

Executive Summary

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

1. Introduction

Overview

The City of Glens Falls has an estimated 14,574 persons, as per the US Census 5-yr. data for the 2010-2014 period. It is located 50 miles north of the City of Albany. 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 (CDBG) Program only. The City is typically allocated \$400,000-\$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 regularly competes for HOME funding.

The City has been allocated \$445,264 for the 2016 fiscal year. Due to federal budget cuts, the City's CDBG allocations have steadily decreased over the past several years. The FY 2016 amount is a 2% decrease from 2015 (a decline of over 27% from the FY 2010 level of \$609,095). The City also anticipates Program Income in the amount of \$44,828, with \$14,398 allocated to the LDC Economic Development Revolving Loan Fund, and \$30,430 which is programmed for Community Development (CD) activities.

Since Jan., 2010 Edward Bartholomew has held the position of Economic and Community Development Director. He also serves as CEO of: Glens Falls Local Development Corporation (LDC), Glens Falls Industrial Development Agency (IDA), and the Adirondack Gateway Council, Inc. (AGC). The City of Glens Falls entered into a shared services agreement with the Warren County Economic Development Corporation (EDC) which permits cost sharing, efficiency, and savings for these entities. Mr. Bartholomew continues to administer the CD office along with a long time CD employee.

The CD Office is directly involved in many community development activities, and the City has been very successful in attracting other state and federal funds to implement related projects that have been identified as priorities in the City's Five Year Consolidated Plan.

The CD Office directly administers and coordinates other housing and Community Development program activities, and works cooperatively with the Glens Falls Housing Authority, Urban Renewal Agency, Greater Glens Falls LDC, Glens Falls IDA, AGC, and a number of other federal and state agencies together with regional economic development agencies.

The CD office directly administers the City's First Time Homebuyers Program, housing rehabilitation programs, and coordinates a number of State and federally funded programs (brownfields, streetscape, and various infrastructure and street/highway improvements).

This Action Plan is for year 2 of the City's 2015-2019 Consolidated Plan. It is produced as the basis for the formal disposition of CDBG entitlement funds for the 2016 fiscal year. The Action Plan covers a range of community development efforts that seek to address issues such as:

- Housing – affordability, accessibility, housing condition
- Public Services – critical services for the elderly, homeless, urban poor
- Economic Development – job opportunities for low/moderate (L/M) income persons
- Infrastructure – deteriorating infrastructure in L/M income neighborhoods
- Homeless Needs – strategies for homeless housing needs
- Other Special Needs – identifying/addressing needs of at-risk populations

The City anticipates allocating nearly all funds toward activities that benefit L/M income households. However, this plan addresses community and economic development needs city-wide, and provides the basis for leveraging other State and federal funds to complement CDBG-funded activities and other City programs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City has developed objectives 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 funds, HOME (competitive), and private sources:

Housing and Homelessness

- Provide grant assistance Citywide to income eligible homeowners and property owners with L/M income tenants for repairs to meet at a minimum Section 8 Housing Quality standards.
- Assist income eligible households to become homeowners with down payment, closing costs and repairs.
- Support regional and not-for-profit organization efforts to develop facilities and services to meet homeless needs.
- Work with/support efforts of the Homeless Housing and Youth Coalition to obtain rental assistance and develop facilities and services for the targeted clientele.

- Work with local agencies and private partners on a pilot project to renovate a tax sale house for a qualifying veteran.

Neighborhood and Public Facilities Improvements

- Investigate creating a target area in Ward 5 including Murray St. playground.
- Continue integration of code enforcement efforts and housing rehabilitation in L/M income neighborhoods to ensure health and safety of residents.
- Utilize CD funds in combination with other resources to complete tree planting, curbs, sidewalks, lighting in L/M income neighborhoods.
- Replace some recreational equipment in East Field and Montcalm St. parks.

Economic Development

- Provide loan assistance to businesses/non-profits to create new employment for L/M income persons.
- Provide public improvements to support projects creating jobs available to L/M income persons.
- Provide assistance to public/non-profit owned facilities that principally serve lower income groups.
- Undertake planning and infrastructure activities to support the CBD as a destination for arts, sporting, cultural facilities, entertainment and retail activities.
- Undertake planning and grantsmanship efforts to support development of industrial and commercial sites.
- Continue to work with adjacent municipalities and regional economic development groups.
- Provide planning and assistance for adaptive reuse of existing buildings/infill development to create new jobs for L/M income persons.
- Promote efforts to attract manufacturing and other businesses that provide better paying jobs and promote Smart Growth Policies.
- Promote workforce development initiatives to strengthen employment and training opportunities for L/M income residents.
- Undertake efforts to improve energy efficiency/savings for all City/Municipally owned facilities and further steps to develop new, local clean energy sources to benefit economic development initiatives.

Public Services

- Provide financial assistance to the YMCA and the City's recreation department to support youth programs that serve "at-risk" and/or L/M income youth.
- Provide assistance to the Senior Citizens Center for outreach services.
- Support efforts of social service agencies to provide services to persons with disabilities.
- Provide financial support to the Glens Falls Youth Center.

- Provide financial assistance to the W/H CAA to support Project Option to help L/M income individuals and families achieve self-sufficiency.
- Provide an onsite program for children at Village Green subsidized apartment complex.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 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 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 identified as priorities in prior planning efforts.

The CD Office directly administers and coordinates other housing and community development activities, working cooperatively with a several local agencies including the Glens Falls Housing Authority, Housing Coalition, Homeless Coalition, Urban Renewal Agency, IDA, LDC, Warren County Economic Development Corporation (EDC), Warren/Hamilton Community Action Agency (W/HCAA), Greater Glens Falls Senior Citizen Center, NAACP Glens Falls Chapter, Family Services, Tri-county United Way, and Continuum of Care.

Glens Falls has been successful in leveraging other State and federal funds through the CD office, and continues to administer the City's First Time Homebuyer Program, and 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.

The City's CDBG program has consistently met the goals and objectives identified in prior Consolidated and Action Plans, which included addressing needs that focused on the local economy, downtown, residential neighborhoods, and improving regional cooperation. The City has historically allocated a majority of its CDBG funds toward housing rehabilitation activities, followed by infrastructure/public facilities, public services, and economic development activities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City has an adopted Citizen Participation Plan which outlines the process that will be followed in developing and amending the Consolidated Plan and corresponding Annual Action Plans. The City held two public hearings for the FY 2016 Action Plan, as well as a series of public "On the Road" input and informational meetings in each Ward, followed by more focused meetings with specific organizations.

Public Hearings

The purpose of the first public hearing, held January 26, 2016, 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 since 2010, and 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 immediately before, and scheduled with the regular Common Council meeting.

After the development of the draft Year Two Action Plan and the proposed FY 2016 Action Plan budget, a second public hearing was held April 26, 2016. This hearing was also held immediately before, and scheduled with the regular Common Council meeting.

Informational materials were made available at each of the Public Hearings, summarizing how Community Development funds had been allocated over the past program years (2010-2015), and outlining the proposed FY 2016 Action Plan budget and CDBG allocations by activity. The draft plan was made available at the library and the CD office more than 30 days prior to its submittal to HUD.

The public hearing process did not result in inquiries or requests from the public.

"On the Road" Public Neighborhood Meetings

A series of meetings were held in January and March of 2016, one in each of the five (5) Wards, to solicit comments and suggestions from the community. Meetings were held at several local schools and in the community room of the Village Green Apartments, a large, 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 L/M income wards (including areas determined by survey to be at least 51% L/M income). Those present were also given brochures detailing the City's rehabilitation and first time homebuyer programs, both designed to assist only L/M 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 CD Committee also met with the not-for-profit organizations that are proposed to receive funding under this 2016 Second Year Program: Warren/Hamilton Community Action Agency, YMCA, WAIT House, Family Service Association, Literacy NENY, Senior Center, City Recreation Department, YWCA/Village Green, and the Glens Falls Youth Center. These meetings provided the opportunity to discuss goals and accomplishments, in addition to the need to hold CDBG budgets steady from the prior year due to funding limitations.

Additional Outreach

Outreach efforts also included contacting other stakeholders including: Warren/Washington Office of Mental Health, Warren/Washington ARC, Adirondack/Glens Falls Transportation Council, various departments within the City of Glens Falls, and the Open Door Soup Kitchen The Community Development office, as a result of its responsibilities, solicits proposals, information, and comments from a wide range of service agencies in the development of the Annual Action Plan program and budget.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The ward meetings, focus meetings, and additional outreach effort resulted in a number of valuable discussions and insights.

The primary item brought up city-wide was an appreciation of the City's housing rehabilitation and first-time home buyers programs. Citizens were also pleased to know of efforts to coordinate dedicated code enforcement efforts with housing rehabilitation in the lowest income wards. Lack of property maintenance, and cleanliness of neighborhoods were examples noted.

Residents were concerned about the condition of infrastructure in their neighborhood, such as storm sewers, curbs and sidewalks. This is consistent with comments obtained through the 2015-2019 Consolidated Plan and First Year Action Plan Program process. In general citizens want to see a neighborhood approach taken for infrastructure improvements, i.e. integration of sidewalks, street trees, curbing, etc., especially when water/sewer/highway repairs or improvements are made.

An emphasis was made on improving neighborhood recreation facilities and parks. These comments included the need to continue work at the East Field and Montcalm Park playground and recreational facilities.

The Fifth Ward council member suggested development of a target area to include the Murray Street playground, which requires updating, and to improve the estimated 25-30 homes in the area. Although funding is not available for Fifth Ward playground needs at this time, the CD Office concurs to take a survey.

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.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	GLENS FALLS	
CDBG Administrator	GLENS FALLS	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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AP-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 and continuing 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 that develop 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/moderate income 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/moderate populations.

The Community Development Office will continue its cooperative efforts with the Greater Glens Falls Local Development Corporation, (LDC) the IDA, 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, area real estate firms, area banks, and mortgage companies. 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 (CoC), 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 80 homeless persons in the CoC service area, of which none were unsheltered. All persons identified as homeless 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 jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Glens Falls Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Glens Falls Area Youth Center
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the Glens Falls Youth Center to identify needs for homeless and at-risk youth in the City.

3	Agency/Group/Organization	Glens Falls Family YMCA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
4	Agency/Group/Organization	Greater Glens Falls Senior Citizens Center Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the Glens Falls Senior Center to identify and address needs of the elderly population in the City. This has resulted in CD funds provided by the City.
5	Agency/Group/Organization	Warren/Washington County Homeless Youth Coalition Inc. dba WAIT HOUSE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City 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.
6	Agency/Group/Organization	Literacy New York Greater Capital Region
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with Literacy NY to help provide literacy services to low/moderate income individuals. The City has supported the group through the CD program.
7	Agency/Group/Organization	Warren/Hamilton Community Action Agency
	Agency/Group/Organization Type	Services-Education Other government - Federal
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
8	Agency/Group/Organization	Greater Glens Falls Local Development Corporation
	Agency/Group/Organization Type	Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
9	Agency/Group/Organization	Glens Falls NAACP
	Agency/Group/Organization Type	Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

10	Agency/Group/Organization	Adirondack/Glens Falls Transportation Council
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works closely with the A/GFTC to assess transportation and infrastructure issues that impact economic development and job opportunities in the region and in the City proper.
11	Agency/Group/Organization	Town of Queensbury
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The EDC consults with the Town on a variety of issues related to homelessness and economic development.
12	Agency/Group/Organization	Village of South Glens Falls
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Brownfields, sewer capacity
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The AGC consults with the Village on a variety of issues related to economic development, brownfields, and sewer capacity.

13	Agency/Group/Organization	Adirondack Gateway Council
	Agency/Group/Organization Type	Regional organization Planning organization Non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Saratoga North Country CARES, Inc.	The City consults with this organization to address the needs of the homeless and lower income population in its jurisdiction.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City collaborates with surrounding communities including the Town of Queensbury, and the Town of Moreau, 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 plan addresses 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 remain important to the City.

AP-12 Participation – 91.105, 91.200(c)

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

Two public hearings were held regarding this proposed second year Action Plan program. One hearing was held January 16, 2016 before a program had been developed. That hearing highlighted the past use of funds, types of projects eligible, amount of funds allocated to the City and a list of possible activities that have been considered for inclusion in the program. That hearing was also used to summarize the City's progress on its previously approved CD activities.

A second public hearing was held on April 26, 2016 at which time activities anticipated to be funded were outlined. The public hearings were held at the beginning of regularly scheduled Common Council meetings of the public present and representatives of the official newspaper, the Glens Falls Post Star.

A series of "On the Road" neighborhood public meetings to review the existing program and to develop the 2016 Action Plan Program were held. Notices of these meetings were on the City Webpage and in the official local newspaper, The Post Star. These meetings were open to the public and held in all five City wards:

- Ward 1 January 27th 2016, Abraham Wing School
- Ward 2 January 28th, 2016, Jackson Heights School
- Ward 3 March 2nd, 2016, Glens Falls Middle School
- Ward 4 March 3rd, 2016, Village Green Apartments - Community Room
- Ward 5 March 9th, 2016, Big Cross School

The Director of the CD office met with the not-for-profit organizations that are proposed to receive funding under this FY 2016 Second Program Year: Literacy Volunteers, YMCA/Village Green, YMCA, Glens Falls Senior Citizens, Family Services, City Recreation Department, Glens Falls Youth Center, Warren-Hamilton Community Action, and WAIT House.

Outreach efforts also included contacting a number of other stakeholders including but not limited to:

- Glens Falls Housing Authority
- Housing Coalition
- NAACP
- Warren/Washington Office of Mental Health
- Warren/Washington ARC
- Adirondack/Glens Falls Transportation Council
- Various departments within the City of Glens Falls

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 Hearing	Non-targeted/ broad community	Common Council General Public	A comment from the Ward One council member was received.	N/A	http://ny-glensfalls2.civicplus.com/Archive.aspx?AMID=&Type=&ADID=1124

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)
2	Public Meeting	Minorities Non-targeted/ broad community Residents of Public and Assisted Housing	Local residents from each ward in which a meeting was held attended.	1. Requalify additional areas of the City 2. Involve code enforcement to assess rehabilitation needs 3. Continue to make neighborhood infrastructure improvements	N/A	
3	Internet Outreach	Non-targeted/ broad community	N/A	None to date	N/A	http://ny-glensfalls2.civicplus.com/index.aspx?nid=59
4	Not for Profit Service Agencies	Service providers for L/M income persons	Meetings are required as a condition of funding	Maintain funding levels	N/A	

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)
5	Stakeholder Meetings	Minorities Persons with disabilities Residents of Public and Assisted Housing	Outreach is welcomed.	Comments are reflected throughout the Year 2 Annual Action Plan.	N/A	
6	Newspaper Ad	Non-targeted/ broad community	The CD office published the proposed budget in the local newspaper.	N/A	N/A	

Table 4 – Citizen Participation Outreach

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 Improvements
- 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 Communities - Regional Sustainability Planning
- ESDC - Hudson Avenue Parking structure and redevelopment, Glens Falls Civic Center
- NYS BOA Phase 2 - Site Assessments/Market analysis South Street and Warren Street

- EPA Brownfields - EPA Regional Revolving Loan Fund
- NYS BOA Phase 1 - Warren Street

Current Programs

- NYS Dept. of State Local Efficiency Program – Municipal wastewater capacity planning
- NYS Dept. of State Brownfield Opportunity Area (BOA) – Broad, South, and Warren Street corridors
- US EPA Brownfields Coalition Assessment (Hudson River – Adirondack Redevelopment Coalition) – Environmental assessments & abandoned property reuse evaluations
- US EPA Workforce Investment Job Training (Hudson River Regional Job Training Initiative) – recently completed, additional funding requested
- AGC Regional Sustainable Planning Grant

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	445,264	44,828	0	490,092	1,200,000	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 Consolidated Plan period assumes the entitlement grant average along with project program income.

Table 5 - 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.
- Hudson Ave. 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 L/M 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 US Census to have a population that is over 51% L/M 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.

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 - 91.420, 91.220(c)(3)&(e)

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: \$81,176	Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	Homeownership Assistance	2015	2019	Affordable Housing		Acquisition/Home Purchase Assistance	CDBG: \$30,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Code Enforcement	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$15,000	Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Units
4	Multifamily-Rental Rehabilitation	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$25,000	Homeowner Housing Added: 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: \$78,500	Public service activities other than Low/Moderate Income Housing Benefit: 715 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: \$105,000	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: \$14,398	Jobs created/retained: 2 Jobs

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Single Family Housing Rehab
	Goal Description	Provide grant assistance on a city-wide basis to assist income eligible homeowners to make needed repairs for basic improvements to meet at a minimum Section 8 Housing Quality Standards. The City has a goal of assisting 4 households in the 2016 program year.
2	Goal Name	Homeownership Assistance
	Goal Description	Assist income eligible households to become homeowners by assisting with downpayment and closing costs. The City has a goal of assisting 2 households.
3	Goal Name	Code Enforcement
	Goal Description	Provide resources to allow increased code enforcement of substandard housing conditions in low/moderate income areas of the City.
4	Goal Name	Multifamily-Rental Rehabilitation
	Goal Description	Provide grant assistance on a city-wide basis to property owners with income eligible tenants to make needed repairs for basic improvements to meet Section 8 Housing Quality Standards. The City has a goal of assisting 2 households.

5	Goal Name	Public Services - Various
	Goal Description	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	Goal Name	Curbs and Sidewalks/Streetscape
	Goal Description	The City will provide resources to replace deteriorated public infrastructure in low/moderate income Census Tracts. This will include curbs, sidewalks, and streetscaping improvements, including tree replacement and plantings.
7	Goal Name	Assistance to Business
	Goal Description	The City will provide assistance to for-profit businesses with the goal of creating at least 2 jobs, held or made available to low/moderate income individuals.

Table 7 – Goal Descriptions

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 91.215(b):

The City estimates that it will complete the rehabilitation and repair of approximately 80 units of affordable owner-occupied and rental housing over the 2015-2019 Consolidated Plan 5-year period. This assistance will be directed toward very low, low, and moderate income households. In addition, within the same timeframe 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.

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 2016 Program Year. The City is scheduled to receive \$445,264 in the HUD allocation. This amount represents a decrease of \$7,748 from the 2015 allocation. Using the estimated allocation and anticipated program Income in the amount of \$44,828, the City has budgeted \$490,092 for its FY 2016 program. A majority of the activities proposed are a continuation of activities from the previous programs.

#	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	Glens Falls Youth Center
15	Sidewalks & Curbs - Ward 1
16	Sidewalks & Curbs - Ward 4
17	Sidewalks & Curbs - Ward 5
18	Other Neighborhood Improvements
19	Economic Development - Revolving Loan
20	Planning and Administration

Table 8 – 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/moderate income areas or addressed other priority needs that primarily benefitted low/moderate income individuals. Priorities were established based on the extent of need.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Single Family Housing Rehabilitation
	Target Area	
	Goals Supported	Single Family Housing Rehab
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$81,176
	Description	The City will provide assistance to 6 low/mod income households to make critical home repairs
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that it will assist 4 low/moderate income households.
	Location Description	Assistance will be available on a citywide basis.
	Planned Activities	
2	Project Name	Multi-Family Housing Rehabilitation
	Target Area	
	Goals Supported	Multifamily-Rental Rehabilitation

	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$25,000
	Description	The City will provide housing rehabilitation assistance to make critical repairs to 2 rental units occupied by low/moderate income households
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City will provide housing rehabilitation assistance to make critical repairs to 2 rental units occupied by low/moderate income households.
	Location Description	Assistance will be available on a citywide basis.
	Planned Activities	The City will assist 2 units/households with rental rehabilitation assistance.
3	Project Name	Home Purchase Assistance
	Target Area	
	Goals Supported	Homeownership Assistance
	Needs Addressed	Acquisition/Home Purchase Assistance
	Funding	CDBG: \$30,000
	Description	The City will provide home purchase assistance to 2 low/moderate income households. Assistance will include down payment, closing cost, and mortgage subsidy.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist 2 households with the purchase of a home within City limits.
	Location Description	This assistance will be available to purchase a home anywhere in the City.

	Planned Activities	
4	Project Name	Housing Program Delivery
	Target Area	
	Goals Supported	Single Family Housing Rehab Multifamily-Rental Rehabilitation Homeownership Assistance
	Needs Addressed	Housing Rehabilitation Acquisition/Home Purchase Assistance
	Funding	CDBG: \$43,000
	Description	Project delivery funds will be used for professional and soft costs related to housing assistance
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Project delivery funds will be used for professional and soft costs related to housing assistance.
5	Project Name	Code Enforcement
	Target Area	Ward 4, Census Tract 702 Ward 1, Census Tract 705 Ward 5, Census Tract 701, Block Group 2
	Goals Supported	Code Enforcement
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$15,000

	Description	The City will allocate resources to support code enforcement activities in low/moderate income areas of the City.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that this activity will lead to the assistance of 30 households.
	Location Description	Code enforcement activities will be limited to low/moderate income areas of the City.
	Planned Activities	The City will allocate resources to support code enforcement activities in low/moderate income areas of the City.
6	Project Name	Literacy NENY
	Target Area	
	Goals Supported	Public Services - Various
	Needs Addressed	Resident Self-Sufficiency
	Funding	CDBG: \$10,000
	Description	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.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 25 low and very-low income individuals will be assisted.

	Location Description	Services will be provided at 380 Glens St., Glens Falls, NY 12801.
	Planned Activities	The City will provide \$10,000 to Literacy NE NY to assist disadvantaged citizens to increase their ability to read. The City has a goal of assisting 25 low/moderate income individuals.
7	Project Name	YMCA/Village Green
	Target Area	Ward 4, Census Tract 702
	Goals Supported	Public Services - Various
	Needs Addressed	Assistance to At-Risk Youth
	Funding	CDBG: \$5,000
	Description	The City has allocated \$5,000 to use for low/moderate income 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/moderate income youth.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist 20 low/moderate income youth.
	Location Description	Village Green Apartment Complex, Census Tract 702

	Planned Activities	The City has allocated \$5,000 to use for low/moderate income 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/moderate income youth.
8	Project Name	YMCA
	Target Area	
	Goals Supported	Public Services - Various
	Needs Addressed	Assistance to At-Risk Youth
	Funding	CDBG: \$12,000
	Description	The City has allocated \$12,000 in CDBG Funds to continue to provide a subsidy to City youth in low/moderate income households to enable them to attend the YMCA summer day camp. The City has a goal of assisting 20 low/moderate income youth.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates 20 low/moderate income youth will be assisted.
	Location Description	Activities will be based out of the Glens Falls YMCA, located at 600 Glen St., Glens Falls, NY 12801.
Planned Activities	The City has allocated \$12,000 in CDBG Funds to continue to provide a subsidy to City youth in low/moderate income households to enable them to attend the YMCA summer day camp. The City has a goal of assisting 20 low/moderate income youth.	
9	Project Name	Senior Center
	Target Area	

	Goals Supported	Public Services - Various
	Needs Addressed	Assistance to Elderly/Frail Elderly
	Funding	CDBG: \$15,000
	Description	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.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 65 elderly and frail elderly residents will be assisted.
	Location Description	Services will be based out of the Glens Falls Senior Center, located at 380 Glen St., Glens Falls, NY 12801.
	Planned Activities	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.
10	Project Name	Family Service Association
	Target Area	
	Goals Supported	Public Services - Various
	Needs Addressed	Resident Self-Sufficiency
	Funding	CDBG: \$5,000
	Description	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.
	Target Date	7/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	The City expects to assist 50 individuals/families.
	Location Description	Services will be based out of the Family Service Assosiation office located at 150 Warren St., Glens Falls, NY 12801.
	Planned Activities	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.
11	Project Name	City Scholarship Recreation
	Target Area	
	Goals Supported	Public Services - Various
	Needs Addressed	Assistance to At-Risk Youth
	Funding	CDBG: \$3,500
	Description	The City has allocated \$3,500 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/moderate income youth.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist 15 low/moderate income youth.
	Location Description	Services will be available at various locations citywide.

	Planned Activities	The City has allocated \$3,500 in CDBG Funds to continue to provide a subsidy to City youth in low/moderate income households to enable them to attend the City's Summer recreation program. The City has a goal of assisting 15 low/moderate income youth.
12	Project Name	Warren/Hamilton Community Action Agency - Project Option
	Target Area	
	Goals Supported	Public Services - Various
	Needs Addressed	Resident Self-Sufficiency
	Funding	CDBG: \$13,000
	Description	The City will provide \$13,000 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/moderate income individuals.
	Target Date	7/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that it will assist 10 low/moderate income individuals.
	Location Description	These services will be based out of the Warren/Hamilton Community Action offices, located at 190 Maple St., Glens Falls, NY 12801.
Planned Activities	The City will provide \$13,000 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/moderate income individuals.	
13	Project Name	WAIT House
	Target Area	
	Goals Supported	Public Services - Various

	Needs Addressed	Assistance to At-Risk Youth
	Funding	CDBG: \$5,000
	Description	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/moderate income youth.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist 10 low/moderate income youth.
	Location Description	Services will be based out of WAIT House, located at 10-12 Wait St., Glens Falls, NY 12801.
	Planned Activities	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/moderate income youth.
14	Project Name	Glens Falls Youth Center
	Target Area	
	Goals Supported	Public Services - Various
	Needs Addressed	Assistance to At-Risk Youth
	Funding	CDBG: \$10,000
	Description	Funds will be used to provide financial assistance to support the activities of the Glens Falls Youth Center, an organization that provides services to low/moderate income homeless and at-risk youth.
	Target Date	7/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	The City estimates a total of 500 at-risk, low/moderate income youth will be assisted.
	Location Description	All activities will take place at 60 Montcalm St., Glens Falls, NY 12801.
	Planned Activities	Funds will be used to provide financial assistance to support the activities of the Glens Falls Youth Center, an organization that provides services to low/moderate income homeless and at-risk youth.
15	Project Name	Sidewalks & Curbs - Ward 1
	Target Area	Ward 1, Census Tract 705
	Goals Supported	Curbs and Sidewalks/Streetscape
	Needs Addressed	Curbs and Sidewalks/Streetscaping
	Funding	CDBG: \$25,000
	Description	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/moderate income area based on Census data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 1,400 low/moderate income persons will benefit from this activity.
	Location Description	These activities will be undertaken in Ward 1, or Census Tract 705.

	Planned Activities	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/moderate income area based on Census data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
16	Project Name	Sidewalks & Curbs - Ward 4
	Target Area	Ward 4, Census Tract 702
	Goals Supported	Curbs and Sidewalks/Streetscape
	Needs Addressed	Curbs and Sidewalks/Streetscaping
	Funding	CDBG: \$25,000
	Description	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/moderate income area based on Census data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist 1,335 low/moderate income persons.
	Location Description	The activities will be undertaken in Ward 4, or Census Tract 702.
	Planned Activities	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/moderate income area based on Census data provided by HUD. The City has a goal of reconstructing 625 linear feet of infrastructure.
17	Project Name	Sidewalks & Curbs - Ward 5
	Target Area	Ward 5, Census Tract 701, Block Group 2

	Goals Supported	Curbs and Sidewalks/Streetscape
	Needs Addressed	Curbs and Sidewalks/Streetscaping
	Funding	CDBG: \$15,000
	Description	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/moderate income area based on recent Census Data provided by HUD. The City has goal of reconstructing 400 linear feet of infrastructure.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist 965 low/moderate income persons.
	Location Description	Activities will be undertaken in low/moderate income portions of Ward 5, or Census Tract 701.
	Planned Activities	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/moderate income area based on recent Census Data provided by HUD. The City has goal of reconstructing 400 linear feet of infrastructure.
18	Project Name	Other Neighborhood Improvements
	Target Area	
	Goals Supported	Curbs and Sidewalks/Streetscape
	Needs Addressed	Curbs and Sidewalks/Streetscaping
	Funding	CDBG: \$40,000

	Description	Community Development funds will be used for various sidewalks curbs and other neighborhood improvements (infrastructure, street lighting) in areas of the City designated low/moderate income by census tract. The City has a goal of reconstructing 1,300 linear feet of infrastructure/streetscape.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist 1,000 low/moderate income persons.
	Location Description	These activities will be undertaken in areas of the City determined to be low/moderate income through Census data provided by HUD.
	Planned Activities	Community Development funds will be used for various sidewalks curbs and other neighborhood improvements (infrastructure, street lighting) in areas of the City designated low/moderate income by Census tract. The City has a goal of reconstructing 1,300 linear feet of infrastructure/streetscape.
19	Project Name	Economic Development - Revolving Loan
	Target Area	
	Goals Supported	Assistance to Business
	Needs Addressed	Job Creation
	Funding	CDBG: \$14,398
	Description	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/moderate income individuals.
	Target Date	7/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	The City has set a goal of 2 FTE jobs to be created for positions to be held by low/moderate income individuals.
	Location Description	Assistance will be available citywide.
	Planned Activities	The City will provide assistance to a for-profit business so that additional jobs will be created through business expansion.
20	Project Name	Plannind and Administration
	Target Area	
	Goals Supported	Single Family Housing Rehab Multifamily-Rental Rehabilitation Homeownership Assistance Public Services - Various Curbs and Sidewalks/Streetscape Assistance to Business Code Enforcement
	Needs Addressed	Housing Rehabilitation Acquisition/Home Purchase Assistance Homeless Shelter/Homelessness Curbs and Sidewalks/Streetscaping Assistance to At-Risk Youth Assistance to Elderly/Frail Elderly Resident Self-Sufficiency Job Creation
	Funding	CDBG: \$98,018
	Description	FUNDS TO BE USED FOR THE IMPLEMENTATION AND ADMINISTRATOIN OF THE PROGRAM

Target Date	7/31/2017
Estimate the number and type of families that will benefit from the proposed activities	All planning and administrative funds are used to for the implementation and administration of the CDBG program.
Location Description	All planning and administrative funds are used to for the implementation and administration of the CDBG program, citywide and for targeted US Census tracts and block groups as described in this Year Two Action Plan for the 2015-2019 Consolidated Plan.
Planned Activities	These funds are to be used for the implementation and administration of the program.

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 (estimated at 14,574 according to the 2014 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 tracts 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/moderate income areas of the City
- All public service activities will be available on a City-wide basis to benefit low/moderate income 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

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

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

The City continues to identify concentrations of low/moderate income 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/moderate income concentrations.

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 kept 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

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

Table 11 - One Year Goals for Affordable Housing by Support Requirement

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

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's recently completed HUD 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 (GFHA), 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. To date nine Section 8 program participants have been assisted to become homeowners through these joint efforts.

The City will continue this relationship by providing 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 GFHA 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 2016 program year under the "public service" category to provide support for a number of these agencies as described below. By providing support to these groups, the City is also supporting those that work directly with special needs, and non-homeless populations.

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 (CoC), 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 80 homeless persons in the CoC service area, of which none were unsheltered. All persons identified as homeless 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 House, 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/moderate income youth to participate in a summer recreation program located at the Village Green subsidized apartment complex

- YMCA – Provide assistance to low/moderate income 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/moderate income 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 Single Point of Access (SPOA).

Mental Health

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

Corrections

- In the discharge planning process housing, specialized treatment needs, and employment are the highest priority goals addressed. 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 connections to housing assistance programs and to the 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.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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 HUD 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 housing, economic development, 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 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/moderate 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;
- Inclusionary Zoning – mandating a percentage of development 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;
 - Accelerating the approval process; and

- Waiving zoning fees

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/moderate income 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/moderate income youth to participate in a summer recreation program located at the Village Green subsidized apartment complex
- YMCA – Provide assistance to low/moderate income 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/moderate income 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/moderate 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 Economic Development 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	44,828
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
Total Program Income:	44,828

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.