<b>Associated Goals</b>	Curbs and Sidewalks/Streetscape
	<b>Description</b>	The City has used CDBG funds to reconstruct curbs and sidewalks and to provide streetscaping improvements in low/mod neighborhoods in past years. There are still significant public infrastructure needs in certain areas of the City occupied by low/mod households
	<b>Basis for Relative Priority</b>	Please see above
<b>8</b>	<b>Priority Need Name</b>	Assistance to At-Risk Youth
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services - Various
	<b>Description</b>	There is a need to provide service to youth from low/mod income households or those that are at risk of homelessness.
	<b>Basis for Relative Priority</b>	Please see above
9	<b>Priority Need Name</b>	Assistance to Elderly/Frail Elderly
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Public Housing Residents Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services - Various
	<b>Description</b>	There continues to be a need to provide services and facilities to the elderly and frail elderly in the community through technical assistance of organizations that work with a growing segment of the population.
	<b>Basis for Relative Priority</b>	Please see above
10	<b>Priority Need Name</b>	Resident Self-Sufficiency
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Families with Children Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services - Various
	<b>Description</b>	There is an identified need to provide residents with basic life skills that will help them rise out of poverty and the risk of homelessness and into employment
	<b>Basis for Relative Priority</b>	Please see above
11	<b>Priority Need Name</b>	Job Creation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services - Various Assistance to Business
	<b>Description</b>	The City has a need to provide assistance to businesses for expansion and the creation of jobs that are available to very-low, low, and moderate income households.
	<b>Basis for Relative Priority</b>	Please see above
<b>12</b>	<b>Priority Need Name</b>	Parking
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	In selected neighborhood densities, multi-family development has created the need for additional parking facilities.
	<b>Basis for Relative Priority</b>	Please see above.

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not receive a HOME allocation
TBRA for Non-Homeless Special Needs	The City does not receive a HOME allocation
New Unit Production	Most new units in the last 5 years have been produced by private developers in the downtown area. A majority of those units have been market rate or higher, limiting the availability of affordable units. Due to the limited amount of CDBG entitlement funds available to the City, historically, the City has sought to create affordable housing opportunities through rental and owner occupied rehabilitation assistance, rather than new construction.
Rehabilitation	Housing rehabilitation has been the primary means by which the City has provided affordable housing opportunities to residents. The City enforces an affordability period for each home/unit assisted thereby preserving the affordability of decent housing in the City. The City’s rehabilitation remains popular, and demand far outstrips supply of funds. Therefore, there is a demonstrated need for this type of assistance in the City.
Acquisition, including preservation	The City has long history of competing for and utilizing NYS HOME funds to undertake housing efforts to supplement its CDBG program. These funds were used for both rehabilitation and acquisition. Due to steadily increasing housing prices in Glens Falls region (nearly double in the last ten years), it has been become more important than ever to leverage resources to assist low/moderate income households with the purchase of their first home. All units assisted are required to remain affordable for a period of ten years. These activities have the effect of assisting low/mod households, preserve affordable housing, and stabilizing neighborhoods.

**Table 52 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City has a long history of leveraging state and federal resources in addition to the annual entitlement funds. While CDBG resources have decreased in recent years, the City has been extremely aggressive in pursuing and obtaining a number of other sources to undertake community and economic development activities including:

#### *Prior Programs*

NYS Affordable Housing Corporation - Housing Rehabilitation

NYS RESTORE Program - Emergency home repairs for the elderly

National Grid Infrastructure - Tech Meadows Industrial Park

National Grid Main Street - CBD Façade and Building Improvements

NYS OCR Main Street - CBD Facade & Building

EPA Brownfields - EPA Brownfield Training, risk assessment, and remediation

NYS Brownfields and BOA program – Site remediation and redevelopment planning, various locations

Restore NY ESDC - Warren Street Comm./Res. Redevelopment Project

Upstate Blueprint ESDC - Infrastructure Tech Meadows

US Economic Development Agency - Infrastructure Tech Meadows

NY DOT - Streetscape and Infrastructure Improvements, South Street, Broad Street, Hudson Avenue

HUD Community Challenge - Planning for housing, transportation, code update

USDA – Intermediary Relending Program – Economic Development loans

HUD Sustainable Community - Regional Sustainability Planning

ESDC - Hudson Avenue Parking structure and redevelopment\_

*Pending Programs*

NYS BOA Phase 2 - Site Assessments/Market analysis South Street

EPA Brownfields - EPA Regional Revolving Loan Fund

NYS BOA Phase 1 - Warren Street

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	453,012	49,626	0	502,638	2,000,000	The CDBG Entitlement grant made available to the City has remained around 450,000 for the last several years. The estimate made for the remainder of the comp plan period assumes the entitlement grant average along with project program income.

**Table 53 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City anticipates that it will continue to leverage non-entitlement sources in conjunction with CDBG funds. The City will continue to implement programs to undertake a variety of activities funded through alternate sources including:

- NYS HOME program – The City will continue to utilize the NYS HOME program to co-fund home purchase assistance project for eligible households in Glens Falls. Down payment, closing cost, and mortgage subsidy assistance is provided on a per-project basis through both programs
- U.S. EPA Brownfields – The City has completed several EPA brownfield characterization and remediation grants, and is currently implementing an assessment grant to determine which properties in the downtown require remediation, and to eliminate barriers to redevelopment of underutilized or vacant properties.

- Park Street Mixed-Use Development - In cooperation with Empire State Development Corporation, the City was able to leverage state funds to facilitate the construction of a mixed-use parking facility, residential and commercial development in the downtown adjacent to the Glens Falls Hospital. This project will be undertaken by a private developer

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City will continue to prioritize the reconstruction of curbs, sidewalks, parking, and streetscaping in low/mod areas of the community. These improvements are owned by the City.

In addition, the City, through the Greater Glens Falls LDC, controls a former garment factory within the Fourth Ward, an area determined through the census to have a population that is over 51% low/moderate income. The LDC went to considerable lengths to remediate the building to comply with DEC standards, and is currently marketing the building to private parties for redevelopment. The LDC also now owns 45 South Street, which is being analyzed for mixed-use development.

The City would like to expand the current, seasonal farmers' market to a year-round farmers' market.

**Discussion**

The City has a long history of leveraging state and federal resources in addition to the annual entitlement funds. While CDBG resources have decreased in recent years, the City has been extremely aggressive in pursuing and obtaining a number of other sources listed above.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GLENS FALLS	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Saratoga-North Country Continuum of Care	Continuum of care	Homelessness Non-homeless special needs Public Housing	Region
Greater Glens Falls Local Development Corporation	Non-profit organizations	Economic Development	Jurisdiction

**Table 54 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Glens Falls utilizes an institutional delivery system that emphasizes partnerships and collaboration within the City department, but also with various non-profit organizations, mostly through the Saratoga-North Country Continuum of Care.

The Community Development Office is a City department which reports directly to the Mayor and the Common Council and under a shared services agreement with the Warren County EDC, is under the supervision and management of Edward Bartholomew. This allows the CD Office to function as the central hub of community and economic development issues for the City. Over the next 5 years, the City will also continue to utilize and build on the administrative structure developed through the Glens Falls Economic Development Group (GFEDG), which is comprised of City Officials and staff, Glens Falls Industrial Development Agency, Glens Falls Urban Renewal and the Greater Glens Falls Local Development Corporation. The EDG, through its partners, has extensive experience in implementing and administering, in partnership with qualified and experienced consultants, federal and state programs. In addition, the EDG promotes new and existing business growth in Glens Falls by providing a single portal to all incentive and assistance programs available at the local level.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 55 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The CD office works closely with the Saratoga-North Country Continuum of Care and its member agencies. These groups collectively serve the needs of homeless and special needs populations within the service area. While the City does not directly serve homeless populations, it supports the work of the CoC and its members that do. The City does provide public service assistance to some of the member agencies that work with homeless populations including:

- Wait House
- Glens Falls Senior Center
- Warren/Hamilton Community Action Agency

- Glens Falls Youth Center
- Literacy NENY

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

While the services offered through the CoC member agencies help to comprehensively address emergency, transitional, and permanent housing needs for homeless and special needs populations, there is still a significant need for a permanent emergency shelter. The Open Door, a local soup kitchen in Glens Falls, operates a code blue shelter during cold weather, but this does not adequately meet the year-round needs of these populations.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will continue to work through the Community Development Office to address priority needs according to the Consolidated Plan.

In addition, the City will continue working closely with the CoC to strategically invest public service funds where they are needed most. The City will work with CoC to facilitate establishing a permanent homeless shelter through leveraging funds, site selection, and through an expedited approval process.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Single Family Housing Rehab	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$400,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	Multifamily-Rental Rehabilitation	2015	2019	Affordable Housing		Housing Rehabilitation Downtown Housing	CDBG: \$195,432	Rental units rehabilitated: 25 Household Housing Unit
3	Homeownership Assistance	2015	2019	Affordable Housing		Acquisition/Home Purchase Assistance	CDBG: \$100,000	Homeowner Housing Added: 15 Household Housing Unit
4	Acquisition/Demolition/Rehab/Resale	2015	2019	Affordable Housing		Housing Rehabilitation Acquisition/Home Purchase Assistance	CDBG: \$20,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit  Buildings Demolished: 4 Buildings
5	Homeless Shelter	2015	2019	Homeless		Homeless Shelter/Homelessness	CDBG: \$20,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 20 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services - Various	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Assistance to At-Risk Youth Assistance to Elderly/Frail Elderly Resident Self-Sufficiency Job Creation	CDBG: \$330,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
7	Recreation Equipment	2015	2019	Non-Housing Community Development		Parks and Recreation Facilities	CDBG: \$20,000	Other: 5 Other
8	Downtown Handicapped Accessibility	2015	2019	Non-Homeless Special Needs		Downtown Housing Handicapped Accessibility	CDBG: \$16,642	Other: 1 Other
9	Curbs and Sidewalks/Streetscape	2015	2019	Non-Housing Community Development		Curbs and Sidewalks/Streetscaping	CDBG: \$555,000	Other: 18 Other
10	Assistance to Business	2015	2019	Non-Housing Community Development		Job Creation	CDBG: \$69,393	Jobs created/retained: 10 Jobs
11	Code Enforcement	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$66,642	Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Unit

Table 56 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Single Family Housing Rehab
	<b>Goal Description</b>	Rehabilitation assistance to single family households
2	<b>Goal Name</b>	Multifamily-Rental Rehabilitation
	<b>Goal Description</b>	Provide grant assistance on a City-wide basis to property owners with income eligible tenants to make needed repairs to make basic improvements to meet Section 8 Housing Quality standards. munity Development Office to address priority needs according to the Consolidated Plan.
3	<b>Goal Name</b>	Homeownership Assistance
	<b>Goal Description</b>	Provide grant assistance on a City-wide basis to help income eligible homeowners with downpayment and closing cost assistance to purchase their first home
4	<b>Goal Name</b>	Acquisition/Demolition/Rehab/Resale
	<b>Goal Description</b>	Target for acquisition, specific properties that are vacant or underutilized and which are having a negative influence on the surrounding neighborhood; and after rehabilitation or demolition will be made available to the private sector and /or the City's first time homebuyers
5	<b>Goal Name</b>	Homeless Shelter
	<b>Goal Description</b>	Provide assistance to relocate, establish, or expand permanent emergency homeless shelter in Glens Falls

6	<b>Goal Name</b>	Public Services - Various
	<b>Goal Description</b>	<p>Work with and support the efforts of a number of non-profits including, but not limited to:</p> <ul style="list-style-type: none"> <li>• WAIT House</li> <li>• Glens Falls Youth Center</li> <li>• Senior Center</li> <li>• Warren Hamilton Community Action Agency</li> <li>• Literacy NENY</li> <li>• Glens Falls YMCA</li> <li>• Family Services</li> <li>• NAACP</li> <li>• Youth Center</li> </ul> <p>These organizations provide services to low/moderate income residents for emergency housing, training, counseling, and many others areas. These groups work with homeless and at-risk youth, elderly, and many others.</p>
7	<b>Goal Name</b>	Recreation Equipment
	<b>Goal Description</b>	The City will upgrade, improve and expand its recreational facilities in Wards 1 and 4 to improve access and create more healthy environments for low/mod persons
8	<b>Goal Name</b>	Downtown Handicapped Accessibility
	<b>Goal Description</b>	The City's will assist one cultural, arts or entertainment organization with building improvements and/or handicap accessibility.

9	<b>Goal Name</b>	Curbs and Sidewalks/Streetscape
	<b>Goal Description</b>	The City's will utilize CDBG funds in combination with other resources to complete curb, sidewalks, streetscaping and other public infrastructure projects in L/M neighborhoods or in areas determined to be blighted.
10	<b>Goal Name</b>	Assistance to Business
	<b>Goal Description</b>	Provide loan assistance to businesses or non-profits that create new employment opportunities for lower income persons.
11	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	The City has a need for increased code enforcement activities in low/mod census tracts that will lead to the improvement of substandard housing units

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates that it will complete the rehabilitation and repair of approximately 80 units of affordable owner-occupied and rental housing over the next 5-year period. This assistance will be directed toward very low, low, and moderate income households. In addition, the City expects to provide purchase assistance to another 10 income eligible households to help finance their first home in the City of Glens Falls.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Glens Falls Housing Authority (GFHA) is not required under a Section 504 Compliance Agreement to increase accessible units. However, the GFHA has a stated need find appropriate Section 8 rental housing that is handicapped accessible. It has become increasingly challenging to find decent, accessible housing as new residential developments have driven up the cost of housing, and restricted availability to very low income residents.

### **Activities to Increase Resident Involvements**

Currently, the Community Development Program and the GFHA have one area in which they have a formal cooperative effort. The Community Development office administers a homeownership program for income eligible households using CDBG and HOME (competitive) funds. Under that program, Section 8 tenants have been made a priority, and have the opportunity to use their rental subsidy toward a home mortgage through the Housing Choice Voucher Homeownership Program. Since 2005, the City has been able to assist seven households in this way.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

NA

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The primary barriers to affordable housing are:

- limited vacant land for new construction
- rising values for existing housing units
- zoning and land use

#### *Limited Growth*

There are limited opportunities for new construction in the City. One area, in Ward 5, which had been largely vacant, has seen substantial new home construction. However, the new homes being built are generally not affordable to lower income households. New affordable apartment complexes have been constructed outside the City, but those units added within the City limits are generally marketed to middle and upper-income households. Downtown development has focused primarily on the creation of market rate and luxury units.

#### *Rising Home Values*

As discussed earlier, home values in Glens Falls have nearly doubled between 2000 and 2011. Census data also suggests that rental housing costs during the same period have increased at a lower, but similar rate. Therefore, the need for ‘upfront’ funds to cover down payment/closing costs or deposits on apartments remain a limitation to lower income households.

#### *Zoning and Land use*

The City does not currently have zoning regulations or other laws which require or incentivize the creation of affordable housing units or the attendant advancement of green building design. The City completed a substantial revision to its zoning ordinance in 2001 which provided additional relief to permit new construction on nonconforming lots. There are a few potential sites for new construction but they are limited by their location, ownership, and the need for infrastructure improvements.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City’s recently completed Community Challenge Planning grant identified the creation of affordable workforce housing in the downtown as a critical piece of the City’s economic development strategy moving forward. One key conclusion was that the City does not currently have zoning regulations or other laws which require or incentivize the creation of affordable housing units or the attendant advancement of green building design.

In response, the planning document produced as a result of this process recommended a number of policies to encourage affordable housing in Glens Falls including:

- Inclusionary Zoning – mandating a percentage a developed be reserved to low/moderate income households
- Establishing a development size threshold for mandating affordable housing
- Establishing the length of time the units need to be affordable
- Allowing increased density
- Accelerated approval process
- Zoning fee waivers

The City is actively seeking to adopt many of these measures to encourage more affordable housing and infill development in the downtown.

The City has also used Community Development and other funds to increase housing opportunities for new construction in the City. In particular, the City has utilized its Urban Renewal Agency as a vehicle to develop in-fill housing on individual lots in existing neighborhoods. In the past the City has committed CDBG funds to acquire and demolish substandard housing and resell the vacant lots for new construction. The City has also turned over vacant lots and existing homes requiring extensive rehabilitation to the Urban Renewal Agency. The Agency then sells the lot for new construction, or using CDBG funds to undertake the rehabilitation, resells the property to a low income household. The Community Development Office has also used HOME Program funds in the past to assist Habitat for Humanity to construct a new home on an existing lot in the City.

The most effective program as measured by the numbers of households assisted to remove barriers for affordable housing, has been the First-Time Homebuyer Program administered by the Community Development Office. That program, using both HOME and Entitlement funds, has assisted an average of 5 households per year for the past 15 years. Funds have been used for down payments and closing costs.



**YMCA - Village Green Apartments**

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

- City of Glens Falls
- Adirondack Veterans House
- AIDS Council of Northeastern New York
- Catholic Charities Domestic Violence Project
- Department of Social Services for Warren and Washington Counties
- Glens Falls Hospital
- Homeless Youth Coalition
- North County Ministries
- Open Door Soup Kitchen
- Peter Young Housing, Industries and Treatment
- Salvation Army, Voices of the Heart
- Warren-Hamilton Community Action Agency
- Warren -Washington Association for Mental Health
- Family Services

This survey is part of the on-going efforts to accurately gather information on homeless individuals and families through the Homeless Management Information System (HMIS), which is partially funded through HUD. Thirteen upstate counties (including Warren and Washington Counties) are part of the Capital Region HMIS system. This data was crucial in the award of \$835,000 to Warren, Washington, and Saratoga counties through HUD's Continuum of Care Homeless Assistance funding request in 2008.

In FY 2009, the Housing Coalition competed for and was awarded \$2,486,827 for Homeless Prevention and Rapid Re-housing. This program (made possible through ARRA funds) provides the flexibility needed to address a whole range of immediate and long-term concerns surrounding the homeless within their service area. These funds are used in a number of ways including but not limited to back rent (eviction prevention), utilities, re-housing, credit repair, budgeting classes, and rent subsidies. This program constitutes an incredibly important element in the homelessness prevention strategy of the Housing Coalition, and has proved effective since its implementation.

### **Addressing the emergency and transitional housing needs of homeless persons**

The agencies that most directly address the emergency and transitional housing needs of homeless persons, as well as the broader special needs populations, are either county or regional level agencies. The agencies play a leading role in addressing the needs of these populations, and include the organizations listed above. The City intends to support their work and will provide public service assistance to a number of groups including, but not limited to:

- WAIT House
- Warren/Hamilton Community Action Agency
- Salvation Army
- Glens Falls Youth Center

These groups deal most directly with emergency and transitional housing needs in the jurisdiction.

In addition, the CoC's strategy for preventing homelessness involves coordination of services among providers with the goals of moving households, particularly households with children, toward permanent housing as soon as possible. This is essentially a diversion program, with a more limited role for transitional housing.

Finally, during this 5-year period, the City will support the efforts of the CoC and its member agencies to establish a permanent emergency shelter. While the location is to be decided, it will likely be in the City, where many critical services as well as the homeless population is concentrated. The City will seek to provide assistance to facilitate that initiative.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The CoC's Strategy for addressing chronic homelessness includes two primary activities:

- Adding Shelter Plus Care units dedicated to chronically homeless persons
- Implementing other initiatives including the development of an affordable Housing Trust Fund and rezoning in communities to allow for additional affordable and congregate housing units

The City's supports this approach, and will continue to emphasize greater coordination among the various agencies that provide services to this population.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The CoC has established a number of policies relating to the discharge of clients to help prevent or limit homelessness. They are:

### *Foster Care*

- Refer youth to any needed social services and give the youth 90 days prior notice, and provide permanency planning services for foster care youth at least 90 days prior to discharge

### *Health Care*

- Individuals who require placement directly from the hospital to their inpatient and/or residential settings such as nursing homes and rehabilitation facilities, are assisted to make such linkages through the NY Connects process which establishes a SPOA

### *Mental Health*

- Upon release, individuals are linked to their county's Single Point of Access (SPOA) which coordinates the implementation of their discharge plan, including arranging for housing, case management, mental health treatment and vocational assistance

### *Corrections*

- For prison discharges, housing specialized treatment needs and employment are the highest priority goals addressed in the discharge planning process. Each discharged youth's comprehensive discharge plan includes an appropriate home placement. Staff at local jails will provide a variety of services, including case management and discharge planning for inmates with mental health disorders. This discharge planning includes linkage to housing assistance programs and to regional SPOA.



**Glens Falls Youth Center**

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City has committed to followed HUD’s Lead-Based Paint Rule and requires all contractors employed as a result of the rehabilitation program to become certified in lead-safe work practices.

Furthermore, the City is aware of the rule change enacted by the EPA through the Renovation, Repair and Painting Rule (RRP) requiring contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, schools, and child care facilities built before 1978 to obtain a lead certification from that agency before performing work.

Finally, the City supplies homeowners (both rehabilitation and home purchase clients) with informational material alerting them to the potential hazards of lead-based paint, and suggests steps they can take to protect themselves and their family in the future.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

For all rehabilitation and home ownership projects, the City requires a lead-based paint hazard assessment report. For all cases where hazards are identified, the City includes in the scope of work for that project, appropriate remediation measures to eliminate those hazards.

Contractors are required to obtain a lead clearance before the completion of the project and final payment.

### **How are the actions listed above integrated into housing policies and procedures?**

These procedures are implemented for each project that receives rehabilitation assistance by the City, and are integrated into program manuals that are maintained in the Community Development Office.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City has developed a strategy to reduce the number of poverty-level families in the jurisdiction that primarily involves:

- Increasing the number and quality of jobs in the community
- Providing assistance to agencies that provide job skills training

#### *Jobs*

The Greater Glens Falls Local Development Corporation (LDC) has been authorized by the City to use Community Development funds, as well as local funds to make loans to private entities that will create jobs. In addition, the LDC has developed Tech Meadows, a new Light Industrial Park on land which the City annexed, to attract new employers, and therefore jobs, to the City. Tech meadows has already attracted a new training facility for the local plumbers and steamfitters union, that is designed to capitalize on the emergency tech industry centered around medical devices in the Glens Falls area, and on the development of the 4.6 Billion dollar computer chip manufacturing facility built by Global Foundries in Malta, just 30 miles south.

The City will continue to look for ways to make investments in the downtown using both entitlement, and other state and federal funds, to support redevelopment projects that result in job creation and other opportunities for low and very-low income families.

#### *Training*

However, job creation is not sufficient in itself to constitute an anti-poverty strategy. In addition, it is necessary to assist lower income persons to develop sufficient skills to benefit from these expanding opportunities or to help prevent poverty among vulnerable populations.

In Warren County, the primary providers of services to assist in this skill development and poverty prevention are not-for-profit sector agencies. The City will support the work of several not-for-profits to help lower income households become better integrated into the economy including:

- Project Option - Administered by the local Community Action Agency, Project Option provides one on one supportive services to individuals who need intensive assistance with basic life skills
- Literacy NENY – Funds will be provided to help provide basic literacy skills to adults to increase their employability.
- Senior Center - Providing funds to the Senior Citizens Center to provide assistance and referrals to low income, elderly residents to gain access to needed services and prevent situations of poverty

- Glens Falls Youth Center – Funds provided to the Youth Center will assist with programs to help at-risk teens who often represent very-low income families

The City will also pursue the development of a pilot worker training program that can be incorporated into the City's housing rehabilitation efforts. While the City's housing rehabilitation projects do not meet the threshold which triggers Section 3 compliance, the CD office will work in the spirit of Section 3 requirements with local contractors to develop a program that provides onsite worker training (apprenticeship) for low and moderate income residents giving them construction skills and training and increasing their employability in an expanding economy.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

In the city of Glens Falls, the community development office function as the hub for all community and economic development activities that take place in the City. In addition, the Community Development Director also functions as the Warren County Economic Development Corporation (EDC) director, thereby increasing operational efficiencies.

Many of the activities directly undertaken with CDBG funds, or indirectly supported through the CD Office and administrative capacity are intended to increase employment opportunities.

In addition, in the past, the City has served as a conduit to assist the Housing Coalition targeting homeless persons to establish a working relationship with the Housing Authority so that they can jointly develop a Shelter Plus Care application. (Under the Continuum of Care concept, Shelter Plus Care is Transitional Housing.) That application would provide additional housing vouchers. While the City is no longer directly involved, the CD Office will continue to coordinate with CoC member agencies to promote job creating and training activities in the jurisdiction.



**W/H CAA - Project Option**



Literacy NENY

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Community Development (CD) Office has direct responsibility for administration of all CDBG funds. The City has established a committee of the Common Council that is charged with overseeing the administration of the program and with the development of new programs. The CD Office monitors the progress in implementing both the current year Action Plan and the Consolidated Plan on a continuing basis. The steps required to implement the City's Program, meet program requirements, and to undertake planning activities are reviewed internally and with the City's consultants monthly. The CD Office provides the CD Committee of the Common Council with periodic reports on the status and progress of its programs.

The City's CD Program typically provides funding to several service organizations and other subrecipients. The subrecipient agreements with each of these organizations receiving funds require reports on program activities and progress and serve as a means of monitoring subrecipients. The City CD Office also monitors progress through the review of the request for disbursements pursuant to the funding agreements. The Community Development Director makes regular on-site visits to ensure compliance with the provisions of the subrecipient agreement, and to verify in-take and eligibility determination procedures.

The city also has in place an extensive system for monitoring and inspecting rehabilitation activities. Projects serving both multi-family and single-family households that have received grant assistance are reviewed and monitored regularly by the city's rehabilitation coordinator. In addition, homeowners and tenants annually receive forms that must be completed and forwarded to the CD office in order to demonstrate compliance with all affordability and income restrictions pursuant to the use of CDBG funds. The CD Office regularly performs M/WBE outreach for contractor and for professional services firms in relation to its rehab and public infrastructure programs.

In addition, the City's Local Development Corporation (LDC) is charged with the administration of the Revolving Loan Fund. All loans made by the LDC require a specific written determination that the loan meets the eligibility standards for use of federal funds. If appropriate, the Glens Falls Urban Renewal Agency will be given responsibility for overseeing any Acquisition/Resale activities.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City has a long history of leveraging state and federal resources in addition to the annual entitlement funds. While CDBG resources have decreased in recent years, the City has been extremely aggressive in pursuing and obtaining a number of other sources to undertake community and economic development activities including:

#### *Prior Programs*

NYS Affordable Housing Corporation - Housing Rehabilitation

NYS RESTORE Program - Emergency home repairs for the elderly

National Grid Infrastructure - Tech Meadows Industrial Park

National Grid Main Street - CBD Façade and Building Improvements

NYS OCR Main Street - CBD Facade & Building

EPA Brownfields - EPA Brownfield Training, risk assessment, and remediation

NYS Brownfields and BOA program – Site remediation and redevelopment planning, various locations

Restore NY ESDC - Warren Street Comm./Res. Redevelopment Project

Upstate Blueprint ESDC - Infrastructure Tech Meadows

US Economic Development Agency - Infrastructure Tech Meadows

NY DOT - Streetscape and Infrastructure Improvements, South Street, Broad Street, Hudson Avenue

HUD Community Challenge - Planning for housing, transportation, code update

USDA – Intermediary Relending Program – Economic Development loans

HUD Sustainable Community - Regional Sustainability Planning

ESDC - Hudson Avenue Parking structure and redevelopment\_

*Pending Programs*

NYS BOA Phase 2 - Site Assessments/Market analysis South Street

EPA Brownfields - EPA Regional Revolving Loan Fund

NYS BOA Phase 1 - Warren Street

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	453,012	49,626	0	502,638	2,000,000	The CDBG Entitlement grant made available to the City has remained around 450,000 for the last several years. The estimate made for the remainder of the comp plan period assumes the entitlement grant average along with project program income.

Table 57 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City anticipates that it will continue to leverage non-entitlement sources in conjunction with CDBG funds. The City will continue to implement programs to undertake a variety of activities funded through alternate sources including:

- NYS HOME program – The City will continue to utilize the NYS HOME program to co-fund home purchase assistance project for eligible households in Glens Falls. Down payment, closing cost, and mortgage subsidy assistance is provided on a per-project basis through both programs
- U.S. EPA Brownfields – The City has completed several EPA brownfield characterization and remediation grants, and is currently implementing an assessment grant to determine which properties in the downtown require remediation, and to eliminate barriers to redevelopment of underutilized or vacant properties.
- Park Street Mixed-Use Development - In cooperation with Empire State Development Corporation, the City was able to leverage state funds to facilitate the construction of a mixed-use parking facility, residential and commercial development in the downtown adjacent to

the Glens Falls Hospital. This project will be undertaken by a private developer

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City will continue to prioritize the reconstruction of curbs, sidewalks, parking, and streetscaping in low/mod areas of the community. These improvements are owned by the City.

In addition, the City, through the Greater Glens Falls LDC, controls a former garment factory within the Fourth Ward, an area determined through the census to have a population that is over 51% low/moderate income. The LDC went to considerable lengths to remediate the building to comply with DEC standards, and is currently marketing the building to private parties for redevelopment. The LDC also now owns 45 South Street, which is being analyzed for mixed-use development.

The City would like to expand the current, seasonal farmers' market to a year-round farmers' market.

**Discussion**

The City has a long history of leveraging state and federal resources in addition to the annual entitlement funds. While CDBG resources have decreased in recent years, the City has been extremely aggressive in pursuing and obtaining a number of other sources listed above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Single Family Housing Rehab	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$80,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Homeownership Assistance	2015	2019	Affordable Housing		Acquisition/Home Purchase Assistance	CDBG: \$20,000	Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Code Enforcement	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$30,000	Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Unit
4	Multifamily-Rental Rehabilitation	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$35,432	Rental units rehabilitated: 2 Household Housing Unit
5	Public Services - Various	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeless Shelter/Homelessness Assistance to At-Risk Youth Assistance to Elderly/Frail Elderly Resident Self-Sufficiency	CDBG: \$66,000	Public service activities other than Low/Moderate Income Housing Benefit: 255 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Curbs and Sidewalks/Streetscape	2015	2019	Non-Housing Community Development		Curbs and Sidewalks/Streetscaping	CDBG: \$115,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3700 Persons Assisted
7	Assistance to Business	2015	2019	Non-Housing Community Development		Job Creation	CDBG: \$12,679	Jobs created/retained: 2 Jobs

Table 58 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Single Family Housing Rehab
	<b>Goal Description</b>	<i>Provide grant assistance on a City-wide basis to assist income eligible homeowners to make needed repairs to make basic improvements to meet at a minimum Section 8 Housing Quality Standards. The City has a goal of assisting 6 households in the 2015 program year</i>
2	<b>Goal Name</b>	Homeownership Assistance
	<b>Goal Description</b>	<i>Assist income eligible households to become homeowners by assisting with down payment and closing costs. The City has a goal of assisting 1 household.</i>
3	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide resources to allow increased code enforcement of substandard housing conditions in low/mod areas of the City.

4	<b>Goal Name</b>	Multifamily-Rental Rehabilitation
	<b>Goal Description</b>	<i>Provide grant assistance on a City-wide basis to property owners with income eligible tenants to make needed repairs to make basic improvements to meet Section 8 Housing Quality standards. The City has a goal of assisting 2 households.</i>
5	<b>Goal Name</b>	Public Services - Various
	<b>Goal Description</b>	The City will provide assistance to a variety of non-profit agencies and organizations that provide services to vulnerable populations including the homeless, very-low income, at-risk youth, frail elderly, mental health, and others.
6	<b>Goal Name</b>	Curbs and Sidewalks/Streetscape
	<b>Goal Description</b>	The City will provide resources to replace deteriorated public infrastructure in low/mod income census tracts. This will include curbs, sidewalks, and streetscaping improvements, including tree replacement and plantings.
7	<b>Goal Name</b>	Assistance to Business
	<b>Goal Description</b>	The City will provide assistance to for profit businesses with the goal of creating at least 2 jobs that are held by or made available to low/moderate income individuals.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City has developed a program to utilize Block Grant funds, including CDBG Entitlement Funds and Program Income available in the 2015 Program Year. The City is scheduled to receive a HUD allocation of \$453,012. This amount represents a small increase over the 2014 allocation. Using the estimated allocation and anticipated program Income in the amount of \$49,626.06, the City has budgeted \$502,638.06 for its FY 2015 program. A majority of the activities proposed are a continuation of activities from the previous programs.

#### Projects

#	Project Name
1	Single Family Housing Rehabilitation
2	Multi-Family Housing Rehabilitation
3	Home Purchase Assistance
4	Housing Program Delivery
5	Code Enforcement
6	Literacy NENY
7	YMCA/Village Green
8	YMCA
9	Senior Center
10	Family Service Association
11	City Scholarship Recreation
12	Warren/Hamilton Community Action Agency - Project Option
13	WAIT House
14	Sidewalks & Curbs - Ward 1
15	Sidewalks & Curbs - Ward 4
16	Sidewalks & Curbs - Ward 5
17	Other Neighborhood Improvements
18	Economic Development - Revolving Loan

**Table 59 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Funds were allocated to activities which addressed high priority needs in designated Low/Mod areas or addressed other priority needs that primarily benefitted low/mod income individuals. Priorities were established based on the extent of need

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Single Family Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Single Family Housing Rehab
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	The City will provide assistance to 6 low/mod income households to make critical home repairs
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that it will assist 6 low/moderate income households
	<b>Location Description</b>	Assistance will be available on a city-wide basis
	<b>Planned Activities</b>	The City estimates that it will assist 6 low/moderate income households
<b>2</b>	<b>Project Name</b>	Multi-Family Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Multifamily-Rental Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$3,543,183
	<b>Description</b>	The City will provide housing rehabilitation assistance to make critical repairs to 2 rental units occupied by low/moderate income households
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 2 households/units will receive assistance.
	<b>Location Description</b>	Assistance will be available on a City-wide basis
	<b>Planned Activities</b>	The City will assist 2 units/households with rental rehab assistance
<b>3</b>	<b>Project Name</b>	Home Purchase Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeownership Assistance

	<b>Needs Addressed</b>	Acquisition/Home Purchase Assistance
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The City will provide home purchase assistance to 1 low/moderate income household. Assistance will include down payment, closing cost, and mortgage subsidy.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that it will assist 1 household with the purchase of a home within the City limits.
	<b>Location Description</b>	This assistance will be available to purchase a home anywhere in the City.
	<b>Planned Activities</b>	The City estimates that it will assist 1 household with the purchase of a home within the City limits.
<b>4</b>	<b>Project Name</b>	Housing Program Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Single Family Housing Rehab Multifamily-Rental Rehabilitation Homeownership Assistance
	<b>Needs Addressed</b>	Housing Rehabilitation Acquisition/Home Purchase Assistance
	<b>Funding</b>	CDBG: \$43,000
	<b>Description</b>	Project delivery funds will be used for professional and soft costs related to housing assistance
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Not Applicable
	<b>Planned Activities</b>	Project delivery funds will be used for professional and soft costs related to housing assistance
<b>5</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	

	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	The City will allocate resources to support code enforcement activities in low/mod areas of the City
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that this activity will lead to the assistance of 30 households
	<b>Location Description</b>	Code enforcement activities will be limited to low/mod areas of the City
	<b>Planned Activities</b>	The City will allocate resources to support code enforcement activities in low/mod areas of the City
<b>6</b>	<b>Project Name</b>	Literacy NENY
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Resident Self-Sufficiency
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The City will provide \$10,000 to Literacy NENY to assist disadvantaged citizens to increase their ability to read. The City has a goal of assisting 25 low/mod individuals.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 25 low and very-low income individuals will be assisted
	<b>Location Description</b>	Services will be provided at 380 Glen St #A, Glens Falls, NY 12801.
	<b>Planned Activities</b>	The City will provide \$10,000 to Literacy NENY to assist disadvantaged citizens to increase their ability to read. The City has a goal of assisting 25 low/mod individuals.
<b>7</b>	<b>Project Name</b>	YMCA/Village Green
	<b>Target Area</b>	

	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Assistance to At-Risk Youth
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The City has also allocated \$5,000 for use in Low/Mod children residing at the Village Green Apartment Complex (assisted housing units) to continue the very successful summer recreation program in partnership with the YMCA and the City Parks and Recreation department. The City, working with the YMCA, has expanded the program to include a reading component. The City has a goal of assisting 20 low/mod youth.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The estimates that it will assist 20 low/mod youth
	<b>Location Description</b>	Village Green Apartment Complex, census tract 702
	<b>Planned Activities</b>	The City has also allocated \$5,000 for use in Low/Mod children residing at the Village Green Apartment Complex (assisted housing units) to continue the very successful summer recreation program in partnership with the YMCA and the City's Parks and Recreation department. The City, working with the YMCA, has expanded the program to include a reading component. The City has a goal of assisting 20 low/mod youth.
<b>8</b>	<b>Project Name</b>	YMCA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Assistance to At-Risk Youth
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	The City has allocated \$12,000 in CDBG Funds to continue to provide a subsidy to City youth in low/mod households to enable them to attend the YMCA summer day camp. The City has a goal of assisting 20 low/mod youth.
	<b>Target Date</b>	7/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 20 low/mod youth will be assisted
	<b>Location Description</b>	Activities will be based out of the Glens Falls YMCA, located at 600 Glen St, Glens Falls, NY 12801.
	<b>Planned Activities</b>	The City has allocated \$12,000 in CDBG Funds to continue to provide a subsidy to City youth in low/mod households to enable them to attend the YMCA summer day camp. The City has a goal of assisting 20 low/mod youth.
<b>9</b>	<b>Project Name</b>	Senior Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Assistance to Elderly/Frail Elderly
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	The City has reserved \$15,000 to assist the Senior Center to expand its Outreach for Seniors program. The City has a goal of assisting 65 seniors.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 65 elderly and frail elderly residents will be assisted
	<b>Location Description</b>	Services will be based out of the Glens Falls Senior Center, located at 380 Glen St, Glens Falls, NY 12801
	<b>Planned Activities</b>	The City has reserved \$15,000 to assist the Senior Center to expand its "Outreach for seniors" program. The City has a goal of assisting 65 seniors.
<b>10</b>	<b>Project Name</b>	Family Service Association
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Resident Self-Sufficiency
	<b>Funding</b>	CDBG: \$5,000

	<b>Description</b>	The City has allocated \$5,000 to provide assistance to Family Services Association, a non-profit offering financing and material assistance to low and very-low income families in need. The City expects to assist 50 individuals.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City expects to assist 50 individuals/families.
	<b>Location Description</b>	Services will be based out of Family Service Association office located at 150 Warren St, Glens Falls, NY 12801
	<b>Planned Activities</b>	The City has allocated \$5,000 to provide assistance to Family Services Association, a non-profit offering financing and material assistance to low and very-low income families in need. The City expects to assist 50 individuals.
<b>11</b>	<b>Project Name</b>	City Scholarship Recreation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Assistance to At-Risk Youth
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	The City has allocated \$2,000 in CDBG Funds to continue to provide a subsidy to City youth in low/mod households to enable them to attend the City's Summer recreation program. The City has a goal of assisting 15 low/mod youth.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that it will assist 15 low/mod at-risk youth.
	<b>Location Description</b>	Services will be available at various locations City-wide.
	<b>Planned Activities</b>	The City has allocated \$2,000 in CDBG Funds to continue to provide a subsidy to City youth in low/mod households to enable them to attend the City's Summer recreation program. The City has a goal of assisting 15 low/mod youth.

12	<b>Project Name</b>	Warren/Hamilton Community Action Agency - Project Option
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Resident Self-Sufficiency
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	The City will provide \$12,000 to the Warren Hamilton Community Action Agency to support Project Option, a program that teaches self-sufficiency and life skills to very low income residents. The City has a goal of assisting 10 low/mod individuals.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that it will assist 10 low/mod individuals
	<b>Location Description</b>	These services will be based out of the Warren/Hamilton CAA offices, located at 190 Maple Street, Glens Falls, NY 12801
	<b>Planned Activities</b>	The City will provide \$12,000 to the Warren Hamilton Community Action Agency to support "Project Option," a program that teaches self-sufficiency and life skills to very low income residents. The City has a goal of assisting 10 low/mod individuals. These services will be available
13	<b>Project Name</b>	WAIT House
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services - Various
	<b>Needs Addressed</b>	Assistance to At-Risk Youth
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The City will provide \$5,000 to assist the Wait House with programming related to emergency and transitional shelter for homeless and at-risk youth. The City has a goal of assisting 10 low/mod youth.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that it will assist 10 low/mod youth

	<b>Location Description</b>	Services will be based out of the WAIT House, located at 10-12 Wait St, Glens Falls, NY 12801
	<b>Planned Activities</b>	The City will provide \$5,000 to assist the Wait House with programming related to emergency and transitional shelter for homeless and at-risk youth. The City has a goal of assisting 10 low/mod youth.
<b>14</b>	<b>Project Name</b>	Sidewalks & Curbs - Ward 1
	<b>Target Area</b>	Ward 1, Census Tract 705
	<b>Goals Supported</b>	Curbs and Sidewalks/Streetscape
	<b>Needs Addressed</b>	Curbs and Sidewalks/Streetscaping
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Community Development funds will be used for the replacement of deteriorated sidewalks, street lighting, and street trees in Ward 1 (Census Tract 705) which has been designated as a low/mod area based on Census Data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 1,400 low/mod persons will benefit from this activity
	<b>Location Description</b>	These activities will be undertaken in Ward 1, or census tract 705.
	<b>Planned Activities</b>	Community Development funds will be used for the replacement of deteriorated sidewalks, street lighting, and street trees in Ward 1 (Census Tract 705) which has been designated as a low/mod area based on Census Data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
<b>15</b>	<b>Project Name</b>	Sidewalks & Curbs - Ward 4
	<b>Target Area</b>	Ward 4, Census Tract 702
	<b>Goals Supported</b>	Curbs and Sidewalks/Streetscape
	<b>Needs Addressed</b>	Curbs and Sidewalks/Streetscaping
	<b>Funding</b>	CDBG: \$25,000

	<b>Description</b>	Community Development funds will be used for the replacement of deteriorated sidewalks & curbs, street lighting, and street trees in Ward 4 (Census Tract 702) which has been designated as a low/mod area based on Census Data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that it will assist 1,335 low/mod persons
	<b>Location Description</b>	The activities will be undertaken in Ward 4, or census tract 702.
	<b>Planned Activities</b>	Community Development funds will be used for the replacement of deteriorated sidewalks & curbs, street lighting, and street trees in Ward 4 (Census Tract 702) which has been designated as a low/mod area based on Census Data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
16	<b>Project Name</b>	Sidewalks & Curbs - Ward 5
	<b>Target Area</b>	Ward 5, Census Tract 701, Block Group 2
	<b>Goals Supported</b>	Curbs and Sidewalks/Streetscape
	<b>Needs Addressed</b>	Curbs and Sidewalks/Streetscaping
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Community Development funds will be used for the replacement of deteriorated sidewalks & curbs, street lighting, and street trees in those portions of Ward 5 (Census Tract 701) which have been designated as a low/mod area based on recent Census Data provided by HUD. The City has goal of reconstructing 400 linear feet of infrastructure.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that is will assist 965 low/mod persons
	<b>Location Description</b>	Activities will be undertaken in low/mod portions of Ward 5, or census tract 701

	<b>Planned Activities</b>	Community Development funds will be used for the replacement of deteriorated sidewalks & curbs, street lighting, and street trees in those portions of Ward 5 (Census Tract 701) which have been designated as a low/mod area based on recent Census Data provided by HUD. The City has goal of reconstructing 400 linear feet of infrastructure.
<b>17</b>	<b>Project Name</b>	Other Neighborhood Improvements
	<b>Target Area</b>	Ward 4, Census Tract 702 Ward 1, Census Tract 705 Ward 5, Census Tract 701, Block Group 2
	<b>Goals Supported</b>	Curbs and Sidewalks/Streetscape
	<b>Needs Addressed</b>	Curbs and Sidewalks/Streetscaping
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Community Development funds will be used for various sidewalks curbs and other neighborhood improvements (infrastructure, street lighting) in areas of the City designated low/mod by census tract. The City has a goal of reconstructing 1,300 linear feet of infrastructure/streetscape.
	<b>Target Date</b>	7/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that it will assist 1000 persons
	<b>Location Description</b>	These activities will be undertaken in areas of the City determined to be low/mod income through census data provided by HUD.
	<b>Planned Activities</b>	Community Development funds will be used for various sidewalks curbs and other neighborhood improvements (infrastructure, street lighting) in areas of the City designated low/mod by census tract. The City has a goal of reconstructing 1,300 linear feet of infrastructure/streetscape.
<b>18</b>	<b>Project Name</b>	Economic Development - Revolving Loan
	<b>Target Area</b>	
	<b>Goals Supported</b>	Assistance to Business
	<b>Needs Addressed</b>	Job Creation
	<b>Funding</b>	:

<b>Description</b>	Program income from the City's Economic Development Revolving loan fund is allocated to recapitalization. The City has a goal of creating 2 jobs that are available to low/mod individuals.
<b>Target Date</b>	7/31/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City has set of goal of the creation of 2 FTE jobs available to or held by low/mod income individuals
<b>Location Description</b>	Assistance will be available City-wide
<b>Planned Activities</b>	The City will provide assistance to a for profit business in order to expand and create additional jobs

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Glens Falls is a small city of less than 15,000 (approx. 14,700 according to the 2012 ACS 5-year estimates). The City is divided into five wards. (These wards have the same boundaries as the five census tracts used by the federal government to collect census data. For the purpose of this narrative, the areas are referred to as Wards rather than Census Tract because Wards are more generally understood geographic areas by the general public.) Wards 1 and 4 (Census tracts 705 and 702), and a portion of Ward 5 (701) qualify as concentrations of low and moderate income areas based on census data available from HUD

- All housing and economic development activities will be available on a City-wide basis
- Code enforcement and public infrastructure projects will be limited to low/mod areas of the City
- All public service activities will be available on a City-wide basis to benefit low/mod residents, but may be provided based at various locations around the City

While the City is increasingly mixed ethnically and racially, there are not now concentrations of racial or ethnic minorities in the City.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Ward 4, Census Tract 702	
Ward 1, Census Tract 705	
Ward 5, Census Tract 701, Block Group 2	

**Table 60 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Funds were allocated to activities which addressed high priority needs in designated Low/Mod areas or addressed other priority needs that primarily benefitted low/mod income individuals. Priorities were established based on the extent of need.

### **Discussion**

The City continues to identify concentrations of low/mod households in which to make strategic investments. The City may consider additional neighborhood surveys in future years, in other wards suspected to have a significant low/mod concentration

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

An analysis of recent census data shows that there is a gap in the number of housing units affordable to low and very low income households in the City. In addition, there appears that incomes have not keeping pace with the increase in the cost of housing.

Therefore, the City has adopted a multi-pronged approach to affordable housing that includes:

- Creating a supportive environment for business expansion and the creation of well-paying jobs
- Incentivizing private developers to preserve a portion of new or renovated apartments as affordable
- Continuing to preserve affordability through CDBG-funded housing rehabilitation and acquisition

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	1
Total	9

**Table 62 - One Year Goals for Affordable Housing by Support Type**

## Discussion

The City's recently completed Community Challenge Planning grant identified the creation of affordable workforce housing in the downtown as a critical piece of the City's economic development strategy moving forward. Other recommended measures include:

- Inclusionary Zoning – mandating a percentage a developed be reserved to low/moderate income households
- Establishing a development size threshold for mandating affordable housing
- Establishing the length of time the units need to be affordable
- Allowing increased density
- Accelerated approval process
- Zoning fee waivers

The City is actively seeking to adopt many of these measures to encourage more affordable housing and infill development in the downtown.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City has a well-established relationship with the Glens Falls Housing Authority, cooperating in several areas including the use of past CDBG and HOME funds to help qualifying Section 8 households to purchase their first home, in the City.

### **Actions planned during the next year to address the needs to public housing**

The GFHA has expressed difficulties in finding affordable units that meet the payment standard to assist households with rental assistance. New, handicapped accessible units are often too expensive for those residents that need it the most, and beyond the reach of the PHA Section 8 voucher program.

The City will address these needs by continuing to provide rental rehabilitation assistance on a City-wide basis. These units will then be available for owners to offer as Section 8 units as appropriate.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City and the GFHA have a formal cooperative effort to identify households that may qualify for the assistance through the City's first time homebuyer program. Under that program, qualifying Section 8 tenants have been made a priority, who then can use utilize the voucher choice program available through HUD, to supplement monthly mortgage costs using Section 8 funds. Nine Section 8 program participants have been assisted to become homeowners through these joint efforts.

The City will continue this relationship by provides funds to continue the homebuyer assistance program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The GFHA is not designated as troubled.

### **Discussion**

The City will continue to work closely with the City in this program year to receive homebuyer client referrals and to provide technical support and guidance as needed, while conducting its rental rehabilitation program.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City's primary strategy to address homelessness and emergency, transitional, and permanent housing needs in the community is to work with the Saratoga North Country Continuum of Care (CoC) and its member agencies to identify opportunities to provide CDBG funds to support activities to address those populations that require those services provided. The City has allocated CDBG funds in the 2015 program year under the "public service" category to provide support for a number of these agencies as described below. In addition, by providing support to these groups, the City is also supporting those that work directly special needs, non-homeless populations as well.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

To quantify the extent of homelessness in the community following the procedures and reporting methodology established by HUD under the Continuum of Care Program, the Housing Coalition is responsible for conducting point in time surveys of the homeless population on a regular basis. The most recent survey identified a total of 70 homeless persons in the CoC service area, of which 5 were unsheltered and 65 were living in transitional or emergency housing. This survey also indicated that most of those either homeless, or at risk, had a variety of special needs including chronic homelessness, severe mental illness, chronic substance abuse, were veterans or victims of domestic violence.

Based on the established needs identified above, the CoC has developed a number of specific objectives for addressing these needs. They are:

- *Create new permanent housing beds for chronically homeless individuals*
- *Increase the percentage of homeless persons staying in permanent housing over 6 months to at least 77%*
- *Increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 85%*
- *Increase the percentage of persons employed at program exit to at least 20%*
- *Decrease the number of homeless households with children*

The City, through its CDBG program, supports these objectives as priorities for the homeless and homeless sub populations within the City. In addition to support for the CoC, the Community Development Office will continue to work with the coalition to expand the housing and services available to the homeless population wherever possible.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

There is an acknowledged need for a general purpose permanent emergency homeless shelter in Glens Falls. Local governments, in cooperation with the CoC are developing a framework for the development of such a facility over the next several years.

In this program year, the City will provide funds to the WAIT Housing, an organization that provides emergency and transitional housing support to homeless and at-risk youth

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

For this program year, the City will rely on the CoC, which has a Strategy for addressing chronic homelessness that includes two primary activities:

- Adding Shelter Plus Care units dedicated to chronically homeless persons
- Implementing other initiatives including the development of an affordable Housing Trust Fund and rezoning in communities to allow for additional affordable and congregate housing units

The City's supports this approach, and will continue to emphasize greater coordination among the various agencies that provide services to this population in the coming program year.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City has placed a strong emphasis on identifying and mitigating those factors that lead to future homelessness, with the goal of homelessness prevention. To that end, the City will provide public service funds to a number of organizations including:

- YMCA/Village Green – Provide funds to low/mod youth to participate in a summer rec program located at the Village Green subsidized apartment complex

- YMCA – Provide assistance to low/mod youth to participate in an off-site summer program
- Senior Citizens – Provide funds to help with outreach services to the elderly and frail elderly
- Family Service Association – Funds to help provide financial and material assistance to low and very low income families
- City Scholarship – Provide funds to low/mod youth to participate in a summer recreation program through the City
- Warren/Hamilton Community Action Agency (W/HCAA) – Provide funds for “Project Option”, a program that works to provide basic self-sufficiency skills for low and very low income residents

In addition, the CoC has established a number of policies relating to the discharge of clients to help prevent or limit homelessness. They are:

#### *Foster Care*

- Refer youth to any needed social services and give the youth 90 days prior notice, and provide permanency planning services for foster care youth at least 90 days prior to discharge

#### *Health Care*

- Individuals who require placement directly from the hospital to their inpatient and/or residential settings such as nursing homes and rehabilitation facilities, are assisted to make such linkages through the NY Connects process which establishes a SPOA

#### *Mental Health*

- Upon release, individuals are linked to their county’s Single Point of Access (SPOA) which coordinates the implementation of their discharge plan, including arranging for housing, case management, mental health treatment and vocational assistance

#### *Corrections*

- For prison discharges, housing specialized treatment needs and employment are the highest priority goals addressed in the discharge planning process. Each discharged youth’s comprehensive discharge plan includes an appropriate home placement. Staff at local jails will provide a variety of services, including case management and discharge planning for inmates with mental health disorders. This discharge planning includes linkage to housing assistance programs and to regional SPOA.

### **Discussion**

In the coming program year, the City will participate in meetings with the Saratoga-North Country CoC, as well as allocate resources for several non-profit members of the CoC that provide services directly related to emergency, transitional, and permanent housing of homeless populations. In addition, the City has placed a strong emphasis on homelessness prevention by assisting agencies that deal directly

with vulnerable and special-needs populations.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

There are a number of policies that the City can employ to ensure the continued provision of affordable housing in the community.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City's recently completed Community Challenge Planning grant identified the creation of affordable workforce housing in the downtown as a critical piece of the City's economic development strategy moving forward. Other recommended measures include:

- Inclusionary Zoning – mandating a percentage a developed be reserved to low/moderate income households
- Establishing a development size threshold for mandating affordable housing
- Establishing the length of time the units need to be affordable
- Allowing increased density
- Accelerated approval process
- Zoning fee waivers

The City is actively seeking to review, discuss, and consider adoption of some of these measures to encourage more affordable housing and infill development in the downtown.

### **Discussion:**

See above

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Glens Falls has allocated its annual CDBG funds for activities that support the goals and objectives identified in the strategic plan. These activities primarily benefit low/moderate income households in the jurisdiction. Included below are a number of actions taken to further support the intention of the CDBG program

### **Actions planned to address obstacles to meeting underserved needs**

During the next year the City will continue its efforts to pursue additional financial resources from a wide range of other federal and state programs to meet its housing, economic development, and public facility, public services, and infrastructure needs. It will continue to work and cooperate with other governments and public and non- profit agencies to address its under-served needs.

The City will continue to maintain a strong relationship with the Saratoga-North Country CoC and its member organizations in order to address these needs, and has programmed funds to assist a number of these groups that deal directly with disadvantaged populations.

### **Actions planned to foster and maintain affordable housing**

The City's primary strategy to foster and maintain affordable housing includes:

- Continue to allocate funds to undertake owner-occupied and rental housing units, placing affordability restrictions on completed units
- Continue to allocate funds to provide home purchase assistance for low/mod income households, thereby preserving the affordability of units
- Work closely with the Glens Falls Housing Authority to identify rehabilitated units that meet Section-8 standards and that are affordable to low and very-low income clients
- Consider implementing recommendations from the City's Community Challenge Planning Grant including: Inclusionary Zoning – mandating a percentage a developed be reserved to low/moderate income households  
Establishing a development size threshold for mandating affordable housing  
Establishing the length of time the units need to be affordable  
Allowing increased density  
Accelerated approval process  
Zoning fee waivers

### **Actions planned to reduce lead-based paint hazards**

The City has estimated that nearly 70% of all housing rehabilitation activities undertaken in past years have involved lead-based paint remediation. In addition, a majority of the housing supply in Glens Falls was built before 1978, suggesting the presence of lead based paint in a large proportion of homes.

The City has allocated funds in this program year to assist low/mod households with the repair and purchase of units throughout the City. As part of this assistance, the City will cause to be prepared, a lead-based paint risk assessment for each unit to identify potential hazards. For those units receiving rehabilitation assistance, lead paint hazards will be addressed in the scope of work given to the contractor conducting repairs.

### **Actions planned to reduce the number of poverty-level families**

The City will take a number of steps during the program year to reduce the number of poverty-level families in the jurisdiction which involve coordination with the regional CoC, and pursuing a strategy of providing assistance to area non-profits that deal directly with vulnerable populations. Anti-poverty measures therefore include allocating resources to:

- YMCA/Village Green – Provide funds to low/mod youth to participate in a summer recreation program located at the Village Green subsidized apartment complex
- YMCA – Provide assistance to low/mod youth to participate in an off-site summer program
- Senior Citizens – Provide funds to help with outreach services to the elderly and frail elderly
- Family Service Association – Funds to help provide financial and material assistance to low and very low income families
- City Scholarship – Provide funds to low/mod youth to participate in a summer recreation program through the City
- Warren/Hamilton Community Action Agency (W/HCAA) – Provide funds for “Project Option”, a program that works to provide basis self-sufficiency skills for low and very low income residents

In addition, the City will continue to offer direct economic development assistance to business that will create jobs that are held by or made available to low/mod income individuals. By creating job opportunities, the City can help to alleviate poverty in the jurisdiction.

### **Actions planned to develop institutional structure**

The Community and Economic Development (CD) Office is a City department which reports directly to the Mayor and the Common Council. In the next year, the City will continue to utilize and build on the administrative structure developed through the *Glens Falls Economic Development Group (GFEDG)*, which is comprised of the CD Office and staff, Glens Falls Industrial Development Agency, Glens Falls Urban Renewal and the Greater Glens Falls Local Development Corporation. The EDG, through its partners, has extensive experience in implementing and administering, in partnership with qualified and experienced consultants, federal and state programs. In addition, the EDG promotes new and existing business growth in Glens Falls by providing a single portal to all incentive and assistance programs available at the local level. These programs include:

- Low interest loans for working capital, equipment, inventory, acquisition and renovation
- Facade program for exterior of buildings

- Issuance of revenue bonds, taxable and non-taxable bonds, lease sale agreements, installment sales agreements
- Payment in Lieu of Tax Agreements (PILOTs)
- Partnering with Warren County for start up business counseling program
- Workforce development
- Coordinate with Federal, State, Regional Economic agencies & offices
- Connect with financial institutions

The Community Development Office continues to be closely integrated into all EDG agencies. Each of these agencies operates independently of the CD Office but work closely with CD staff.

Finally, under a shared services agreement with the Warren County EDC, Community Development will remain under the supervision and management of Edward Bartholomew. This will result in increased efficiency and will support the City in its economic development efforts.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The Community Development Director, on behalf of the City of Glens Falls, remains very involved with the Saratoga-North Country CoC, and will continue to attend regular meetings held over the course of the program year. This will facilitate further coordination between the City and the organizations that provide services to homeless and special-needs populations.

The City anticipates working with the CoC to identify additional housing opportunities for the homeless and other disadvantaged populations, particularly exploring the development of a general permanent emergency shelter.

The City has allocated funds to directly benefit local non-profit public service agencies including:

- Warren/Hamilton Community Action Agency
- YMCA
- WAIT House
- Family Service Association
- Literacy NENY
- Senior Center

**Discussion:**

Please see above

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

See below

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	49,626
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>49,626</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**Discussion:**

Please see above

## Attachments

**Grantee SF-424's and Certification(s)**



**SF 424**

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

**SF 424**

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet

Date Submitted	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
City of Glens Falls		NY302480 GLENS FALLS	
42 Ridge Street		Organizational DUNS 080456916	
Street Address Line 2		Organizational Unit	
Glens Falls	New York	Department	
12801	U.S.A.	Division	
<b>Employer Identification Number (EIN):</b>		Warren County	
14-6002198		Program Year Start Date 8-1	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: City		Specify Other Type	
<b>Program Funding</b>		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Titles Annual Entitlement Grant including Housing Rehabilitation, Public Facilities and Services, & Economic Development Activities		Description of Areas Affected by CDBG Project(s)	
SCDBG Grant Amount \$453,012		City-wide, including census tracts 701,702,703,704 &705	
\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$49,626		Other (Describe)	
Total Funds Leveraged for CDBG based Project(s) \$502,636			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOME-based Project(s)		
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)
\$HOPWA Grant Amount:	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)		
<b>Emergency Shelter Grants Program</b>		14.231 ESG
ESG Project Titles		Description of Areas Affected by ESG Project(s)
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for ESG-based Project(s)		
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?
Applicant Districts 20	Project Districts 20	<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> No Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A Program has not been selected by the state for review
Person to be contacted regarding this application John Diamond, Mayor		
Edward	Middle Initial	Bartholomew
Community & Eco. Dev. Director	518-761-3833	518-788-5029
gfeb@nycap.m.com	www.cityofglensfalls.com	Other Contact
Signature of Authorized Representative		Date Signed 6/10/15



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

<input type="checkbox"/>	This certification does not apply.
<input checked="" type="checkbox"/>	This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

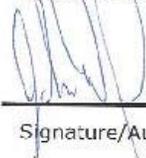
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



6/10/15

Signature/Authorized Official

Date

John Diamond

Name

Mayor

Title

42 Ridge Street

Address

Glens Falls, NY 12801

City/State/Zip

518-761-3804

Telephone Number

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014, 2015, 2016, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

City of Glens Falls

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**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



6/10/15

Signature/Authorized Official

Date

John Diamond

Name

Mayor

Title

42 Ridge Street

Address

Glens Falls, NY 12801

City/State/Zip

518-761-3804

Telephone Number

This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Community Development Office	42 Ridge Street	Glens Falls	Warren	NY	12801

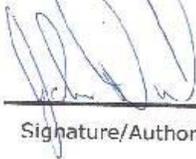
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



Signature/Authorized Official

6/10/15

Date

John Diamond

Name

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## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Point-in-Time Count and other information</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Lisa Coutu, Program Analyst Office of Community Services for Warren and Washington Counties</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Information related to homeless and special-needs numbers, as well as facility supply and needs was provided. Washington County Office of Community Services provides staff for the Saratoga-North Country Continuum of Care.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>A majority of this information is required by HUD as part of the CoC process.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This data covers the entire jurisdiction. Some information that is not collected includes rural homeless numbers, as well as certain categories of homeless.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This data is based on the 2014 point-in-time count, adjusted for this year.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This data set is in progress.</p>