



CITY OF ELMIRA, NEW YORK



2015-2019 Consolidated Plan

2015-2016 Annual Action Plan

Prepared for the U.S. Department of Housing and Urban Development

June 2015



Executive Summary

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

1. Introduction

In accordance with federal laws and the rules and regulations of the U.S. Department of Housing and Urban Development (HUD), the City of Elmira must prepare a Consolidated Plan in order to receive federal funding for certain affordable housing and community development activities under the Community Development Block Grant (CDBG) and Home Investment Partnerships programs. The Consolidated Plan is a planning document and also fulfills the application requirements governing these two programs. This Consolidated Plan will cover the time period beginning July 1, 2015 and ending June 30, 2020 and will be annually updated through the completion of Annual Action Plans.

As required, the City of Elmira's Consolidated Plan will accomplish the following:

- assess the City's affordable housing and community development needs
- analyze the City's housing market based primarily on data from the U.S. Census Bureau
- consult with community stakeholders and citizens
- articulate the City's goals, priorities, and strategies to address identified needs
- describe the actions the City and its partners will take to implement strategies for affordable housing and community development with anticipated resources.

The City of Elmira must ensure that activities or projects funded with CDBG funds meet one of the three statutory objectives: 1. Benefit low/moderate income residents/areas; 2. Prevent or eliminate slum and blight either on an area or spot basis; and 3. Meet an urgent need (for example, in the case of a natural disaster). The HOME Partnerships program is meant to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

The City has identified numerous community development needs and have identified five key objectives that it hopes to accomplish during the next five years. During the development of this Five Year Consolidated Plan, the City was informed that it will be receiving \$1,067,918 in CDBG funding and \$222,636 in HOME funding for Program Year 2015-2016. The Strategic Plan and funding allocated to specific objectives and outcomes is an estimation assuming that funding levels remain consistent, however the City has no way of predicting future funding for these vital community development programs. This plan also anticipates leveraging additional state, federal, and local funding to address the needs of the community and the City as well as its partners will continue to be diligent in seeking additional funding for the community. This will be the final five-year Consolidated Plan period, where the City will be required to committ a significant portion (over one-third) of its current annual

CDBG allocation to repay the Section 108 Loan which was used in 1999 to construct the First Arena located in downtown Elmira. This obligation has significantly limited the investment of CDBG funding into the community and through August 2019, the City of Elmira will be committing an additional \$1,512,525 of CDBG funding to fulfill this obligation.

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

The objectives and outcomes identified in the Consolidated Plan focus on five key areas which serve to capture the community's needs and priorities as well as information from the housing and homeless needs assessment and market analysis.

1. Quality Affordable Housing: Create quality rental and owner-occupied housing with improved/new availability that fits within and enhances Elmira's existing neighborhoods and builds off of existing community assets including access to vital community services such as grocery stores, neighborhood parks, community centers, and public transportation. Based on the housing needs assessment data from the 2007-2011 American Community Survey, 55 City renter households live in substandard housing as defined as lacking complete plumbing or kitchen facilities although based on consultation with community agencies, there are a greater number of properties that are not safe or sanitary but unfortunately that number cannot be quantified through local data. Both renter and owner households have high cost burdens. The sustainability of the housing should also be addressed through incorporating energy efficiency measures utilizing CDBG and HOME funding or funding offered through NYSERDA. Based on market analysis data, 78% of the Owner-Occupied units and 69% of the Renter-Occupied units were built prior to 1950. The City of Elmira plans on continuing to improve the owner-occupied housing stock but will be issuing a request for proposals to address the rental housing stock by leveraging Low Income Housing Tax Credits.

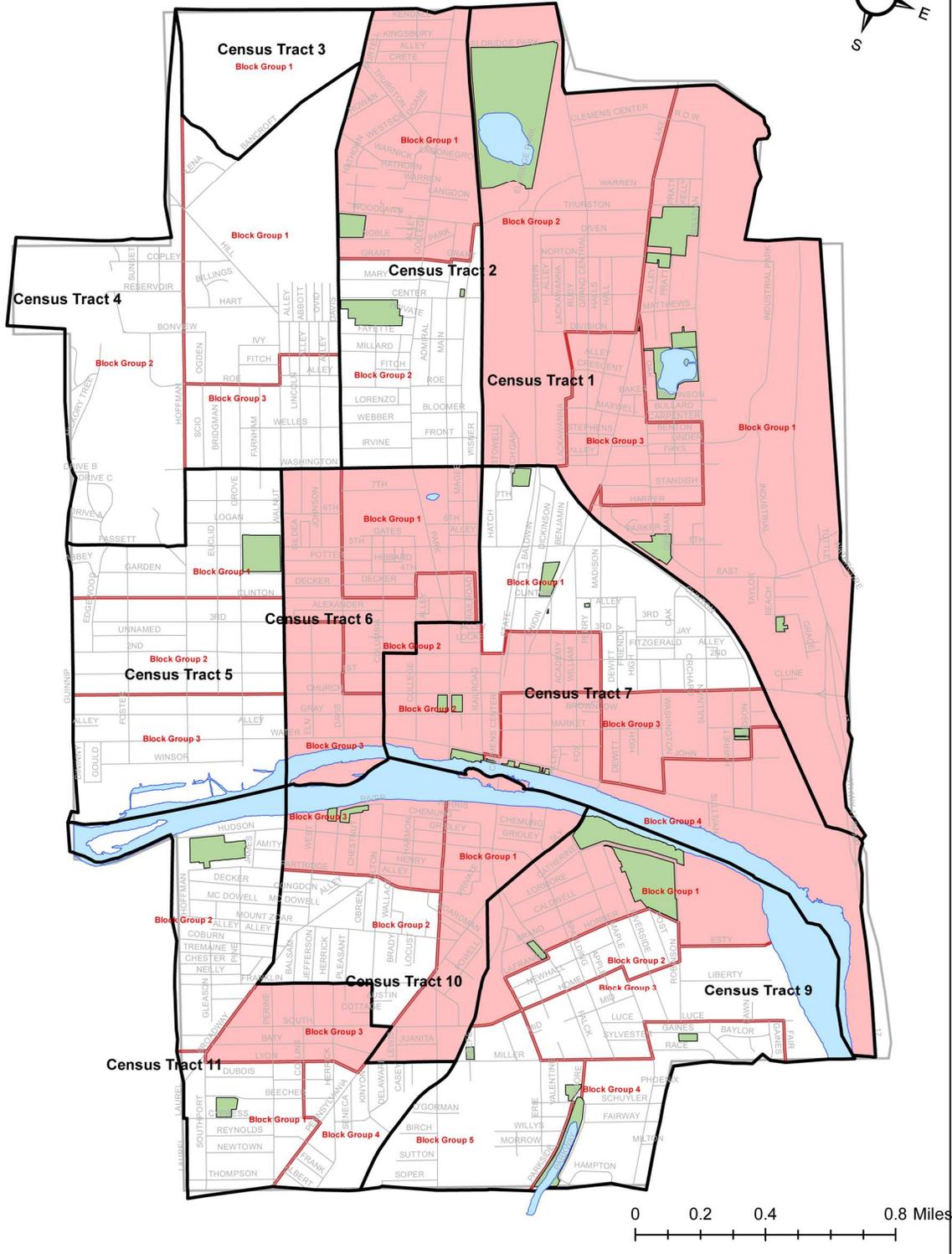
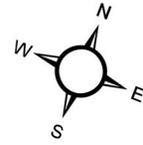
2. Strengthening Elmira's Neighborhoods: Enhancing a suitable living environment and neighborhoods through support of public services particularly those geared towards youth in low-income neighborhoods; elimination of spot slum/blight through demolition of deteriorated properties; public improvements to streets and sidewalks, and streetscape enhancements; and improvements to park facilities that serve low/moderate income residents are key objectives. Measurement of individuals served or impacted through public services or public improvements will be tracked for activities undertaken. The Elmira Low/Moderate Income Area Map shows where 51% or greater of the residents are considered low/moderate income based data obtained from the U.S Census.

3. Alleviate and Prevent Homelessness: A national as well as a local priority is alleviating and preventing homelessness. Shelter is a basic human need and the goal continues to be sheltering those that are homeless or helping to avoid homelessness for individuals and families. The City of Elmira subgrants with Catholic Charities of Chemung/Schuyler for homeless services as does the Chemung County Department of Human Services.

4. Revitalization of the Downtown Core: Focus on revitalizing Elmira's downtown core through the redevelopment of vacant properties including sustainable infill development on the 100 block of West Water Street is an objective. This includes continued support of facade and building renovation programs, in particular those that leverage New York Main Street funding. Streetscape enhancements and public improvements within the downtown are also a vital component.

5. Business Development: Involves providing assistance to help new businesses, especially small business entrepreneurs and existing businesses expand. The overall goal is to create sustainable jobs for lower income, unemployed, or under-employed persons and a more robust and sustainable economy for the City of Elmira. Priority is on creating jobs that provide a living wage, identified as a gap within the community.

City of Elmira Low-Mod Income Areas



Elmira Low/Mod Area Map

3. Evaluation of past performance

Annually, the City of Elmira submits to HUD what is known as a Consolidated Annual Performance and Evaluation Report (CAPER) which evaluates the City's performance related to the projects that were funded with CDBG and HOME funds.

During the period covered by the previous Consolidated Plan (2010-2014), the City of Elmira focused efforts on addressing the condition of owner-occupied housing units and since July 2010, has improved 151 owner-occupied housing units and invested over \$1.5 million in CDBG and HOME funds. During the same time period, the City expended \$248,000 to improve the condition of 5 rental units occupied by individuals within 0-80% of the Median Family Income. The focus on owner-occupied rehab during the past five years combined with the statistic that 45.8% of the total housing units are renter-occupied according to the 2009-2013 American Community Survey has led the City to make it a goal to improve the condition of the City's rental housing stock. The HUD Buffalo Field Office Fair Housing and Equal Opportunity Division also noted in its 2014 Community Assessment that an impediment to fair housing was the lack of resources committed to improving the City's rental housing. Between 2010-2012, there was concentrated effort placed on stabilizing the 300 block of West Gray Street with four properties rehabilitated including 2 owner-occupied units and 5 rental units that was the only area where federal funding was targeted. An evaluation of past performance has led the City to choose the goal of leveraging New York State Low Income Housing Tax Credits (LIHTC) with HOME funds in order to promote the development and rehabilitation of quality and sustainable rental units utilizing a scattered site model that promotes neighborhood revitalization. It is the goal of the City to leverage existing planning efforts and invest in a scattered site project sponsored by a developer with a strong track record of utilizing LIHTC and who is selected through a competitive Request for Proposal process. Due to constraints on administration and available funding as well as regulations, the City of Elmira does not currently have the capacity to administer a rental rehabilitation program for local landlords.

Substantial CDBG funds during the past five years have been invested in public infrastructure (streets, sidewalks) and facilities (parks). The City of Elmira was able to successfully leverage Creating Healthy Places funding from the New York State Department of Health and local foundations to leverage CDBG investment in the City's parks including purchasing new playground equipment and making accessibility improvements. The parks still lack equipment/activities for teens and amenities for the elderly which will become a greater focus.

Lastly, this will be the final five-year Consolidated Plan period, where the City will be required to commit a significant portion (over one-third) of its annual CDBG allocation to repay the Section 108 Loan which was used in 1999 to construct the First Arena located in downtown Elmira. This obligation has significantly limited the investment of CDBG funding into the community.

4. Summary of citizen participation process and consultation process

Significant efforts were made to obtain citizen participation and improve upon the consultation process during the development of the City of Elmira's 2015-2019 Consolidated Plan. Three neighborhood meetings were held throughout January 2015 at different locations within the City. During these

meetings citizens were provided an overview of the consolidated planning process and eligible uses of CDBG and HOME funds. Community Development staff also facilitated discussions with residents and key stakeholders and participants identified community development priorities. The City of Elmira also surveyed the public regarding what they saw as priorities and received 184 responses. The Department of Community Development continues to have a small Citizen Advisory Committee which provided input into the process and assisted in the evaluation of public services requests for Program Year 2015-2016 funding. As required, the City held a public hearing on February 23, 2015 which was advertised in the Star Gazette.

Feedback was also sought from community agencies including a stakeholder meeting with organizations geared towards providing services to youth, coalition and committee meetings (Poverty Reduction Coalition, Housing Coalition, and Creating Healthy Places), and agency advisory meetings for example with Catholic Charities of Chemung/Schuylers. These meetings were helpful in helping to identify needs, gaps in services, and priorities.

5. Summary of public comments

The City of Elmira has attached public comments received at the public hearing held on February 23, 2015. A 30-day public comment period was observed from April 23, 2015- May 22, 2015, however no comments were received. Below is a brief narrative summary based on input received during neighborhood meetings conducted and from the Public Hearing that was held.

- A meeting held at Southside Community Center on January 15, 2015 in which 15 participants signed in identified the following priorities: 1. Youth/Mentoring Programs, 2. Better sharing of information (communication) within the community, 3. Better transportation (more buses and routes); and 4. Need for small businesses. It is significant to note that at this meeting a newly formed group named "Mothers Helping Mothers" attended which is a grassroots efforts for single mothers led by a first-time homebuyer assisted through the City and Catholic Charities' program.
- A meeting held at Faith Temple church on January 27, 2015 in which 23 participants signed in identified the following priorities: 1. Road/sidewalk conditions (walkability); 2. Deteriorated houses (specifically rentals from absentee landlords); 3. Code Enforcement; 4. Youth Services. Faith Temple is a very engaged, multi-generational, multi-ethnic church on the City's north east side. Although not all of the meeting attendees were from the church community, there was a significant number of them.
- Two individuals spoke at the public hearing held on February 23, 2015 including an agency representative from Catholic Charities Housing Counseling and First-Time Homebuyer Program and a participant in the First-Time Homebuyer Program.
- The City of Elmira received 93 written comments/suggestions as part of the survey that was conducted via surveymonkey. These comments expressed a broad spectrum of suggestions, ideas, and needs. Themes that kept reappearing included the need for better paying jobs/businesses downtown, code enforcement, improvements to public infrastructure (streets

and sidewalks), housing concerns regarding absentee landlords, lack of quality rental housing or appropriate housing for persons with disabilities, and the need for a safer community.

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

All comments were accepted as part of the plan and have been attached.

7. Summary

Accomplishing the main objectives and key outcomes as set forth in the 2015-2019 Consolidated Plan will continue to be a challenge amidst uncertainty regarding future funding levels of the CDBG and HOME Programs. The CDBG program was reduced by one percent between 2014 and 2015 and the HOME Program suffered a ten percent reduction. As depicted by the below table, CDBG and HOME funding is far below funding previously received by the City despite increased accountability through HUD's reporting system and inflation. The City of Elmira continues to face issues related to an aging housing stock and housing providers that have difficulty finding quality housing for those they serve. Low income neighborhoods are struggling with issues of blight and code violations, vacant properties, and infrastructure including roads and sidewalks that are aged and in poor condition. There is also slow economic growth and vacant and abandoned commercial properties downtown as well as in areas that were historically industrial. Non-profit service providers continue to face funding challenges despite a significant need for services particularly as it relates to youth. Increased coordination, collaboration, and the leveraging of resources (human and financial) will continue to be critical during the next five years. This Consolidated Plan does not attempt to address all of the needs identified but rather it attempts to prioritize needs and invest in programs and projects that will have a significant impact on low to moderate income residents and the community as a whole. Beginning in May 2015, the City will also be developing a new Comprehensive Master Plan which will replace the City's 1998 Master Plan. The data and input received for the Comprehensive Master Plan will be incorporated into the 2016 Annual Action Plan and future community development plans.

Grant	2007	2008	2009	2010	2011	2012	2013	2014	2015
CDBG	\$1,401,759	\$1,350,663	\$1,368,297	\$1,482,302	\$1,237,845	\$1,020,075	\$1,077,388	\$1,079,191	1,067,918
HOME	\$365,433	\$354,030	\$393,708	\$392,623	\$347,705	\$227,324	\$210,316	\$247,313	\$222,636

Table 1 - Change in Federal Community Development Funding

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.

Agency Role	Name	Department/Agency
CDBG Administrator		Elmira Urban Renewal Agency
HOME Administrator		Elmira Urban Renewal Agency

Table 2 – Responsible Agencies

Narrative

The City of Elmira as an entitlement community under the federal Community Development Block Grant (CDBG) Program and Participating Jurisdiction under the HOME Program is required to submit a Five Year Consolidated Plan and an Annual Action Plan. The Elmira City Council is responsible for authorizing the submission to the U.S. Department of Housing and Urban Development (HUD) and for conducting public hearings. The City of Elmira's Department of Community Development (formerly known as the Elmira Urban Renewal Agency) has been delegated the responsibility through a subrecipient agreement of acting as the CDBG and HOME administrators on behalf of the City which entails putting together all planning and evaluation documents.

Consolidated Plan Public Contact Information

The Consolidated Plan contact person is Jennifer Miller, Director of Community Development. The public is encouraged to submit written comment via mail 317 East Church Street, Elmira, NY 14901 or via email at jennmiller@cityofelmira.net. The Department of Community Development may also be reached by calling (607) 737-5691.

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

1. Introduction

At the crux of the development of the City of Elmira's 2015-2019 Consolidated Plan was consultation and while it is difficult to consult with every organization within the community, significant strides were made to be as inclusive as possible and obtain input from a cross section of the community. The Department of Community Development was able to piggy-back off of various coalition and agency meetings and a PowerPoint presentation about the Consolidated Plan process was distributed to inform agency participants about the importance of the Plan. A significant focus of consultation efforts included social service agencies that serve low-income individuals and families with housing and other basic needs. Community Development staff initiated consultation efforts in fall 2014 and throughout the winter of 2015 while developing the Consolidated Plan.

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 of Elmira Department of Community Development piggy-backed off of various coalition meetings to consult with agencies and organizations about the Consolidated Plan and solicit feedback regarding priorities. Community Development staff presented to the Chemung County Housing Coalition, Poverty Coalition, Creating Healthy Places Steering Committee, and Catholic Charities Program Advisory Committee. Organizations represented included the following: Catholic Charities of Chemung, Habitat for Humanity, Near Westside Neighborhood Association, Cornell Cooperative Extension, Elmira Psychiatric Center, AARP, Arnot Health, Chemung ARC, Elmira Downtown Development, and the Elmira-Chemung Transportation Council. Chemung County departments consulted included: Department of Human Services (including the Commissioner and the Children and Family Services Division, Health), Planning Department, Office for the Aging and Long-Term Care, and the Youth Bureau. The Youth Bureau convened a meeting with 12 youth organizations representing the three operating youth centers within the City, recreational programs, YWCA, Glove House, Comprehensive Interdisciplinary Developmental Services (C.I.D.S), Elmira City Youth Court.

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

The Director of Community Development serves on the Continuum of Care Board and participates in monthly conference calls. The Director of the Continuum of Care participated in a Catholic Charities Program Advisory Committee meeting and discussion about the City of Elmira's Consolidated Plan in January 2015. Catholic Charities has hired an individual focused on outreach of homeless and that individual for the second year in a row has led Chemung County's Point in Time (PIT) Count and

participated in the Program Advisory meeting. During the development of the Consolidated Plan, the Director of the Continuum of Care and City's Director of Community Development coordinated a meeting with the Elmira Mayor and City Manager to provide education about the Continuum of Care process. In addition, the City of Elmira has been consulting with the Continuum of Care regarding the need to address the condition of the City's rental housing stock and during the spring of 2015 preliminary discussions have begun regarding identifying whether a veterans housing project could be implemented in the City and identifying housing developments to assist with this endeavor.

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

The City of Elmira does not receive ESG funding from HUD however the Director of Community Development has participated in the Continuum of Care as a Board representative since 2014. The City's Department of Community Development is consults with Catholic Charities of Chemung Schuyler as the administrator of the HMIS for the NY-501 CoC as data is obtained to report to HUD.

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 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Catholic Charities of Chemung/Schuylar
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Elmira's Director of Community Development participated in a Program Advisory Committee meeting held on January 12th where feedback was sought on the Consolidated Plan. Catholic Charities management staff were present. Catholic Charities also convenes the Chemung County Housing Coalition and the City of Elmira is a participant and the City's Consolidated Plan was on the agenda at their January 21st meeting. It is anticipated that the outcome of this consultation will help lead to the development quality affordable housing and the better education of tenants and landlords about their rights and responsibilities.
2	Agency/Group/Organization	Elmira Chemung Transportation Council
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Public Transportation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Elmira- Chemung Transportation Council is the Metropolitan Planning Organization (MPO) and as such it is their mission to help build regional agreement on transportation investments and to better balance highway, mass transit and other needs, leading to more cost effective solutions to transportation problems. The ECTC is responsible for the planning and programming of any transportation project that includes Federal Highway Administration (FHWA) or Federal Transit Administration (FTA) funding. The City of Elmira serves on their Policy and Planning Committee. Community Development consulted their existing plans and ECTC staff participated in public meetings to hear transportation concerns from residents.
3	Agency/Group/Organization	Chemung County Youth Bureau
	Agency/Group/Organization Type	Services-Children Other government - County
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chemung County Youth Bureau were engaged during the process through a joint meeting on January 22, 2015 hosted by the City's Community Development Department and Chemung County Youth Bureau of youth agencies within the community to discuss the needs of youth and gaps in services. A total of 12 youth agencies attended the meeting include (YWCA, Comprehensive Interdisciplinary Developmental Services (C.I.D.S.), Glove House, 3 city community centers, Elmira City Youth Court, and Chemung County Children and Family Services.
4	Agency/Group/Organization	Elmira Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Director of Community Development and the Elmira Housing Authority Executive Director met on December 3, 2014 to discuss the Elmira Housing Authority in context of the City of Elmira.
5	Agency/Group/Organization	Chemung County Department of Human Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Commissioner of Human Services was consulted during two different occasions as it related to the development of the City's 2015 Consolidated Plan including at a Catholic Charities Program Advisory Meeting as well as during a meeting at the Department of Human Services in which Catholic Charities and Legal Assistance of Western NY participated on February 11th. The anticipated outcome is sharing of knowledge of the constraints the Department of Human Services has as well as a mutual agreement that there is a need for more quality affordable housing.
6	Agency/Group/Organization	Chemung County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Community Development and the Executive Director of Chemung County Habitat for Humanity met on January 15th. Habitat for Humanity within the last several months has created an Executive Director position which is the first time that the organization has paid staff. Habitat for Humanity shared the projects that they have planned for Elmira.
7	Agency/Group/Organization	Chemung ARC
	Agency/Group/Organization Type	Services-Persons with Disabilities Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Department of Community Development met with the Family Support Services Director regarding the services that Chemung ARC (now known as ARC of Chemung) provides to individuals with intellectual and developmental disabilities and their families in the Chemung County area. An anticipated outcome of the consultation or area of improved coordination is working together to identify more suitable housing for individuals and families they serve in the City of Elmira that are outside of a certified site and either living independently or able to transition to a more independent setting. ARC of Chemung and the City of Elmira have recently coordinated on developing a Community Garden in one of the City's parks that is located near their main facility.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no specific agency types that were purposely not consulted during the development of the Consolidated Plan, however it is difficult to consult with every agency within a community. The City of Elmira will be continuing to outreach to agencies within the next year as the Annual Action Plan is implemented and there will be additional opportunities for consultation as the City embarks on developing a new Comprehensive Maste Plan.

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	Institute for Human Services, Inc.	The Continuum of Care works to create, support and sustain effective strategies to end homelessness within a five county region and the City's goal is to address homelessness within the City of Elmira. Catholic Charities of Chemung/Schuyler is heavily engaged in the CoC and receives funding through the CoC.
Southern Tier Regional Economic Development Plan	Empire State Development	This plan was considered as the City's goals of fostering business development and revitalizing the downtown core overlap with the goals of the Southern Tier Regional Economic Development Council's Strategic Plans on creating opportunity.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Elmira-Chemung Bicycle, Pedestrian, Trail 2035	Elmira-Chemung Transportation Council	It is a goal of both plans to support infrastructure investments (public improvements) that improve safety, promote connectivity, and ensure the integration of transportation and land use planning.
I-86 Corridor Study	Three Rivers Development	During the development of the Consolidated Plan, the City of Elmira became part of a new regional planning team dedicated to developing an aggressive strategic plan that results in economic growth along the corridor of interstate roadways from I-99 at the New York State border with Pennsylvania to the I-86 Elmira interchange. Economic development and the creation of jobs continues to be a priority for the City of Elmira within this Consolidated Plan and the City's participation in this regional effort is seen to be compatible.

Table 4 – 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(l))

During the development of the Consolidated Plan, the City of Elmira became part of a new regional planning team dedicated to developing an aggressive strategic plan that results in economic growth along the corridor of interstate roadways from I-99 at the New York State border with Pennsylvania to the I-86 Elmira interchange. The I-86 stakeholder and steering committee membership includes leaders representing government, major manufacturers, entrepreneurs, educational institutions, healthcare organizations, economic development agencies and other leaders from West Steuben and East-Central Chemung Counties. Economic development and the creation of jobs continues to be a priority for the City of Elmira within this Consolidated Plan and the City's participation in this regional effort is seen to be compatible.

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

During the preparation of the City of Elmira's 2015- 2019 Consolidated Plan citizens were engaged throughout the process. The Department of Community Development hosted three neighborhood meetings on the Consolidated Plan during the month of January, a survey was distributed, and a public hearing was held on February 23, 2015. Neighborhood meetings were held at three different locations including the Southside Community Center (youth center), Faith Temple Church (a multi-ethnic, multi-generational faith community), and the White Eagles civic club. During the neighborhood meetings, Community Development staff shared with residents about the Consolidated Plan process and prior uses of CDBG and HOME funds. After a brief presentation, participants then broke into smaller groups and had the opportunity to brainstorm problems/gaps and services and select from those what they felt were priority needs. These discussions along with results from 184 surveys completed and comments from the public hearing greatly impacted goal-setting for the Consolidated Plan. Comments received reaffirmed the need to continue to focus on the housing stock and begin to address concerns related to rental housing as well as stabilizing neighborhoods and doing a better job sharing information regarding programs that are available to assist residents.

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)
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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	Survey	Non-targeted/broad community	A total of 184 responses were received with 78.26% of the respondents identifying themselves as residents and 21.74% identifying themselves as an Agency representative .	A total of 93 comments were received by survey respondents. A copy of the survey results is included as an attachment under public comments received. Respondents identified whether services/programs/improvements were a High Need, Medium Need, Low Need, or No Need. Anti-crime programs and youth services had the highest percentage of individuals rank them as High Need with 59.12% and 52.41% respectively. A highest percentage of respondents ranked Neglected/Abused Children Centers/Services as a high need at 55.31% followed by mental health services at 53.23%. A total of 61.67% of respondents felt that street improvements are a	Comments that were not accepted were those that were derogatory and did not pertain to community development issues or a CDBG/HOME eligible activity.	https://www.surveymonkey.com/s/ElmiraCommunityPlan

Consolidated Plan

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	Three neighborhood meetings were held on the following dates: January 8, 2015 (Northwest side); January 15, 2015 (Southside); and January 27, 2015 (north east side). Each of the meetings were held between 6:00pm-8:00pm and were specifically on the 2015-2019 Consolidated Plan. A total of 33 individuals signed in at the meetings.	Comments received included prioritizing needs in the community and programs. Residents indicated that youth mentoring programs are a priority particularly for middle school and high school youth, need for small businesses, better transportation, and sharing of what is available in the community. Additionally, improvement of roads and walkability of sidewalks was identified in meetings, the deterioration of the housing stock (particularly rental housing) and landlords needing help improving properties as well as tenant landlord problems, and the need for code enforcement and demolition of some	All comments were accepted.	20

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)
3	Public Hearing	Non-targeted/broad community	A public hearing was held on the City's Consolidated Plan on Monday, February 23, 2015. Two individuals attended and spoke at the public hearing and there were no written submissions.	The comments received related to the City of Elmira, Catholic Charities First-Time Homebuyer Program and housing counseling services both from an agency perspective and the perspective of an individual who went through the First-Time Homebuyer Program. Both individuals spoke about the value of the program and the pre and post purchase counseling and how important the program is for building neighborhoods. A copy of the Public Hearing Transcript is included as an attachment.	All comments were accepted.	

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Elmira is relying on American Community Survey data published by the U.S. Census Bureau for information related to housing needs. Based on this data, the number of total households had decreased since the 2000 Census by five percent to 28,304 residents. There are a total of 10,982 total households which have a median income of \$29,488. A total of 60 percent of the total households within the City fall within 80% of the HUD Area Median Family Income (HAMFI) and 22% of the households fall within 0-30% HAMFI. The highest number of housing problems was identified for renter households as opposed to owner households although both renter and owner households were found to have a high housing cost burden as a percentage of their income. The condition of the available rental housing has been identified as a problem through consultation with service providers and has a negative impact on neighborhoods throughout the City with the existence of absentee landlords or rental properties that are not well managed.

The City of Elmira also has non-housing community development needs which includes investments in an aging public infrastructure (particularly streets and sidewalks) and a continued need for public services, particularly services for youth which was identified during neighborhood meetings and the survey conducted for the Consolidated Plan.

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

Summary of Housing Needs

The overall population within the City of Elmira decreased by 5% from the 2000 Census to the 2011 ACS Population Estimate. During the same time period, the median income increased from \$27,292 (2000) to \$29,488 (2011). The composition of households can also be informative. Based on 2007-2011 ACS data, 29% of the households or an estimated 3,135 contain at least one person who is over the age of 62 or elderly. There are also more households that are classified as "small" or consisting of 4 or fewer members as opposed to large family households. Housing Cost burden is the greatest housing problem for all households as reflected in the most recent data available for analysis. Housing cost burden encompasses the cost of rent/mortgage, high utility costs, and property taxes for homeowners, in particular those who are low income. Additionally, 55 City renter households live in substandard housing as defined as lacking complete plumbing or kitchen facilities although based on consultation with community agencies that serve the housing needs of low income, there are a greater number of properties that are not safe or sanitary but unfortunately that number cannot be quantified through local data.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	30,940	29,304	-5%
Households	11,486	10,982	-4%
Median Income	\$27,292.00	\$29,488.00	8%

Table 6 - 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 *	2,400	1,875	2,270	785	3,655
Small Family Households *	945	555	650	255	1,845
Large Family Households *	160	230	160	55	215
Household contains at least one person 62-74 years of age	240	400	385	130	635
Household contains at least one person age 75 or older	185	370	410	150	230
Households with one or more children 6 years old or younger *	558	440	383	104	429

* the highest income category for these family types is >80% HAMFI

Table 7 - 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	35	0	10	55	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	0	30	0	34	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	0	15	15	10	0	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	1,475	285	20	0	1,780	200	130	25	10	365
Housing cost burden greater than 30% of income (and none of the above problems)	195	540	290	0	1,025	35	290	280	100	705

	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)	90	0	0	0	90	30	0	0	0	30

Table 8 – 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,490	325	65	10	1,890	215	140	25	10	390
Having none of four housing problems	515	915	1,200	270	2,900	60	500	980	495	2,035
Household has negative income, but none of the other housing problems	90	0	0	0	90	30	0	0	0	30

Table 9 – 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
NUMBER OF HOUSEHOLDS								
Small Related	675	350	135	1,160	59	110	100	269
Large Related	120	155	40	315	35	55	50	140
Elderly	230	210	30	470	74	240	50	364
Other	660	150	115	925	75	20	115	210

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,685	865	320	2,870	243	425	315	983

Table 10 – 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
NUMBER OF HOUSEHOLDS								
Small Related	595	120	0	715	55	30	10	95
Large Related	120	45	0	165	20	25	0	45
Elderly	170	85	0	255	44	75	0	119
Other	595	40	20	655	75	0	20	95
Total need by income	1,480	290	20	1,790	194	130	30	354

Table 11 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

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	4	0	4	0	8	0	10	0	0	10
Multiple, unrelated family households	0	0	40	0	40	15	0	0	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	4	0	44	0	48	15	10	0	0	25

Table 12 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	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 13 – Crowding Information – 2/2

Data Source
Comments:

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

The types of single person households that are reported by Catholic Charities in need of housing assistance include those that have a disability - mental health, substance abuse issues HIV or Other Disabled (developmentally disabled and physically) - as well as victims of domestic violence that make it difficult for them to find and maintain stable housing.

These types of persons are either unsheltered, sheltered or receive housing assistance through Emergency Housing (Second Place East Homeless Shelter or motel), Transitional Housing, Rapid Re-housing , Permanent Supportive Housing, and Shelter Plus Care.

Table 1 provides numbers and type of single person households in need of housing assistance based on data pulled from the NY-501 Continuum of Care Homeless Management Information System (HMIS) from March 2014 to February 2015.

Also, individuals with a criminal background including but not limited to Registered Sex Offenders also require housing assistance, and based on Catholic Charities 203 Sub-Recipient Annual Report covering July 1, 2013- June 30, 2014, 106 clients were homeless and required housing assistance due to a release from prison or Criminal Justice System.

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.

Table 2 includes information obtained from Catholic Charities regarding the number and type of families in need of housing assistance from data obtained from HMIS system between March 2014 and February 2015. Catholic Charities is a recipient of funding through the Continuum of Care and subcontracts with Salvation Army for domestic violence housing services.

What are the most common housing problems?

Based on 2007-2011 CHAS data, the most common housing problem affecting both renter and owner households is a high housing cost burden including 2,145 of total households having a cost burden of greater than 50% of their household income. Another 1,730 households have a housing cost burden of greater than 30% of their income. This is consistent with consultation with housing providers who report affordability as the number one housing barrier and the budgeted housing assistance from the Chemung County Department of Human Services is not enough and there is not another funding to assist with security deposits. During the current program year, the Department of Community Development also received an increased number of calls from individuals needing rental assistance and referrals were made to Catholic Charities.

Available CHAS data, shows that only 55 Renter households have substandard housing which is defined as lacking complete plumbing or kitchen facilities, however, based on antidotal accounts from consulting with housing agency agencies, the actual number of substandard (particularly rental units) is much greater.

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

Based on 2007-2011 CHAS data, Small Related, Renter households are more affected by housing problems than owner households. It was noted at a Catholic Charities Program Advisory Committee meeting where the Director of Community Development was invited to speak about the Consolidated Plan that single parents typically have difficulty securing suitable housing as well as individuals suffering from mental illness, substance abuse, or individuals with disabilities.

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

Based on consultation with Catholic Charities, to determine an estimate of the number of people at-risk, the number of single households was added to the number of family households using a factor of 2.5 people per family household. The estimated is 1,753 - 5,758 people who are actually homeless and sheltered or at-risk of becoming homeless in Elmira. Table 3 provides a breakdown of individuals being served. The demographic breakdown includes the following:

- 13% are single disabled people who have been or are at-risk of being chronically homeless
- 87% are mostly low income families under severe economic stress
- 97% are below the poverty level
- 66% are White

- 32% are Black or African American
- 2% American Indians
- Note 7% self-report as Hispanic

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:

Catholic Charities of Chemung/Schuylers considers anyone needing assistance, particularly utility or food, at-risk of being homeless. All potential housing program participants are pre-screened using program guidelines (HUD Part 578.3) for income, housing affordability, and year to date rent reasonable set forth by HUD. Our pre-screening consists of ensuring the applicant is truly facing homelessness based on HUD definitions and documenting homelessness/ at-risk of homelessness eligibility, AMI (area median income) for income eligibility and completing the Rent Reasonable/Utility worksheet.

An individual or family who (HUD Part 578.3):

1. Has an annual income below 30% of median family income for the area; AND
2. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND
3. Meets one of the following conditions:
 1. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR Is living in the home of another because of economic hardship; OR Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR Is exiting a publicly funded institution or system of care; OR Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness

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

One housing characteristic that has been linked with instability and an increased risk to homelessness is the physical condition of the rental housing and individuals/families being coded out due to inhabitable housing. Housing providers report that there is also reluctance on the part of low-income individuals and families that are at an increased risk of homelessness to report code concerns since they do not have the resources to secure other housing.

Discussion

This section was completed utilizing available data from the U.S Census Bureau and after consultation with housing service providers, in particular Catholic Charities of Chemung/Schuylers as the provider of homeless services and homelessness prevention services within Chemung County. Catholic Charities is also in the process of convening a Chemung County Homeless Task Force. It is important to note that the City of Elmira does not have a recent Housing Study which will be considered during the next five years to further address the community's housing needs and gaps.

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

The 2007-2011 CHAS data identifies 4,259 persons (jurisdiction as a whole) with having one or more of the four housing problems identified by HUD between 0-100% of the Area Median Income with the highest number of persons with one or more of four housing problems identifying as within 0%-30% of Area Median Income or extremely low-income. Based on available CHAS data, 76% of the 1,775 persons within 0-30% of Area Median Income with one or more of four housing problems are identified as "white" with 18% being identified as Black/African American. The data shows that based on number of persons that have housing problems, the 30%-50% of Area Median Income has the second highest number of persons, with 93% white and 5% Black/African American. It is worth noting that although only 99 individuals based available data jurisdiction-wide within the 80%-100% of Area Median Income have housing problems, the percentages between white (60%) and Black/African American (40%) is strikingly closer based on percentage.

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	1,775	395	75
White	1,345	355	70
Black / African American	315	35	4
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	0	0

Table 14 - 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	1,480	490	0
White	1,375	430	0
Black / African American	69	35	0
Asian	0	15	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	35	4	0

Table 15 - 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	905	1,415	0
White	735	1,355	0
Black / African American	110	60	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	0	0

Table 16 - 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	99	840	0
White	59	795	0
Black / African American	40	45	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 17 - 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

Based on the data from the 2007-2011 CHAS, income is the main determining factor regarding whether a person has one or more of the four housing problems with those between the 0-30% of the Area Median Income experiencing more housing problems across all racial and ethnic groups. The number of persons having one or more of the four housing problems indicates that the current housing available to those within the lowest income categories would not be classified as quality, affordable housing and since many of them are residing in rental properties there is a need to improve the City's rental housing.

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

The City of Elmira is relying on available data from the 2007-2011 CHAS regarding severe housing problems. Severe housing problems are identified as incomplete kitchen facilities, lack of complete plumbing facilities, severe overcrowding, and a cost burden over 50%. This data is broken down based on percent of Area Median Income, race/ethnic group, and whether the person has one or more of four housing problems or none of the four housing problems. It is important to analyze this data to see where there is a disproportionately greater need, either income bracket or racial or ethnic group.

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	1,460	710	75
White	1,060	640	70
Black / African American	300	50	4
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	15	0

Table 18 – 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	560	1,410	0

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
White	465	1,340	0
Black / African American	60	40	0
Asian	0	15	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	35	4	0

Table 19 – 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

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	195	2,130	0
White	140	1,955	0
Black / African American	4	160	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	0	0

Table 20 – 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

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	0	945	0
White	0	855	0
Black / African American	0	85	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 21 – 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

Based on available data from the 2007-2011 CHAS, severe housing problems have been identified in 2,215 total persons within the City of Elmira as a whole and 66% or 1,460 of the total persons with severe housing problems are within 0%-30% of Area Median Income. Based on Elmira's 2010 Population of 29,200, approximately 8% experience severe housing problems. A breakdown by racial/ethnic group identifies, that 75% of the total persons are white with the second highest racial group experiencing severe housing problems being Black/African American at 16%. The third highest ethnic group experiencing severe housing problems is Hispanic with 74 individuals experiencing one or more of the four housing groups between 0%-100% of Area Median Income. The number of individuals experiencing severe housing problems underscores the continued need for diligent code enforcement, housing rehabilitation or the addition of quality affordable units, and housing counseling services to assist those households that have housing cost burden over 50%.

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:

Housing Cost Burden impacts the largest number or 11,104 total persons within the City of Elmira. A total of 88% are white, 8% are Black/African American, 1% Hispanic, and less than 0.48% are Asian based on available 2007-2011 CHAS data. A total of 61% of individuals with a Housing Cost Burden fall between 0%- 30% of Area Medium Income and an additional 20% incomes fall between 30%-50%. Unfortunately, more recent data does not exist and the City of Elmira relies on data published by HUD which comes from data obtained from the U.S Census Bureau.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,730	2,179	2,120	75
White	6,180	1,970	1,600	70
Black / African American	395	165	370	4
Asian	19	4	30	0
American Indian, Alaska Native	0	4	0	0
Pacific Islander	0	0	0	0
Hispanic	49	15	40	0

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

The fact that housing cost burden impacts the largest number of persons within the City of Elmira across racial and ethnic groups indicates that there a need for quality, affordable housing. Housing costs are still a burden for a significant number (11,104 persons) or approximately 38% percent of the total persons residing within the City of Elmira based on estimated 2013 population estimates. It is important to note that housing affordability not only relates to affordable rent but affordability of utility costs which can place a significant financial burden on low income households living in older and less energy efficient housing. Any attempts to reduce housing cost burden for households should incorporate energy efficiency measures. Property taxes also impact housing cost burden with a 2015 City tax rate of \$20.81 per \$1,000.

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?

The income category that is most significantly impacted with housing problems, severe housing problems, and housing cost burden is those within the 0%-30% of Area Median Income across the different racial or ethnic groups. Elmira's population based on the 2010 Census, is 78.3% white, 14.6% Black or African American, 5% Two or More races, 4.3% Hispanic, and 0.6% Asian. A high percentage (21%) of persons Black/African American within the 0%-30% of Area Median Income were identified to have severe housing problems and that this percentage is higher than the total percentage of the racial group as a whole within the City based on the 2010 Census. Additionally, 18% of Black/African American residents within the 0%-30% Area Median Income group were also found to have one or more of four housing problems. Lastly, although jurisdiction-wide within the 80%-100% of Area Median Income, only 99 individuals were found to have one or more of four housing problems, 40% were Black/African American and 60% were white.

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

The 2007-2011 CHAS data identifies Housing Problems, Severe Housing Problems, and Housing Cost Burdens across income categories and racial and ethnic groups. A need continues to be quality, affordable rental housing especially for individuals/families that have incomes that fall within 0-30% of Area Median Income.

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

The highest concentration of racial and ethnic minorities within the City of Elmira is within Census Tract 3 which is located in the north west section of the City and is solely occupied by the the Elmira Correctional Facility. This census tract has 58.75% of the residents as Black/African American. However, Census Tract 2 has the second highest percentage of Black/African American residents at 17.72% and Block Group 1 within census tract 2 has a low- moderate income percentage of 74.52% based on the American Community Survey. The concentration of poverty and minorities within Census Tract 2 and specifically block group 1 is due to the presence of Hathorn Court, a privately-owned subsidized housing complex of 274 total housing units which is located within two blocks of the Elmira Correctional Facility on Davis Street.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Elmira has completed the Public Housing Needs Assessment by consulting with the Elmira Housing Authority who manages three public housing developments within the City.

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	453	0	0	0	0	0	0

Table 23 - 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)

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	13,499	0	0	0	0	0	0
Average length of stay	0	0	4	0	0	0	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	1	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	215	0	0	0	0	0
# of Disabled Families	0	0	140	0	0	0	0	0
# of Families requesting accessibility features	0	0	453	0	0	0	0	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 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	80	0	0	0	0	0	0
Black/African American	0	0	48	0	0	0	0	0	0
Asian	0	0	2	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	323	0	0	0	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 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	47	0	0	0	0	0	0
Not Hispanic	0	0	406	0	0	0	0	0	0

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

Table 26 – 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 Elmira Housing Authority has 20 one bedroom Handicapped units at its Flannery Apartments High Rise Housing Development, 16 one bedroom Handicapped units at its Bragg Towers High Rise Housing Development, and 6 two bedroom Single Story Handicapped Apartments at its Hoffman Plaza Housing Development. The experience of the Elmira Housing Authority on tenants and applicants who are permanently wheelchair bound find themselves needing a higher degree of care and cannot live independently. Their occupancy is usually less than a year until a transfer can be made to assisted living housing. However, when the handicapped tenant is living independently at the Housing Authority an "Outside Aide Service" through the tenants case worker will provide of up to 8 to 12 hours per day. The service is paid through Medicare, Medicaid or if the Tenants has an Independent Insurance Long Term Care Policy. The basic need for the Handicapped Tenant is for grocery shopping, bathing, house cleaning, and meal preparation. Presently, all of the handicapped apartments of the Housing Authority are mostly occupied by older adults (with an exception of one or two) with a lesser disability (no wheelchair) and operate independently but some do have an Outside Aide Service of not more than up to 4 hours per week. At present there are no applicants on a waiting list for Handicapped Accessible Units for either family or elderly housing. The most immediate need of a family needing 504 apartment housing (Hoffman Plaza) is living arrangements on a first floor apartment. The Adult single bedroom 504 housing apartments (Flannery and Bragg) are located in an elevator accessible high rise housing complex. All housing 504 needs are met for the applicants and tenants at either the High Rise or Family Developments including sound and hearing devices in the apartments.

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

Based on consultation with the Elmira Housing Authority. There are six (6) individuals on a waitlist for the Hoffman Plaza Development one bedroom apartments and no individuals on a waitlist for their two bedroom or three bedroom apartments for that development. Bragg Towers and Flannery Apartments have 16 individuals on a waitlist for one bedroom apartments. The types of the above families on the Elmira Housing Authority's waitlist are all single persons. The occupancy percentage at the Bragg and Flannery apartments is 100% but the Hoffman plaza Apartments has an occupancy percentage of 88%. The appealing part of the Bragg and Flannery Developments to applicants and residents is its close proximity to the downtown of Elmira, super markets food stores, restaurants, drug and other retail stores, and to the hospital. Some other appealing traits to Bragg and Flannery Developments are its "closed" community building with security camera's, no smoking policies, vigilant police patrolling, medical emergency systems, and handicapped and accessible facilities. The Hoffman Plaza Development is a 28 acre 56 building scattered site in a residential area of the north west section of the City of Elmira. A considerable distance from the Downtown Area of Elmira. Hoffman Plaza is very close to a junior high school, and hospital. The Hoffman Plaza Development has security cameras and a vigilant police patrolling service. The negative part is no nearby retail, drug, super market food stores, or restaurants.

The facilities have several apartments with handicapped accessible needs, but does not appear to be a high priority for applicants with families.

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

Based on the number and type of families on the Elmira Housing Authority's waitlist, there is a need for more affordable one-bedroom apartments geared towards single persons. This is consistent with the housing needs of the City of Elmira population at large and input received from Catholic Charities of Chemung/Schuylers regarding the individuals that they serve.

Discussion

As previously mentioned, the City of Elmira has relied on consultation with the Elmira Housing Authority who manages three public housing developments and Arbor Housing and Development who administers the section 8 tenant-based rental assistance. The City does not maintain a close relationship with Arbor Housing and Development and as such received limited feedback from them for the purpose of this Consolidated Plan. The City will continue to reach out to them and develop a closer relationship during the upcoming year.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Elmira has relied on information obtained from Catholic Charities of Chemung/Schuyler as the sole provider of homeless services and Continuum of Care grantee for the NY-501. There is one homeless shelter within the City of Elmira (Second Place East). Catholic Charities is a CDBG subrecipient. Catholic Charities also contracts with the Salvation Army who operates a Domestic Violence Shelter and services within the City.

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	10	127	43	87	12
Persons in Households with Only Children	0	0	4	1	1	12
Persons in Households with Only Adults	0	28	309	114	182	11
Chronically Homeless Individuals	0	1	14	2	5	12
Chronically Homeless Families	0	1	13	2	4	12
Veterans	0	1	10	5	6	11
Unaccompanied Child	0	6	4	1	1	11
Persons with HIV	0	0	1	0	1	11

Table 27 - Homeless Needs Assessment

Alternate Data Source Name:

CoC NY501 HMIS

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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):

Catholic Charities of Chemung/Schuylers has provided the data to complete the Homeless Needs Assessment based on data obtained within the CoC NY-501 HMIS system. The following is a description of the categories:

Experiencing Homeless Column - are people being served in Emergency Housing, Transitional Housing, Rapid-Rehousing and admissions to Permanent Supportive Housing and Shelter Plus Care.

Becoming Homeless Column - is the number of people who experienced their 1st episode of homelessness in the programs above.

Exiting Homeless Column - is the number of people who exiting from Emergency Housing, Transitional Housing, and Rapid Re-housing in to permanent housing either private or a program.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	272	0
Black or African American	144	0
Asian	1	0
American Indian or Alaska Native	3	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	20	0
Not Hispanic	404	0

Alternate Data Source Name:

CoC NY501 HMIS

Data Source

Comments:

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

The Homeless Needs Assessment chart provides an estimate of the number and type of families in need of housing assistance for families with children and the families of veterans. The data was obtained from the CoC NY-501 HMIS that is maintained by Catholic Charities of Chemung/Schuylers. Based on the data, it is estimated that 10 households with children experience homelessness on a given night based on the numbers of families sheltered between March 2014 and February 2015 and that 127 individuals in families with children experience homelessness each year. The type of families based on the data that are most often in need of housing assistance is households with only adults with 309 estimated to be experiencing homelessness each year. It is estimated based on data from the HMIS system that 10 veterans experience homelessness each year.

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

Based on data from the 501 Continuum of Care Homeless Management Information System (HMIS) for Elmira between March 2014 and February 2015, there were 830 people in 475 households who are actually homeless and sheltered or are at risk at becoming homeless in the city of Elmira. A total of 66% were white, 32% Black/African American, 7% Hispanic, and 2% American Indian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2014 Point-in-Time survey conducted in 2014 enumerated 146 primary participants whose interview forms were determined to be valid. A basic analysis of the data resulted in the following findings:

Gender:

- 62% Male adults (91)
- 38% Female adults (55)

Age:

- Mean = 39 Years of Age
- Median = 37
- Mode = 32
- Range = 16 to 78

Misc. Demographics:

- 22 Single Parent-Headed Families
- 49 children under the age of 18
- 25% Military Veterans (36)
- 13.7% Male,
- 11% Female.
- Of the Female Veterans, 68.75% (11) were victims of domestic violence
- 30 % Experienced Domestic Violence as a Contributing Factor to Homelessness
- 23% Females (33)
- 7% Male
- 34% meet the criteria to be considered chronically homeless (50) including 3 families with children.
- 12% self-report HIV/AIDS positive (17)

Misc. Questions:

- 13% Involuntarily Housed; e.g., psychiatric/jail (20)
- 75% (15) were homeless prior to incarceration
- 12% Respondents (20) including 2 families report living in their vehicle
- 20% Report “transient” status of sleeping in abandoned buildings, outdoors, or places not intended for human habitation (30)
- 73% Possess at minimum a high school diploma or GED (103)
- The top four reported needs are:
- Transitional/Permanent Housing,

- Transportation Assistance,
- Drop-In Center,
- Ed/Job Services.

Discussion:

Based on available data and information obtained from the 2014 PIT Count, male adults are more commonly homeless and the average age is 39 years of age. Based on the 2014 PIT Count, there were also 22 single parent-headed families and 49 children under the age of 18 which is a significant number for small City of only 28,899 based on the 2013 Census estimate. Significant efforts were made by Catholic Charities of Chemung/Schuylers to identify the extent of homelessness during the 2014 PIT Count and more homeless individuals and families were identified as a result which helped Catholic Charities obtain funding for a part-time outreach worker. Catholic Charities is currently in the process of putting together a Chemung County Homeless Coalition (there is currently a Housing Coalition) and the City of Elmira will be heavily involved in this effort as addressing the needs of the homeless is a significant portion of the consolidated planning process.

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

Introduction:

The City of Elmira consulted with several community agencies for the Non-Homeless needs assessment including Catholic Charities, Arc of Chemung, Glove House, and the Elmira Psychiatric Center during a Catholic Charities Program Advisory Committee to name a few. The Department of Community Development will continue to consult with these and other agencies within the community and acknowledges that this Non-Homeless Special Needs Assessment is preliminary and needs to be examined further during the upcoming program year. During the development of the Consolidated Plan, the City learned that an organization based out of Monroe County, NY but affiliated with AIM Independent Living Center with offices in Corning, NY is interested in building housing for individuals with disabilities, however a location has not been determined and conversations with the City of Elmira are only preliminary at the time of this assessment. The only non-homeless special needs group that the City of Elmira has provided CDBG funding to is Glove House to address their capital improvement needs. Glove House serves youth that have experienced trauma.

Describe the characteristics of special needs populations in your community:

The largest special needs population are those individuals with intellectual and developmental disabilities. The Arc of Chemung is one of the largest community organization consulted during the development of the Consolidated Plan that meets the needs of individuals with intellectual and developmental disabilities including autism. According to Arc of Chemung, there are 693 people being assisted throughout Chemung County: 26 under 5 years of age, 110 between 6 and 17 years, 311 between 18 and 40 years, 189 between 41 and 65 years, 29 between 66 and 85 years and 2 above 86 years of age. A total of 196 individuals are currently living in the City of Elmira. Out of these 196 individuals, 15 people are living in either Bragg or Flannery Apartments operated by the Elmira Housing Authority, and 120 people are living in ARC of Chemung owned certified sites. It is estimated by Arc of Chemung that potentially 35 individuals living in certified sites or with their families that could potentially live on their own and New York State is strongly encouraging moving these individuals to independent settings. There are also 26 adults, who are living independently or with few supports in what Arc of Chemung considers substandard housing.

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

ARC of Chemung provides in-home behavior support, crises intervention, recreational support, skill building, vocational support, housing and financial and budgeting support. The housing and supportive

needs of individuals with developmental disabilities are determined through case management. The housing stock is very old in the City of Elmira. There also a lot of problems with absentee landlords charging rent, which is not affordable to people with low or moderate income, while not investing in their houses to bring them up to standards. A housing need for the special needs population is improved rental housing with accessibility features within a neighborhood setting that is conveniently located to services and community amenities. The ARC of Chemung would continue to provide supportive service needs to the significant population they serve.

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

Based on a New York State Department of Health HIV/AIDS County Surveillance Report containing data as of April 2014, a total of 242 individuals were identified as Living HIV and AIDS cases residing in Chemung County. This data is inclusive of state prison inmates and there is a footnote that counties with state correctional facilities (Chemung County has two state prisons); case counts and rates that include inmates may be substantially higher than those that exclude inmates. A total of 85.1% cases were male and the highest percent (38%) fell within the 40-49 age bracket with another 32.2% within 50-59. In terms of race/ethnicity, 33.5% were white, 32.2% were Black, and 27.3% were Hispanic. The Department of Community Development also consulted the Southern Tier AIDS Program and according to their September 2014 Quarterly Statistics, 98 or 21% of those they served lived in Chemung County. Also during the Point in Time (PIT) Count led by Catholic Charities in 2014, of the 146 participants enumerated, 17 individuals self-identified as HIV/AIDS positive which was 12 % of the sampled homeless population.

Discussion:

As discussed in the introduction, Non-Homeless Special Needs is an area that has to be examined further beyond the development of the Consolidated Plan. There is a need for increased consultation with different service providers to determine what gaps in services exist within the community for non-homeless special needs.

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

Describe the jurisdiction's need for Public Facilities:

There are over twenty parks located within the city and despite efforts during the past five years, there are still parks that need either total or partial upgrade to replace unsafe, dilapidated, and out of date playground equipment. Continued park revitalization and recreational facilities to address the different demographics within the City, from young children to the elderly, continues to be a need.

Another identified need was quality and affordable child care centers within the City of Elmira. There is a lack of daycare facilities or centers that take children as young as 6 weeks old with only three certified daycare centers with infant spots. New York State Office of Children and Family Services regulates staff and child ratios for any certified daycare center. This limitation and not having affordable child care option under the age of 4 (before the child can start pre-k in a public school setting) makes it difficult for moms, especially single moms to get back to the work force as soon as they can to be able to provide for their families.

Currently there are three youth centers in operation, each representing low and moderate areas of the city, the Southside Community Center is located on the south side, the Ernie Davis Community Center is located on the east side and the Frontline Ministries located at on the north side at the Hathorn Court, which is a low income housing complex. Because of the recent restructuring of the City of Elmira School District, the number of children using these centers went up considerably and causing these centers to reach their maximum occupancy rate. There is definitely a need for youth/community centers in the community to provide afterschool care and especially free meals for children ages between 6 years and 19 years after school and also throughout the summer when school is out of session. Despite the fact that the existing three community centers are spread out covering the east, north and south side of the city, there are still pockets in the community who cannot take advantage of the programs of these centers because of the lack of transportation options, or other barriers.

Recently the City of Elmira and Chemung County became an Age Friendly Community putting the need of senior centers, ADA accessibility, and health facilities as a growing demand to give the elderly in the community the support to be able to age in their own homes. There is a large number of elderly population living in the City of Elmira who are limited income wise and cannot afford to move into either active living or assisted living setting. This population needs more programs being offered in the community that make staying in their homes easier for them, which can be from making their home more accessible to get around to providing meals to them if they have difficulty leaving their homes etc.

Homeless shelters and services were also ranked as high need in the community need assessment survey. There is one homeless shelter (Second Place East) within the City of Elmira. Residents feel that homelessness is definitely an issue that is present in our community, and needs to be addressed on the continuous basis. Our local homeless shelter (Second Place East) does a great job providing temporary shelter for people in need year around. One particular population that has ongoing struggles with

finding adequate housing is our parolees and sex offenders. It is a very sensitive topic and challenging to address since it carries with it a lot of public opposition.

How were these needs determined?

The need for continued improvements to the City's parks was determined as a result of the community needs survey completed where improvements to parks and public facilities ranked in the top two priorities. Residents felt that having upgraded parks and public facilities would raise their property values and provide better recreational experience for people who cannot afford to take vacations. Needs were also determined through input received at the three neighborhood meetings held in January 2015 and consultation with agencies including those that serve youth and families and elderly.

Describe the jurisdiction's need for Public Improvements:

The City of Elmira has an aging infrastructure which is in constant need of improvement. Within the City of Elmira, there are over 125 miles of streets to maintain, curbing, and sidewalks. Additionally, streetscape improvements (particularly within the 52-block downtown district) are often not a high priority need for the City to budget for in its Capital Budget, however is a reflection on our community.

The Elmira Chemung Transportation Council also reached out to the general public and interest groups to provide input for their 20 year Bicycle, Pedestrian and Trail plan. The result of the outreach showed an increased demand for non-automotive and non-transit forms of travel both for recreational and non-recreational purposes in the City of Elmira and in Chemung County. There is an overwhelming support from the community for transportation system infrastructure improvements. These improvements include connecting trails in the area, sidewalks conditions including ADA compliance, safer bicycle access which all connects to complete streets elements in streets to promote a walkable city and county and to enhance the quality of life for the residents. There are sections of the City where there are pedestrian safety and access issues that should be addressed. There are also some sections of the City where the sidewalks are missing, which discourages walking, since people must choose to walk on the street.

Another need that was conveyed to staff of Community Development during public meetings, and through community surveys is neighborhood cleanup and tree planting throughout the entire city. It entails private, public properties, parks and the downtown area. Front yards of private and public properties/facilities, store fronts and certain sections of park lands look neglected at times and would need some tidying up. Making a positive "first impression" when people drive through our streets makes people want to stop and explore our City.

The City would also benefit from improving its parking system, especially in the downtown area. The parking meters are very old and not very user friendly. They expire after an hour and only accept quarters. Because of the inconvenience, people choose not to shop downtown. Upgrading these old

parking meters with ones that accept credit cards, or allow people to pay with their smart phones is becoming new a trend in other cities in the US. Updating our parking meters can make shopping downtown easier resulting in more people supporting our downtown merchants.

How were these needs determined?

These needs were determined through consultation with the community at the three neighborhood meetings held, survey responses received, and consultation with the City's Departments of Buildings and Grounds and Public Works, Elmira Downtown Development, Elmira-Chemung Transportation Council, and Creating Healthy Places Steering Committee.

Describe the jurisdiction's need for Public Services:

The City of Elmira conducted a Community Survey to identify needs for Public Services and respondents responded whether there was a high need, medium need, low need, or no need from a list of categories. Anti-crime programs was identified by 59.12% or the highest percentage of respondents to be a High Need and community safety was addressed numerous times in the survey comment portion. The City of Elmira does not have any active neighborhood watch groups and this is something that can be explored during the next five years and as the City begins to develop a new Comprehensive Master Plan. One anti-crime program that is supported by the City of Elmira and Chemung County utilizing state funding is the Youth Court program. Youth Services and educational services also was identified as a high need by over 50% of survey respondents and in particular activities geared towards middle-school and high school aged students. During public meeting held within the community, public transportation was noted as a high priority need including more transportation routes to specific employers and it is important to note that representatives from Elmira-Chemung Transportation Council and C-TRAN attended community meetings.

How were these needs determined?

The City of Elmira's needs for public services was determined through community survey responses received, brainstorming sessions held neighborhood and agency meetings, and through past experience and volume of use experienced by current public service providers through reports submitted to the Department of Community Development. The Chemung County Youth Bureau assisted the Department of Community Development in pulling together agencies serving youth

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Elmira has utilized 2007-2011 and 2009-2013 American Community Survey and CHAS (Comprehensive Housing Affordability Strategy) data for the market analysis portion of its Consolidated Plan. The market analysis examines the housing and non-housing community development assets of the community to identify needs. The City is considered an "affordable" place to live with the median value of owner-occupied housing units (2009-2013) at \$67,400 which contrasts with \$288,200 for New York State as a whole. The lower median value, however does suggest that since housing values are lower in Elmira (which is not dissimilar to other urban areas), there are problems related to the condition of properties and perceived desirability of city neighborhoods. The value and condition of properties may also be impacted by the fact that 78% of the Owner-Occupied units and 69% of the Renter-Occupied units were built prior to 1950 and only 1% of the total housing within the City was built 2000 or later indicating a lack of new construction occurring within the City compared to the rest of Chemung County. In terms of housing affordability, since the needs assessment indicated that housing cost burden is a problem, it is important to note that the median household income within Elmira based on the American Community Survey is \$30,804 versus \$58,003 for the state suggesting that Elmira is also a distressed upstate city. During the first program year of this Consolidated Plan, the City of Elmira will be working with a consultant team to develop a new Comprehensive Master Plan that will further analyze the market and will be incorporated into future Annual Action Plans and the next Consolidated Plan.

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

Introduction

The City of Elmira is limited to 2007-2011 American Community Survey data available for the Market Analysis. Elmira's housing market consists of mostly 1-unit (single-family homes) which represent 49% of the total housing units and 2-4 units properties which represent 34% of the housing stock. The majority or 77% of the owner-occupied housing consists of at least 3 bedrooms which is consistent with properties that are for sale within the community. Residential properties within the City of Elmira that contain 20 or more units, include large affordable housing developments owned by a non-profit (Providence Housing), privately owned (Conifer, All County Management), or owned by the Elmira Housing Authority (specifically Bragg and Flannery Apartments geared towards elderly/disabled). There are no mobile home parks within the City of Elmira. Several housing needs were identified during conversations with the community and consultation with agencies.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,090	49%
1-unit, attached structure	358	3%
2-4 units	4,148	34%
5-19 units	989	8%
20 or more units	694	6%
Mobile Home, boat, RV, van, etc	37	0%
Total	12,316	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	241	4%
1 bedroom	46	1%	1,787	31%
2 bedrooms	1,118	22%	1,958	34%
3 or more bedrooms	3,990	77%	1,842	32%
Total	5,154	100%	5,828	101%

Table 29 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Name	Entity	Federal Program	State Program	Local	Year Built	Number of Units	Population Targeted
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Hathorn Court	All County Management	LIHTC, Section 8 Project Based vouchers	NYS Housing Trust Fund	IDA Tax-exempt bonds	1941 (privatized 2001)	274	Family
McNiff Commons	Providence Housing	LIHTC	NYS HOME	n/a	2005	11	mental illness
Clemens Manor	AProvidence	LIHTC, CDBG	NYS Housing Trust Fund	n/a	1999	30	elderly, disabled
Eastgate	Streeter	Urban Renewal 236	Mitchell-Lama	n/a	1973	102	low-income
Hoffman Plaza	Elmira Housing Authority	Operating and capital subsidies	n/a	n/a	1941	144	family
Bragg Towers	Elmira Housing Authority	operating and capital subsidies	n/a	n/a	1969	126	elderly or disabled
Flannery Apartments	Elmira Housing Authority	operating and capital subsidies	n/a	n/a	1977	209	elderly or disabled
Carpenter Apartments	Christopher Community	Section 202	n/a	n/a	1998	40	elderly
St. Patrick's Apartments	Conifer	Section 8	n/a	n/a	1990	39	elderly or disabled
Hleritage Park	Heritage Park Limited	Urban Renewal, Section 8	Capital funds	n/a	circa 1970	212	family
Riverview North and South						128	low-income
St. Joseph's Apartments	Conifer				remodeled 1994	66	elderly or disabled
Miller Manor	Catholic Charities-Gateways				1999	12	mental illness

Table 30 - Public/Private Subsidized Housing with the City of Elmira

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

The City of Elmira has three main housing programs that are administered locally by the Department of Community Development that include partnerships with local housing agencies. The City partners with Catholic Charities of Chemung-Schuylers and utilizes a portion of its annual HOME allocation to provide downpayment and closing cost assistance to households within 51-80% of the Median Family Income purchase their first home. The City assists between 5-10 households per year through the First-Time Homebuyer Program. A total of 423 households have been assisted since 1994 when the program was initiated.

Based on information obtained from Arbor Housing and Development who administers the Housing Choice Voucher program for Chemung County, approximately 579 families in the City of Elmira are currently receiving tenant-based rental assistance under the Housing Choice Voucher program. The majority of families admitted to the program have income levels at or below 30% median income but families can be admitted with incomes up to 50% median income.

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

After consulting with Arbor Housing and Development, it is not anticipated that units are expected to be lost from the affordable housing inventory due to the expiration of Section 8 contracts. In fact, it is anticipated that during the next five years, that quality affordable units will be added to the housing inventory due to the fact that the City of Elmira will be seeking proposals to leverage New York State Low Income Housing Tax Credits with HOME funding.

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

Based on 2010 Census, 11.8% of Elmira's population consists of persons 65 years and older. Based on a phone survey conducted for this Consolidated Plan in March, there are currently 509 total available units within six housing developments that are primarily geared towards senior citizens and within those development there are 12 vacancies. The Chemung County Office of Aging and Long-Term Care has identified through the Age-Friendly Community Plan that has been approved by AARP and the World Health Organization that the availability of housing units based on the age of the housing stock, size of the homes, and condition does not always allow individuals to "age in place."

During a meeting with Catholic Charities, it was also determined that there is a greater need for 1 bedroom rental units to accommodate individuals at risk of homelessness.

Describe the need for specific types of housing:

The City of Elmira has not commissioned a formal housing study to quantify the need for specific types of housing, although in May 2015, the City of Elmira will be undergoing the process to update the City's Comprehensive Master Plan from 1998 and there will be a strong neighborhood/housing component. Based on information obtained for the Comprehensive Master Plan, the Department of Community Development may complete a formal housing study. However, through the consolidated planning process and consultation with community agencies, the City has identified the following needs regarding specific types of housing:

- Quality, scattered site, affordable, and energy-efficient rental units that enable individuals to live within a neighborhood near amenities. In particular, although there is a need to rehab existing rental units, there is also a need for new construction.
- Quality, affordable and accessible apartments that enable individuals with developmental, intellectual disabilities served by Arc of Chemung and other community agencies to live in an independent setting with supports from this community agency.
- New construction of single-family homes that is energy-efficient and affordable for first-time homebuyers.
- Housing that meets the needs of elderly including supportive elderly housing has been mentioned as a need although this need has not been quantified to date.

Discussion

The City of Elmira will continue to examine the need for specific types of housing as the City's Comprehensive Master Plan is developed and Asterhill, Inc. will be serving as part of the project team and has completed housing studies for other communities. The City will evaluate housing proposals based on those that will address the need for specific types of housing and also have a positive impact on the community and the neighborhood where it is located.

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

Introduction

Based on a Housing Market Analysis from data obtained primarily from the 2007-2011 American Community Survey, the median home value within the City of Elmira is \$65,300 which represents a 24% increase from the 2000 Census when the Median Home Value was \$52,500. Despite the increase in value, home values within the City of Elmira continue to be low, especially when compared to New York State as a whole, in which the median home value of owner-occupied housing units from 2009-2013 ACS data is \$288,200. The median contract rent also increased during the same time period by 33% from \$381 to \$506. Only 1% of the total households within the City of Elmira pay greater than \$1,000 with an equal percentage or 49% paying less than \$500 and 49% paying between \$500-\$999.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	52,500	65,300	24%
Median Contract Rent	381	506	33%

Table 31 – Cost of Housing

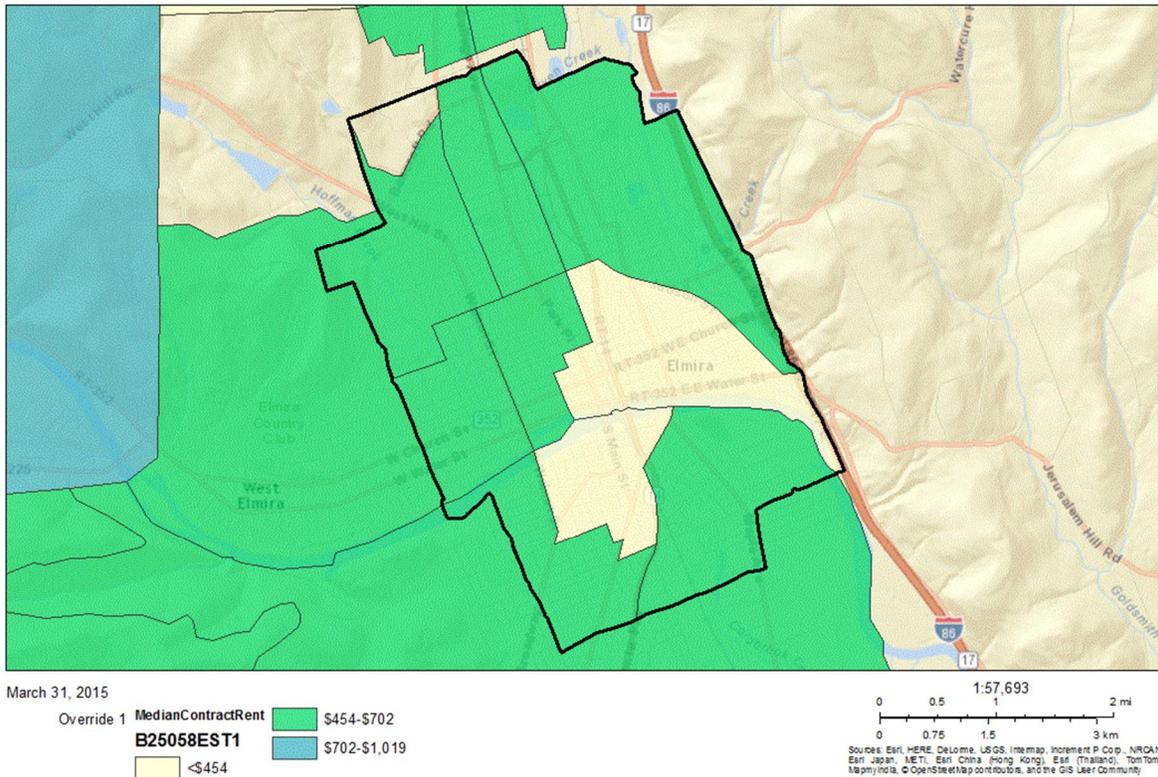
Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,855	49.0%
\$500-999	2,868	49.2%
\$1,000-1,499	69	1.2%
\$1,500-1,999	22	0.4%
\$2,000 or more	14	0.2%
Total	5,828	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

CPD Maps - Median Contract Rent



CPD Maps - Median Contract Rent

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	640	No Data
50% HAMFI	2,505	870
80% HAMFI	4,785	1,885
100% HAMFI	No Data	2,375
Total	7,930	5,130

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	467	561	736	943	1,057
High HOME Rent	521	600	787	1,006	1,103
Low HOME Rent	521	576	692	800	892

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Based on available 2007-2011 CHAS data, there are only 640 available rental units affordable for those households within 30% of HUD's Area Median Family Income (HAMFI) and no data on the number of owner-occupied units, however there are 2,400 total households that fall within that income level throughout the City. The difference between 640 available rental units that are affordable and the number of total households shows that there is a gap of 1,760 units and therefore insufficient housing for this income group. The data from the 2007-2011 CHAS pertaining to housing affordability and number of total households shows that there is sufficient housing for households within 50% HAMFI and 80% HAMFI.

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

Given that home values have increased by 24% since 2000 and the average contract rent has increased by 33% during the same time period, the affordability of housing has been negatively impacted by these changes in the market, despite the fact that housing values and rents are still relatively low. This is reflected in the fact that Housing Needs Assessment data from the 2007-2011 CHAS shows that a total of 1,780 renter households and 365 owner households have a housing cost burden that is greater than 50% of their household income. In addition, 1,025 renter households and 705 owner households have a housing cost burden that is 30% of their household income.

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

Based on the 2007-2011 CHAS, the Median Contract Rent for the City of Elmira is \$506. The Fair Market Rent and HOME rents are higher than the median contract rent and therefore may be attractive to utilize CDBG or HOME funds to produce or preserve affordable rental housing within the community. However, since Fair Market Rent/HOME rents includes utilities and the median contract rent most likely does not include utility costs and much of the existing rental housing stock is old, the City of Elmira will be looking to utilize limited community development funding for rental housing that is new or energy-efficient to enhance the affordability for low income households.

Discussion

The analysis of the cost of housing within the City of Elmira and the median home value does not address the issue of property taxes which has a significant impact on affordability for lower income households that own their properties, especially those that live on a fixed-income. The total tax rate (City, School, and County) for a property within the City of Elmira is \$55.53/\$1,000 of assessed value.

The City of Elmira's 2015 tax rate accounts for \$20.81 per \$1,000 and approximately 38% of the properties within the City of Elmira are tax-exempt. Additionally, the affordability of housing is also impacted by the high cost of utilities which burdens households especially during the winter months.

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

Introduction

The City of Elmira has utilized American Community Survey data from the U.S Census Bureau to analyze the condition of housing based on the number of units identified with conditions and the year housing units were built. This data provides a snapshot of the condition of both the rental and owner-occupied housing within the City of Elmira. Elmira has a aging housing stock with 78% of the owner-occupied housing stock being built prior to 1950 and 69% of the renter-occupied stock. The renter-occupied housing within the City was found to have more identified conditions indicating that as a whole the condition of the rental housing is an issue for the City and residents seeking affordable housing.

Definitions

The City of Elmira defines "substandard condition" as housing units that have combination of major deficiencies that make the dwelling unsafe and/or unfit for occupancy. These deficiencies may include structural components of the property, the property may have inadequate plumbing facilities, and its current appearance may create a blighting influence. "Substandard condition but suitable for rehabilitation" includes those properties that do not meet code or local health and safety requirements but are feasible to rehabilitate with rehabilitation assistance. Examples of repairs for a property that is identified as "substandard" but suitable for rehabilitation include replacement of a roof, replacement of unsafe stairs w/railings, electrical, heating, and plumbing upgrades to meet code, a new sewer line, a water-heater replacement, or even a paint job to keep the structure from rotting all generally homes suitable for safe living; thus, suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,134	22%	2,900	50%
With two selected Conditions	26	1%	77	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,994	77%	2,851	49%
Total	5,154	100%	5,828	100%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

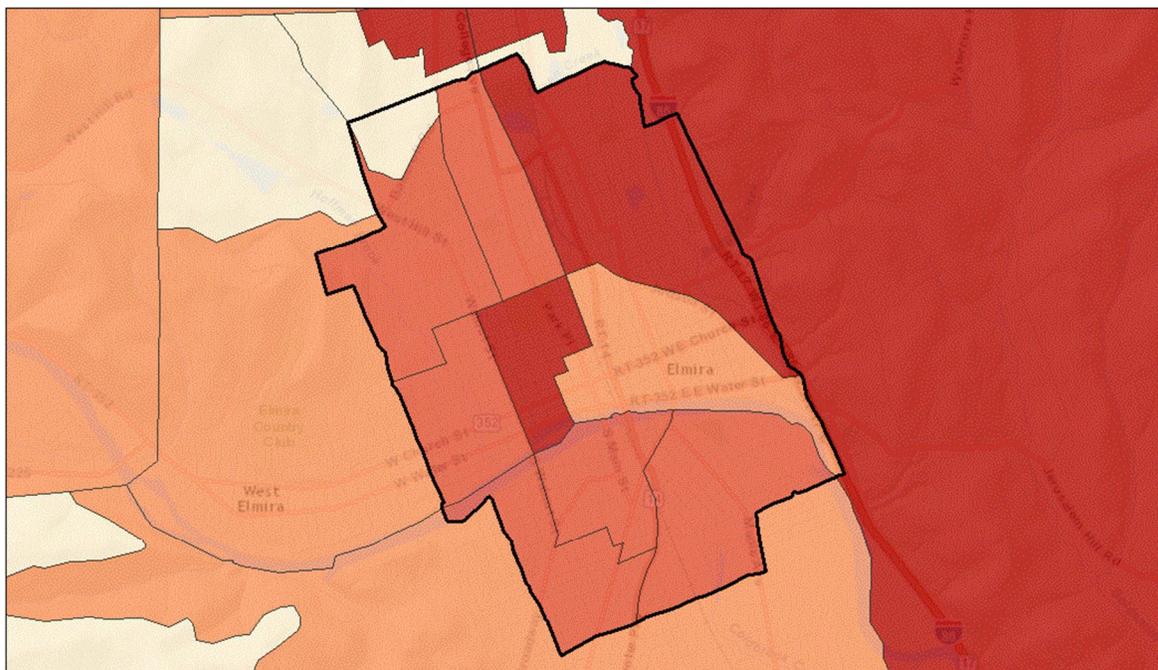
Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	73	1%	60	1%
1980-1999	144	3%	235	4%
1950-1979	918	18%	1,484	25%
Before 1950	4,019	78%	4,049	69%
Total	5,154	100%	5,828	99%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

CPD Maps - % Rental Housing Built Before 1949



March 31, 2015

Override 1 RentalHousingBuiltBefore1949
 B25036_RENT_49MINUS_PCT
 <9.92%
 29.59-52.41%
 52.41-80.38%
 >80.38%

1:57,693
 0 0.5 1 2 mi
 0 0.75 1.5 3 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - % Rental Housing Built Before 1949

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	4,937	96%	5,533	95%
Housing Units build before 1980 with children present	69	1%	12	0%

Table 37 – Risk of Lead-Based Paint

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

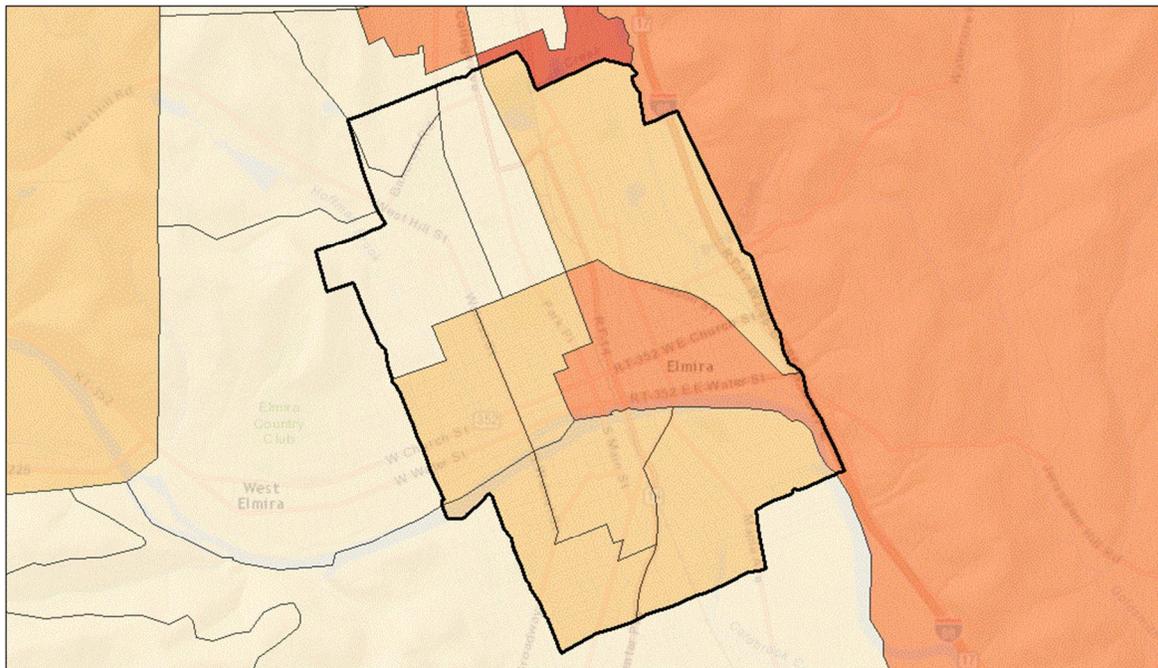
Vacant Units

	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

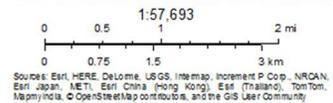
Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

CPD Maps - Vacancy Rate



March 31, 2015



CPD Maps - Vacancy Rate

Need for Owner and Rental Rehabilitation

The Department of Community Development continues to administer an Owner-Occupied Housing Rehabilitation Program and there continues to be a need by low-income homeowners to access grants and low interest loans to improve the conditions of their homes. Common improvements assisted through the City's existing housing programs include roof replacements, plumbing/waste lines

improvements, electrical improvements, and other corrections to code violations. More and more elderly homeowners need assistance in adapting their homes so that they can “age in place” which often includes making accommodations to bathrooms. The City also encourages property owners to make energy improvements to their homes by utilizing NYSERDA's and Weatherization programs.

Rental Rehabilitation is a significant need that is not currently being adequately met utilizing CDBG and HOME funds. Based on the 2009-2013 American Community Survey, **51.9%** of the 11,001 total occupied housing units within the City of Elmira, are renter occupied. Although these properties are occupied they are within various degrees in terms of condition and 68.3% of the total housing units within the City were built in 1939 or earlier (2009-2013 ACS Data). Also, 50% of the total rental units or 2,900 rental units have been identified by ACS data to have one or more condition.

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

Data from the 2007-2011 American Community Survey and 2007-2011 CHAS data indicates that there are a total of 69 owner-occupied and 12 renter occupied housing units built before 1980 with children present within the home. However, 96% of the total owner-occupied units and 95% of the renter-occupied units were built prior to 1980 and therefore could potentially be occupied in the future by low or moderate income families. Unfortunately, neither the City of Elmira, Chemung County Health Department nor the New York Department of Health has a better estimate of the number of housing units occupied by low/moderate income families with Lead-Based Paint Hazards.

Discussion

Based on the data, Elmira has a very old housing stock and has witnessed very little new construction of housing with only 1% of the current housing being constructed since 2000. Additionally, 50% of the total rental housing has at least one selection condition and 22% of the owner-occupied units. Community Development staff continue to assist low income homeowners make necessary improvements to their homes to remove code violations. Local service providers report that it is difficult finding quality, affordable rental housing for the individuals and families they serve. The City of Elmira does not currently have a reliable alternate data sources for both the number of vacant units and those that are suitable or not suitable for rehabilitation. However, the Code Enforcement Department has 180 registered vacant properties throughout the City as of March 31, 2015 per the Director of Code Enforcement. The City implemented a Vacant Building Registry that went into effect on February 15, 2013. Based on a decline in population, the number of vacant properties, and the age and condition of the existing housing stock, selective demolition may be a viable strategy to eliminate excess supply and allow for larger, more desirable city lots. Housing will be examined in further depth during the development of the City's Comprehensive Master Plan since the City has retained a consultant team with expertise in developing housing strategies.

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

Introduction

The City of Elmira's Director of Community Development consulted with the Executive Director of the Elmira Housing Authority for this portion of the Consolidated Plan.

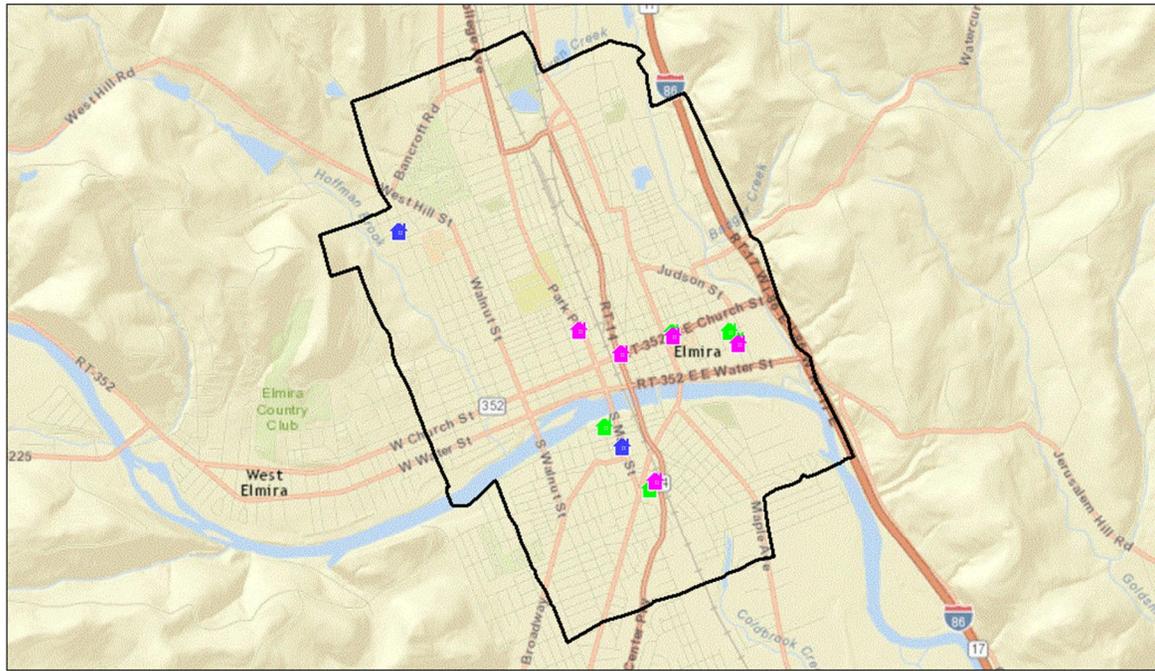
Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			479						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

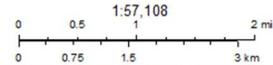
Data Source: PIC (PIH Information Center)

CPD Maps - Public and Assisting Housing



March 31, 2015

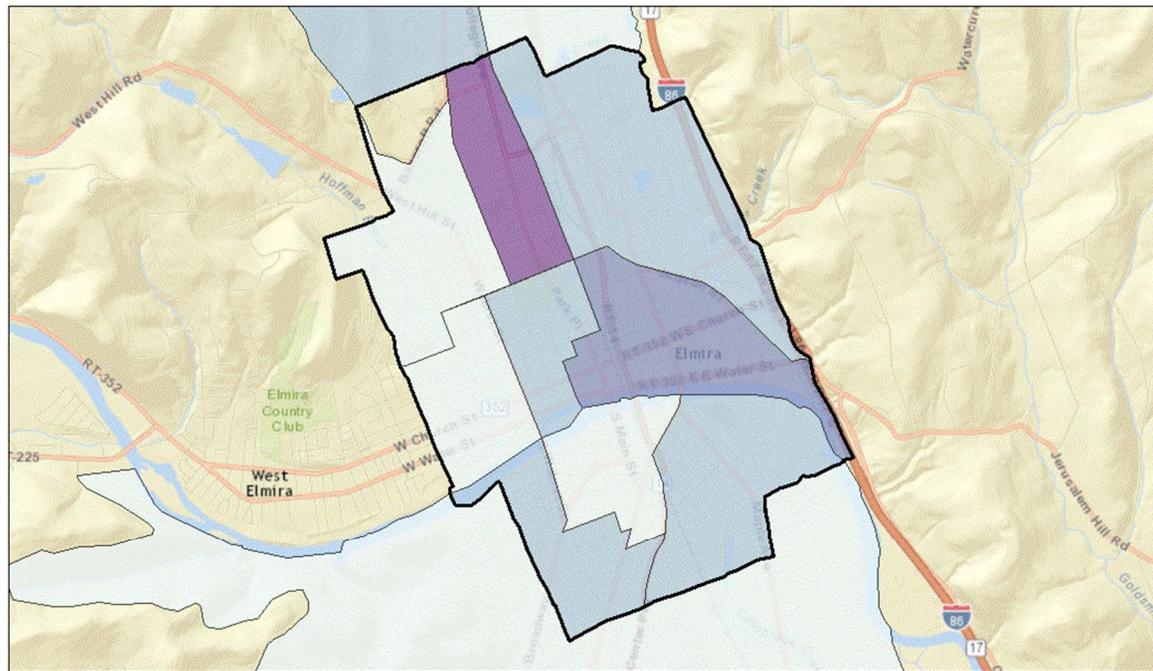
-  Public Housing Development
 -  LIHTC Property
 -  Multifamily Properties - Assisted
- Override 1



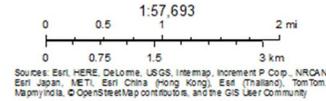
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Switzerland), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Public and Assisting Housing

CPD Maps - Housing Voucher Concentration By Percentage



March 31, 2015



CPD Maps - Housing Voucher Concentration By Percentage

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 Elmira Housing Authority operates three public housing developments within the City of Elmira including 126 primarily one-bedroom units at Bragg Towers for elderly and disable low-income residents, 208 one bedroom apartments and 1 two bedroom apartment primarily for the

elderly and disabled at Flannery Apartments, and 144 family apartments, single and two-story units at Hoffman Plaza. Hoffman Plaza was built in 1941 as defense plant housing and was later converted into public housing for low-income families. George E. Bragg Towers (formerly known as Newtown Towers) was constructed in 1969 for low-income senior citizens and persons with disabilities. Edward Flannery Apartments (formerly known at Southport Towers) opened its doors in 1977 as a residence for low-income senior citizens and persons with disabilities.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hoffman Plaza	92
Bragg Towers	73
Flannery Towers	73

Table 40 - Public Housing Condition

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

The Elmira Housing Authority has utilized the Capital Fund Modernization Programs to assist in the revitalization needs of public housing units among the three developments with the City of Elmira. Hoffman Plaza was built in 1942 and is therefore the oldest development. During the 2015-2016 Program year, the Elmira Housing Authority will be utilizing the Capital Fund Grant Program to complete the following updates:

- Hoffman Plaza: Paving and resealing parking lots (\$15,000), apartment electrical upgrades (\$225,000)
- Bragg Towers: Paving and resealing parking lots (\$15,000)
- Flannery Towers: Paving and resealing parking lots (\$15,000).

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

The Elmira Housing Authority's strategy for improving the living environment of families residing in public housing has included providing a safe and secure environment through a contract with the Elmira Police Department and investment into wireless surveillance cameras at all three developments as a deterrent to crime and added security. Beginning in 2014, the EHA also instituted a new "Smoke Free" policy across the all developments to create a healthy atmosphere for all residents. The EHA has a part-time Elderly Service Coordinator for Bragg and Flannery Towers.

Discussion:

The Elmira Housing Authority is currently operating under a Five Year Agency Place covering 2013-2018. There has been limited capital investment made to the public housing developments due to limited capital as a result of the Sequestration and HUD budget cuts. The Elmira Housing Authority also reports that they are using their reserves.

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

Introduction

Catholic Charities of Chemung/Schuylers serves as the lead agency within Chemung County in addressing the needs of homeless and operates Second Place East Homeless Shelter within the City of Elmira. There is one Emergency Shelter within the community although Salvation Army operates a Domestic Violence Shelter. Catholic Charities is a CDBG subrecipient and also receives funding from Chemung County Department of Human Services (Social Services), the United Way of the Southern Tier, New York State, and through the Continuum of Care. The City of Elmira has obtained information from Catholic Charities regarding the facilities and beds targeted to homeless households within the community including Emergency Shelter Beds, Transitional Housing Beds, and Permanent Supportive Housing Beds.

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)	2	3	23	25	0
Households with Only Adults	10	2	6	30	0
Chronically Homeless Households	12	5	29	55	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

CoC NY501 HMIS

Data Source Comments: The question asks for beds not units; there is a significant difference. These numbers reflect the configuration of beds as of the March 15, 2015.

Units: Units are not designated for Households With or Without Children, however, someone in that household must have a disability to be eligible for the Permanent units as follows; 12-Transitional Units for Singles and Families, 22-Permanent Units for Singles and Families, and 9-Permanent Units for Chronically Homeless Singles or Families

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

Collaboration with local service providers is an integral factor in Catholic Charities of Chemung/Schuylers ability to ensure clients needs are being met as a whole and in a timely manner. These partnerships include:

- A local Department of Social Services Senior Welfare Examiner is located full-time at the Emergency Services shelter to help expedite applications for mainstream benefits.
- Mental health counseling (Family Services)
- Employment readiness/job searches (Department of Labor, First Choices program operated by Economic Opportunity Program)
- Substance abuse treatment (Trinity)
- Housing subsidies/inspections (Elmira Housing Authority, Arbor Housing)

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.

Catholic Charities of Chemung/Schuylers provides the majority of the services and manages the facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Catholic Charities operates Second Place East Homeless Shelter (College Avenue) and the Samaritan Center (located on South Main Street) within the City of Elmira. The Salvation Army of Elmira operates a Domestic Violence Shelter. In addition, the following services and programs are administered by Catholic Charities:

- The Gateways Program provides community living, case management and residential support services to individuals and families at risk suffering from mental illness, substance abuse, HIV/AIDS and homelessness. In addition, the program provides a continuum of housing options ranging from residences with 24 hour supervision and intense case management to a supported housing program offering case management and support services including subsidized independent housing.
- Lasting Success provides residential & support services to youth (16-21 years old) aging out of the Foster Care System who are at risk of homelessness.
- Project Share is a transitional housing program designed to provide up to two years of rental assistance and supportive services to young adults between the ages of 18-25 who are homeless AND have resided in the foster care system.
- Residential Stabilization Program is a 90-day transitional housing program that provides individuals exiting the prison system with a comprehensive, solution-based approach to re-entering the community.

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

Introduction

The City of Elmira and Southern Tier region has several special needs facilities and services geared toward serving individuals and families with special needs. A significant number of facilities and services are available within the City of Elmira's borders. Due to a lack of available funding for community development, the City of Elmira has had a limited role in addressing the facility and service needs of the organizations that serve individual and families with special needs. Agencies that the Department of Community Development has regular interaction with include the Chemung County Office for the Aging and Long-Term Care, ARC of Chemung, Catholic Charities of Chemung/Schuylers, and the Elmira Housing Authority.

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 below is an overview of special needs facilities and services and a description of their supportive housing needs. This does not necessarily account for the supports that are available within the community but covers a multitude of providers and services available.

Elderly, Frail Elderly: The Chemung County Nursing Facility is a 200- bed residential health care facility operated by the County of Chemung. The Nursing Facility provides long-term, inpatient, skilled nursing level services to residents who have a chronic or debilitating illness or who need rehabilitation services. A full range of services is offered including medical and psychiatric care, rehabilitation therapies, pharmacy, laundry, social work and recreational activities plus on-site optometry and dental services and a beauty/barber shop. The Elmira Housing Authority owns and operates two housing developments that are geared towards elderly or persons with disabilities and has an Elderly Service Coordinator. Providence Housing, Christopher Community and Conifer Housing and Development also own and manage housing within the City of Elmira that is focused on meeting the needs of the elderly. In 2006, New York State, through the New York State Office for the Aging, designated the Chemung County Office for Aging and Long-Term Care as Chemung County's New York Connects, a single point of entry for information and assistance on long term care services and supports. The Office for the Aging and Long-Term Care refers elderly residents needing improvements to stay in their homes to the City of Elmira's Department of Community Development. **Persons with AIDS:** Southern Tier Aids Prevention Program (STAP) has an office within the City of Elmira on East Market Street and is an organization that serves 8 counties. Through the federal Housing Opportunities for People with AIDS (HOPWA) program, STAP has funding available to assist eligible clients in meeting their rent, mortgage, and utility needs. **Persons with Disabilities:** ARC of Chemung has a residential program and provides developmental health services, family supports, vocational services, and respite services. **Persons with Alcohol and**

Other Drug Addictions: The Elmira Salvation Army operates Our House Community Residence which is a long-term residential and treatment facility geared specifically for individuals with substance abuse addictions. Arnot Health offers comprehensive, integrated treatment for those suffering from alcohol or chemical addiction including New Dawn Inpatient Rehabilitation Program. Trinity of Chemung County has provided prevention, education, treatment, referral, and recovery services to individuals, families, and communities affected by alcohol, tobacco, and drugs in Chemung County since 2009. **Supportive Housing for Youth:** Glove House provides supportive housing environments for youth who have experienced significant trauma that are licensed by the State. Glove House serves youth from age 10-21 in the following settings: Community based group homes; Community residence home; Therapeutic Foster Care Boarding Homes; and Community apartment program.

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

Catholic Charities of Chemung/Schuylers has a strong relationship with the Elmira Psychiatric Center (EPC) which is operated by the New York State Office of Mental Health and representatives from EPC attend Catholic Charities Program Advisory meetings. Catholic Charities participates in weekly Elmira Psychiatric and Behavioral Science Unit weekly discharge meetings to ensure that persons returning from EPC receive appropriate supportive housing. Catholic Charities Gateways Program provides community living, case management, and residential support services to individuals and families suffering from mental illness, substance abuse, HIV/AIDS and homelessness. In addition, the program provides a continuum of housing options ranging from residences with 24 hour supervision and intense case management to a supported housing program offering case management and support services including subsidized independent housing. Providence Housing also owns and manages McNiff Commons which is composed of 11 one-bedroom apartments for individuals who have a diagnosed mental illness.

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)

During the 2015-2016 Program Year, the City of Elmira will continue to address the housing needs of elderly and persons with disabilities who own and occupy their homes with home improvements that make their houses more accessible. The Chemung County Office for the Aging and Long-Term Care refers individuals to the City of Elmira.

The City of Elmira plans to provide CDBG funding (\$12,000) to Glove House to address a capital improvement need which involves renovating a kitchen at one of their group homes.

The City continues to support Catholic Charities Second Place East and Housing Counseling services as a sub-recipient where there is a continued focus on preventing homelessness.

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))

As previously discussed, with limited funding, the City of Elmira is limited in the activities that it plans to undertake during the next year to address the housing and supportive service needs of those who are not homeless but have other special needs. During the next year, the City of Elmira will be issuing a Request for Proposals to Leverage HOME funds with Low Income Housing Tax Credits administered by New York State Homes and Community Renewal and this may address the housing and supportive services with respect to persons who are not homeless but have other special needs. The City of Elmira will continue to look for ways to collaborate with housing service providers to accomplish this goal including but not limited to Catholic Charities of Chemung/Schuyler.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

An effect of public policies on affordable housing and residential investment includes the City's existing Zoning Ordinance. The City of Elmira last made substantial changes to its Zoning in December 1998 when the City's adopted its 1998 Comprehensive Master Plan. Significant portions of the City were zoned 1-family or 1-2 family to encourage homeownership and owner-occupied 2 units in an effort to stabilize neighborhoods and avoid properties being carved up into multiple dwelling units (see attached Zoning map). While this public policy was well intentioned, the drawback is that this policy does not necessarily take into account the fact that some of the building/housing stock within the City is not economically viable as a 1 or 2 unit and therefore zoning variances need to be sought. Another negative effect of public policies on affordable housing and residential investment is the fact that the City of Elmira has a relatively high tax rate of \$20.81 per \$1,000 in 2015 and the combined tax rate for City, County, and School is \$55.53/\$1,000 of assessed value. The negative effects of public policies on affordable housing and residential investment will be examined in depth when the City undertakes a new Comprehensive Master Plan starting in May 2015.

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

Introduction

Economic Development falls into non-housing community development assets and plays a pivotal role in providing opportunities for low-moderate income individuals and households to afford housing and basic human needs. The City of Elmira is a distressed, upstate city with economic development challenges including a downtown core that has been impacted by disinvestment, limited economic growth, and a higher than state average unemployment rate. According to the New York State Department of Labor, the Elmira metro area had an unemployment rate in January 2015 of 6.5% as opposed to the state's unemployment rate of 5.8%. Based on 2009-2013, American Community Survey, 29.2% of Elmira's population falls below the poverty level compared to 15.3% of the state's total population. The median household income for the same time period was \$30,804 compared to a State median household income of \$58,003. Yet, despite being an economically distressed community, there are quality jobs in key business sectors, for example Education and Health Care Services. Statistics regarding educational attainment indicate, Elmira's workforce currently does not have the skills and education to meet the needs of employers.

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	97	0	1	0	-1
Arts, Entertainment, Accommodations	1,257	864	14	7	-7
Construction	315	505	3	4	1
Education and Health Care Services	2,427	5,128	27	41	14
Finance, Insurance, and Real Estate	474	1,029	5	8	3
Information	159	129	2	1	-1
Manufacturing	1,135	1,944	12	15	3
Other Services	471	588	5	5	0
Professional, Scientific, Management Services	569	523	6	4	-2
Public Administration	0	0	0	0	0
Retail Trade	1,491	1,115	16	9	-7

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	348	314	4	2	-2
Wholesale Trade	378	487	4	4	0
Total	9,121	12,626	--	--	--

Table 42 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	12,093
Civilian Employed Population 16 years and over	10,794
Unemployment Rate	10.74
Unemployment Rate for Ages 16-24	20.65
Unemployment Rate for Ages 25-65	6.02

Table 43 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,400
Farming, fisheries and forestry occupations	336
Service	1,800
Sales and office	2,875
Construction, extraction, maintenance and repair	671
Production, transportation and material moving	649

Table 44 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,635	84%
30-59 Minutes	1,244	12%
60 or More Minutes	349	3%
Total	10,228	100%

Table 45 - 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	721	238	1,534
High school graduate (includes equivalency)	3,303	256	2,204
Some college or Associate's degree	2,904	293	1,439

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	1,443	100	297

Table 46 - 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	18	55	58	222	346
9th to 12th grade, no diploma	502	878	517	763	593
High school graduate, GED, or alternative	1,329	1,442	1,454	2,867	1,475
Some college, no degree	1,908	847	657	1,436	435
Associate's degree	112	516	447	747	138
Bachelor's degree	144	308	307	521	261
Graduate or professional degree	18	145	211	348	225

Table 47 - 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	19,020
High school graduate (includes equivalency)	22,981
Some college or Associate's degree	31,174
Bachelor's degree	40,583
Graduate or professional degree	57,566

Table 48 – 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?

Based on the Business Activity table, the top three major employment sectors within the City of Elmira include: 1. Education and Health Care Services (27 % share of the workers), 2. Retail Trade (16% share of the workers), and 3. Arts, Entertainment, and Accommodations (14% share of the workers). Health Care Services is a significant sector with Arnot Ogden Medical Center located within the City of Elmira and Guthrie serving the Southern Tier of New York State and the northern tier of Pennsylvania with offices in Chemung County. Education is a significant employment sector as well with Elmira College

Describe the workforce and infrastructure needs of the business community:

Based on a demographic profile utilizing Cornell Program on Applied Population which was completed for the I-86 Corridor project that includes Chemung and adjacent Steuben County, each County will age dramatically with the fastest growing segment is the 65+ which will increase by 26.7%, between 2010-2025. The steepest decline is the 25-54 age cohort which represents those working and raising families and is expected to be decline of 13.1%. This change in the age of the population will have a significant impact on communities like Elmira unless the City can work to attract younger families and workers.

One need of the business community that is frequently mentioned at Annual Economic Forum hosted by the Chemung County Chamber of Commerce and Southern Tier Economic Growth is the ability for the workforce to pass mandatory drug tests, particularly for the manufacturing sector.

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.

Elmira College's creation of a new Health Sciences Center combined with Arnot Ogden's Residency program through its affiliation with the Lake Erie College of Osteopathic Medicine has a potential to have a significant economic impact for the City of Elmira. Growth of the health care industry and the potential expansion of medical training will place a critical demand for quality, affordable housing options within close proximity to Elmira College and Arnot Ogden Medical Center. It also has significant potential to revitalize Elmira's downtown and increase demand for more restaurants and other service oriented businesses.

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

Based on data from the 2007-2011 American Community Survey, the education attainment of the current workforce does not correspond to employment opportunities in the jurisdiction or region. Based on data, 48% of those in the workforce have not achieved more than a high school diploma and only 17% of those in the workforce have a Bachelor's degree or higher. Based on the Business Activity chart, the largest demand for jobs is in the Education and Health Care Services industry which require post-secondary education and there is a shortage of workers by 14%. There are also less workers to meet the demand for Manufacturing which requires vocational skills and the Finance, Real Estate, and Insurance sector.

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.

In February 2015, Corning Community College began offering a brand new welding program at the Academic and Workforce Development Center in Elmira. The Welding Technology Program will provide students with an understanding of the science, technology and applications essential for entry-level employment in the welding industry. This program offered within the City of Elmira will be accessible to low income residents looking to develop a trade and will support existing manufacturers need for a trained workforce. Corning Community College implemented this program after leveraging more than \$2 million in grants and listening to recommendations from an employer-based advisory board. Elmira College was also awarded \$2.25 million through the New York State Regional Economic Development Council competition in 2013 to construct a new Health Sciences Center. The Center will house the Nurse Education program and offer expanded education and programming that recognizes both the demand for more nurses and health care professionals and the new, complex roles they will inhabit in the evolving world of contemporary healthcare. The City of Elmira, as a municipality, partners with GST BOCES students and supervisors to provide career training for students who work with the City's Department of Buildings and Grounds on park and trail projects as well as with the auto mechanics and engineering department. Lastly, Economic Opportunity Program, a community organization, a culinary training program in the Community Food For Jobs Program

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

Yes

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.

The City of Elmira participates in the CEDS which is facilitated by Southern Tier Central Regional Planning and Development Board and there are three main goals and multiple projects included as part of the 2014 CEDS completed in June 2014 that may be coordinated with the Consolidated Plan.

Goal 2: Fully enable residents of the STC region to reach their maximum potential. Fully preparing children for productive work in the 'economy of the future' is a regional priority.

The City of Elmira provides CDBG funding to youth centers supporting this goal of the CEDS as the youth centers are incorporating Science Technology Engineering and Math (STEM) activities into after-school programming creating a workforce for the future. The promotion of Southern Tier Network (STN) is listed in the CEDS as a priority project and provides much-needed regional technology infrastructure that will assist in attracting economic development. Elmira College's Health Sciences Center Renovation provides expanded education and programming that addresses the demand for more nurses and health care professionals.

Goal 4: Maximize quality of life and livability for residents and visitors to the STC region.

Two community facilities are listed in the CEDS and they are Eldridge Park located in census tract 1 and Mark Twain Riverfront Park located in the heart of downtown Elmira and along the Chemung River in census tract 7. Both parks are located in low-moderate income areas and Mark Twain Riverfront Park as a downtown asset will likely be a priority during the next five years due to attention to economic development along Water Street.

Goal 6: Identify and safeguard developable sites for current development needs; preserve and ‘groom’ developable sites for future development needs. Assist existing economic development organizations to pursue a cluster-based economic development strategy across the region.

Four sites located within the City of Elmira’s downtown are listed in the CEDS and include the redevelopment of the West Water Street block, Lake Street Historic District, and the city-owned Federal Building. The redevelopment of these key properties/sites is a priority for the City given their highly visible location within downtown and potential to create jobs and critical mass. Southern Tier Economic Growth has also been working with the First Arena on funding received from the Regional Economic Development Council and the First Arena was a facility constructed in 1999 utilizing HUD’s Section 108 Loan Program which the City is still paying until August 2019.

Discussion

In addition, to a description of current needs, opportunities, and initiatives, economic development will be a significant focus of the City’s Comprehensive Master Plan that will be kicked off in June 2015. Elmira’s priority during the next five years is to continue to grow its economy and tax base. The City, Chemung County, and STEG have been collaborating on an economic development strategy for the City to revitalize the downtown and to seize upon the opportunity to take advantage of the Upstate Revitalization Initiative (URI). The City of Elmira is also included as part of a regional I-86 Corridor Study that is in the process of being developed and identifies the following focus areas and projects under each focus area: Entrepreneurship, Industry Growth & Attraction, Physical Infrastructure, Branding, Marketing and Tourism, R&D and Commercialization, Vibrant Communities, Workforce, and Governance.

MA-50 Needs and Market Analysis Discussion

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

A "concentration" is defined as a clustering within a census tract or neighborhood of low income households experiencing any of the four severe housing problems. For the purpose of this analysis a relatively high concentration would consist of above 20% of the total low income households having one of the four severe housing problems and above 40% would be a very high concentration. Based on the criteria, all neighborhoods within the City qualify as having above 20% with one of the four severe housing problems as determined by HUD, Unfortunately based on available CHAS data compiled by HUD from the U.S Census Bureau data,

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

A "concentration" is defined as the clustering of residential locations within a neighborhood where racial or ethnic minorities or low-income families reside based on available data from the U.S Census Bureau. Based on the 2010 Census, 78.3% of Elmira's population is "white" and the largest racial or ethnic minority is Black or African American which makes up 14.6% of Elmira's population. Other minorities include 5% who identify as being two or more races, 4.3% Hispanic or Latino, and less than a percent Asian or American Indian and Alaska Native. Therefore, for the purpose of this analysis, a relatively high "concentration" of minorities would be census tracts with a minority population of over 10%. The highest concentration of racial and ethnic minorities within the City of Elmira is within Census Tract 3 which is located in the north west section of the City and the Elmira Correctional Facility is located within this census tract. This census tract has 58.75% of the residents as Black/African American. Census Tract 2 has the second highest percentage of Black/African American residents at 17.72% and Block Group 1 within census tract 2 has a low- moderate income percentage of 74.52% based on the American Community Survey. Census Tract 10 on the City's south west side has the third highest percentage of Black/African American residents at 13.61%. Three additional census tracts have minority percentages above 10% including census tracts 6 and 7 located in the center of the city and Census Tract 1 located on the City's north east side. There are also areas within the City of Elmira where low-income families are concentrated although Elmira's overall low-moderate income percentage is 54.4%. The GIS Map labeled Poverty Rate shows areas within the City with the highest poverty rate.

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

Characteristics of the market in these areas/neighborhoods include a lower percentage of owner occupied housing as shown on the CPD Map labeled % of Owner Occupied Housing. The median home value map shows that these neighborhoods also have lower home values. The concentration of poverty and minorities within Census Tract 2 and specifically Block Group 1 is due to the presence of Hathorn Court, a privately-owned subsidized housing complex of 274 total housing units.

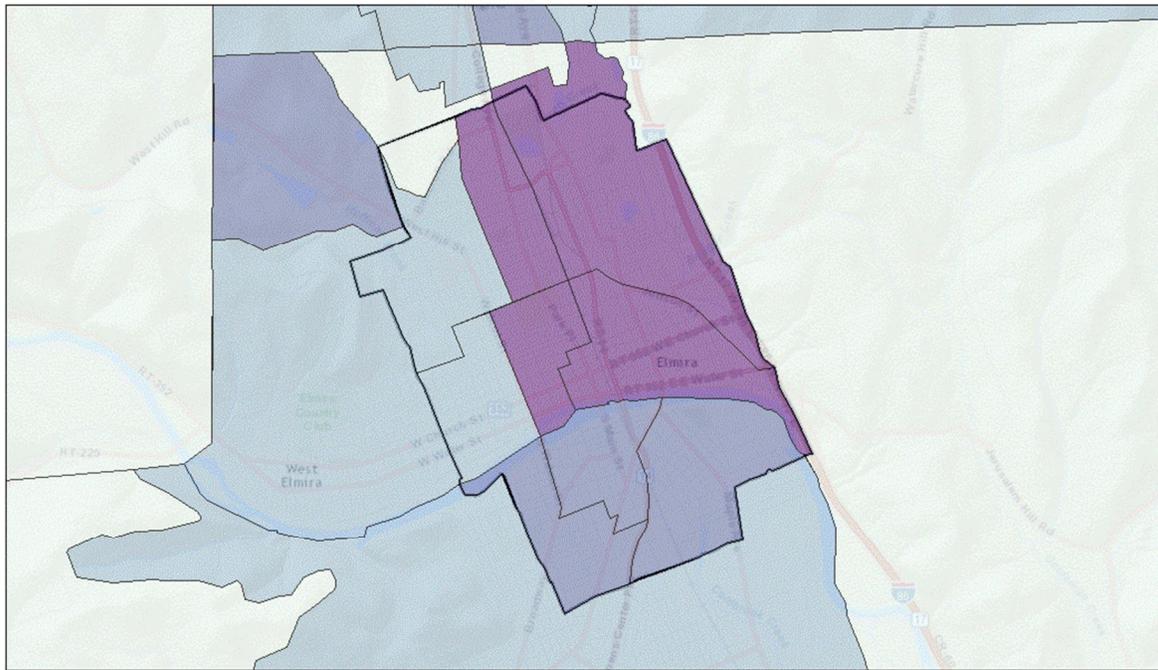
Are there any community assets in these areas/neighborhoods?

The City of Elmira is fortunate to have many community assets in low-moderate income areas as well as those areas that have a higher concentration of racial or ethnic minorities. Elmira has three grocery stores located within its boundaries and all three are located where there is a concentration of low-income families or racial or ethnic minorities. These include Wegmans located on the City's northeast side in census tract 1, Weiss centrally located within the downtown in census tract 7, and Tops Market located on the City's south side within census tract 10. There are also three operating youth centers within Elmira's most disadvantaged neighborhoods including within the Hathorn Court housing complex which is operated by Let Elmira Live, Ernie Davis Community Center in the center of the City in census tract 7, and the Southside Community Center located in census tract 10. Elmira also has 21 parks maintained by the City and many of these parks have been upgraded within the past five years through the Creating Healthy Places Initiative which focused on parks located within low-mod income areas. Parks that have been upgraded with new equipment for toddlers and children aged 5-12 include Hathorn Park, Brick Pond, McKinnon Park, and Katy Leary. Census Tracts 6 and 7 within the center of the City also contain the main branch of the Steele Memorial Library, Corning Community College's Academic and Workforce Development Center, and Elmira Business Institute. Lastly, due to the existence of community assets in these areas of the City, they are more convenient from a public transportation standpoint as well.

Are there other strategic opportunities in any of these areas?

There are strategic opportunities that can be used to improve Elmira's most distressed neighborhoods and these will be examined further when the City completes a new Comprehensive Master Plan in 2016. A strategic opportunity for Census Tract 10 is the opportunity to leverage a \$200,000 grant through New York State Homes and Community Renewal New York Main Street program awarded to Elmira Downtown Development in December 2014 which targeted South Main Street. Revitalization of South Main Street through the New York Main Street program will include facade and building renovations to a minimum of three properties and streetscape enhancements. South Main Street was also included in the Brownfield Opportunity Area Program Study funded through the New York State Department of State, is part of the Business Improvement District, and is located in a Qualified Census Tract under the Low Income Housing Tax Credit Program administered by New York State Homes and Community Renewal. There are a significant number of rental units in this area and there is a strategic opportunity for scattered site neighborhood revitalization.

CPD Maps - Poverty Rate

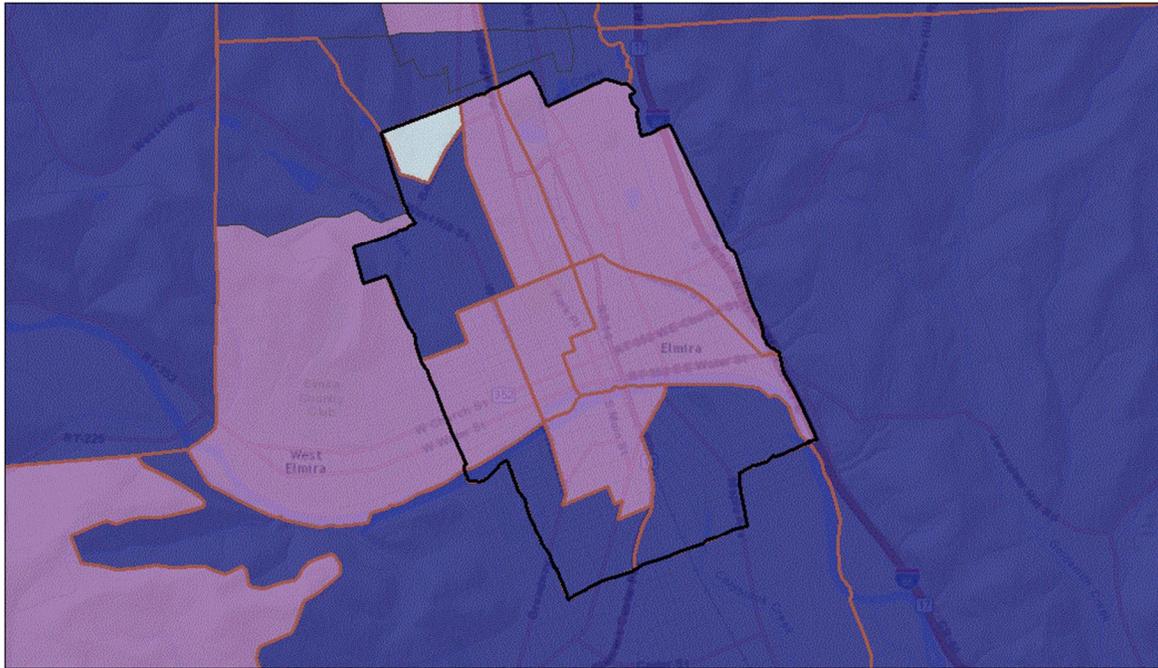


April 6, 2015
PovertyRate
B17021EST2_PCT
 <6.96% Poverty
 6.96-19.04% Poverty
 19.04-35.95% Poverty
 35.95-64.47% Poverty
 Override 1

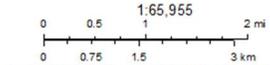
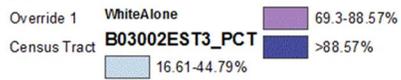
1:65,955
 0 0.5 1 2 mi
 0 0.75 1.5 3 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Poverty Rate

CPD Maps - Race/Ethnicity White alone (not Hispanic)



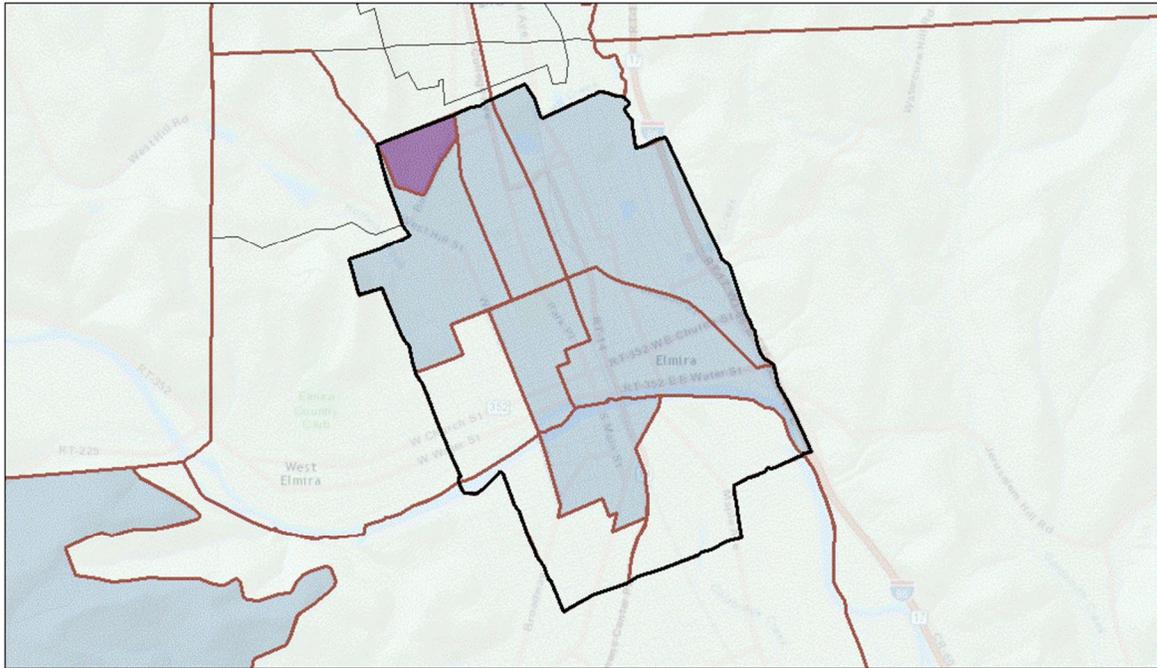
April 6, 2015



Source: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Race/Ethnicity White alone (not Hispanic)

CPD Maps - Race/Ethnicity Black or African American alone



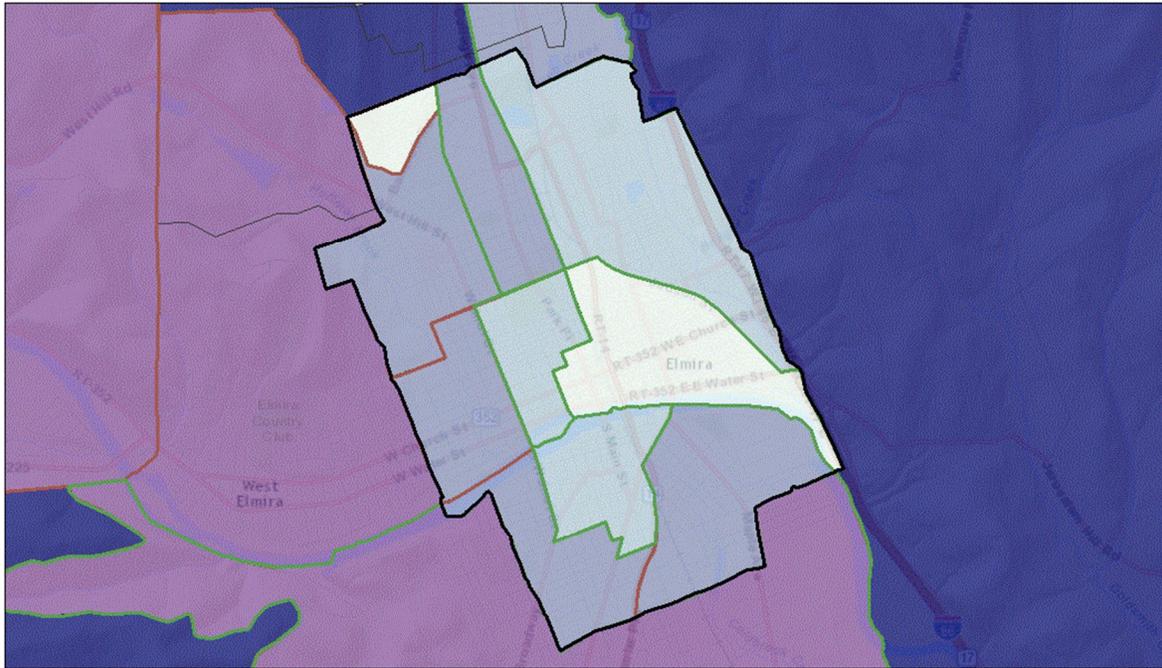
April 6, 2015

Override 1	BlackAfricanAmericanAlone	6.85-22.6%
Census Tract	B03002EST4_PCT	45.37-74.1%
		<6.85%

1:65,955
 0 0.5 1 2 mi
 0 0.75 1.5 3 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

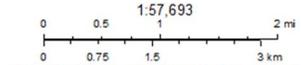
CPD Maps - Race/Ethnicity Black or African American alone

CPD Maps - % Owner Occupied Housing



April 7, 2015

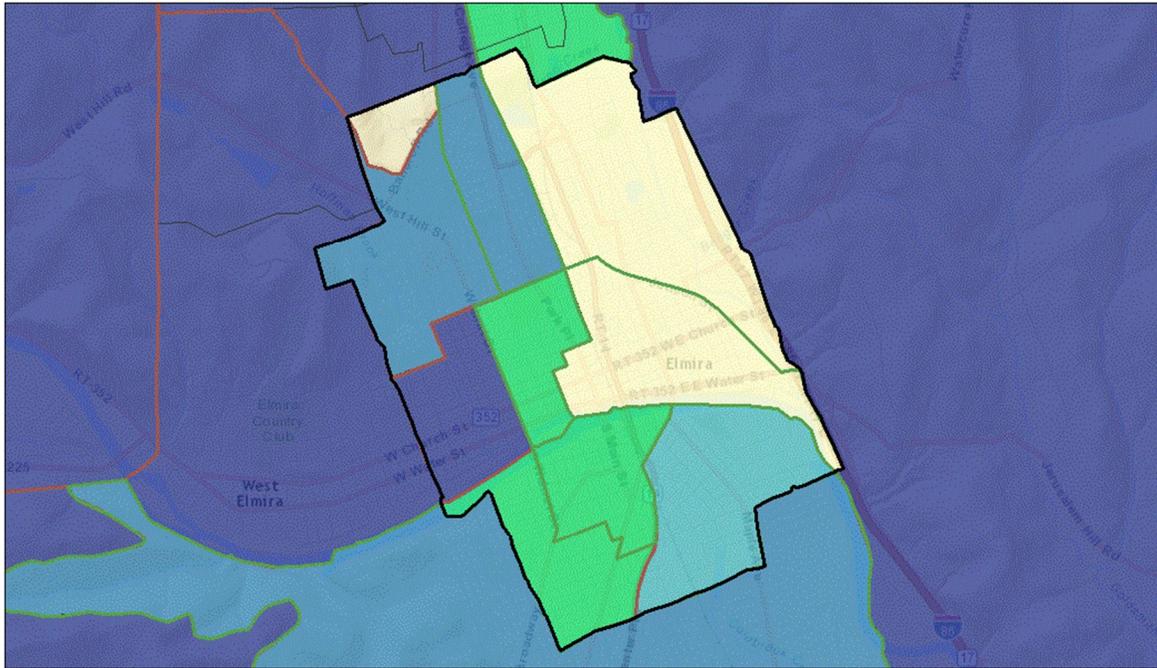
Override 1	OwnerOccupiedHousing	47.9-69.59% Owner Occupied
Low Mod Tract	B25009EST2_PCT	69.59-87.34% Owner Occupied
Census Tract	<18.58% Owner Occupied	>87.34% Owner Occupied
	18.58-47.9% Owner Occupied	



Source: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

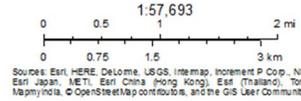
CPD Maps - % Owner Occupied Housing

CPD Maps - Median Home Value



April 7, 2015

Override 1	MedianHomeValue	\$47,000-\$59,400	>\$72,900
Low Mod Tract	B25097EST1	\$59,400-\$64,400	
Census Tract		<\$47,000	\$64,400-\$72,900



CPD Maps - Median Home Value

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Based on a community-wide needs assessment, market analysis from data obtained from the U.S. Census Bureau, and consultation with citizens and community agencies, the City of Elmira has developed a Strategic or Consolidated Plan for the time period covering July 1, 2015- June 30, 2020. This Strategic Plan also takes into account anticipated resources through the Community Development Block Grant (CDBG) and HOME programs as well as through other governmental and non-governmental or private funding sources. The City acknowledges with limited funding, priorities need to be established and outcomes must be measurable.

The City of Elmira's population has been steadily decreasing and as of 2013, it is estimated at 28,899. Housing values within the City are lower than that of Chemung County as a whole and the median value of owner-occupied housing units is \$67,400. A total of 29.2% or close to one-third of Elmira's populations fall below the poverty level and the median household income is \$30,804.

Information obtained from the needs assessment and market analysis as well as community consultation has led to the establishment of five goal areas for the next five years: 1. Quality Affordable Housing; 2. Strengthening Elmira's Neighborhoods; 3. Alleviate and Preventing Homelessness; 4. Revitalization of the Downtown Core; and 5. Business Development. Implementing the strategic goals of the Consolidated Plan will require the City of Elmira to continue to nurture existing strategic partnerships with agencies such as Catholic Charities of Chemung/Schuyler, Near Westside Neighborhood Association, and Habitat for Humanity for housing services, Southern Tier Economic Growth and Elmira Downtown Development for economic development, and the agencies serving youth including the Chemung County Youth Bureau and youth centers. It will also require the City to forge new partnerships, for example in the area of improving the City's rental housing for low and very low income renters in a manner that preserves quality of life and strengthens the neighborhood fabric. Strengthening Elmira's neighborhoods will involve investing CDBG funding into public services (particularly youth centers), improvements to public facilities and infrastructure, and removal of blighting influences. However, perhaps more importantly, accomplishing this goal will also involve developing neighborhood leadership and capacity among residents which will be a goal of the City's new Comprehensive Master Plan which will be developed during the upcoming program year.

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

Geographic Area

Table 49 - Geographic Priority Areas

1	Area Name:	BUSINESS IMPROVEMENT DISTRICT
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Elmira's Business Improvement District (BID) is a 52-block area on both sides of the Chemung River. North of the River, the BID is bordered on the west by Columbia Street; on the north by Clinton Street; and on the east by Madison Avenue. South of the River, the district is bordered by Main Street on the west and Pennsylvania Avenue and Sly Streets on the southeast. All properties within these boundaries, as well as properties situated on the perimeter, are member properties of the Business Improvement District.
	Include specific housing and commercial characteristics of this target area.	The BID is composed of primarily commercial properties although there are some mixed-use (commercial and residential properties).
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Downtown or the Business Improvement District was frequently mentioned as a geographic target area by surveys completed by community members, at public meetings, and the 2015 Economic Forum hosted by the Chemung County Chamber of Commerce and Southern Tier Economic Growth. The City of Elmira is involved on BID Board of Directors as are residents, property owners, and commercial tenants. Citizens identified the downtown as a priority through the survey that was conducted of needs.
Identify the needs in this target area.	The needs in this target area include building and facade renovations, in-fill development, increased upper floor housing, and streetscape enhancements.	

	<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities for improvement within this target area are several. One opportunity for quality infill development involves the merging of four parcels into a 1.5 acre development parcel on the 100 block of West Water Street. This site currently includes two deteriorated buildings with an empty lot where the former Rosenbaums and Marvin's properties once stood. The City of Elmira was previously awarded \$2.3 million from Empire State Development under the Restore NY Communities program and has requested an extension of these funds. Elmira Downtown Development, the administrator of the Business Improvement District received a \$200,000 grant for South Main Street through the New York Main Street Program.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>The barriers to improvement of this area includes the participation of existing property owners, the condition of the buildings, and investment occurring outside of the Business Improvement District. Another barrier to improvement and a topic that will be examined as the City develops and adopts a new Comprehensive Master Plan relates to concerns surrounding the availability and accessibility of parking.</p>
2	<p>Area Name:</p>	NEW YORK MAIN STREET TARGET AREA
	<p>Area Type:</p>	Local Target area
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	Comprehensive
	<p>Other Revital Description:</p>	
	<p>Identify the neighborhood boundaries for this target area.</p>	New York State Homes and Community Renewal approved New York Main Street funding for South Main Street between West Chemung Street and West Henry Street.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>This target area is located within the Central Business District and as such is primarily composed of commercial properties although there is mixed-use potential and one property on the corner of South Main and West Henry Street currently has 13 residential units (efficiencies) on the upper floors. Additionally, this area has a locally-owned pharmacy, Tops Grocery Store, Aldi's, and Family Dollar.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This target area was identified as the City was completed the Southside Rising Strategy under the NYS Brownfield Opportunity Area Program and that process involved a Steering Committee as well as public meetings. Additionally, existing property owners have taken an interest in the revitalization of the neighborhood and demonstrated an interest in committing private investment to augment the New York Main Street investment.</p>
<p>Identify the needs in this target area.</p>	<p>The buildings located in the target area are in need of facade renovations and building renovations to revitalize this main street within the City's Business Improvement District. Within the two block target area, there are three properties that are substandard and currently vacant and another building that is used exclusively for storage and does not have any residential or commercial activity. One of the buildings targeted for NYMS funding, 212 S. Main Street is vacant and was purchased by the adjacent property owner (208-210 S. Main Street) after the building was in foreclosure and is known to have experienced water damage from a burst water pipe in 2007. Streetscape enhancements are also needed within this area.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities for improvement in this target area includes facade and building renovations to existing commercial properties and potential for mixed-use development and revitalization. This area has the opportunity to maintain its urban form and with the amenities such as a pharmacy, grocery store, elementary school, and community center within close proximity could be a great place to live and enjoy neighborhood amenities.</p>

	Are there barriers to improvement in this target area?	Barriers to improvement of this target area include participation by existing property owners, condition of the buildings, and the condition of the housing stock and neighborhood behind or to the west of South Main Street. The City of Elmira is working to improve the neighborhood through targeting future community development resources.
3	Area Name:	BROWNFIELD OPPORTUNITY AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Brownfield Opportunity Area (also referred to as the Southside Rising Study Area) is roughly bounded by the Chemung River on the north, South Main Street on the west, Miller and Morrow Streets on the south and Robinson Street on the east. The area encompasses approximately 440 acres.
Include specific housing and commercial characteristics of this target area.	The BOA contains over 1,100 parcels, the vast majority of which are residential and 36 potential brownfield sites. The main commercial district is the South Main Street commercial district which is also part of the BID and features TOPS market, Gerould's pharmacy, Aldi's, Family Dollar to name a few. There is also three city parks located in this target area including Brand Park, Sly Street Park, and Miller's Pond. There are existing manufacturing companies and neighborhood commercial shops along Maple Avenue which is also a National and state Historic District. There is a nearly vacant and severely dilapidated strip plaza on the southern end of the target area. The City of Elmira also owns two remediated brownfield sites within the area.	

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Community based planning was incorporated through the development and marketing of a project website (www.southsiderising.com), a public visioning meeting held on January 22, 2013, a Public Design Workshop held May 8, 2013, and a final public meeting was held on January 14, 2014. This area was also identified in consultation with NYS Department of State and NYS Department of Environmental Conservation passed on past brownfield remediation activities completed by the City in the early 2000s.</p>
<p>Identify the needs in this target area.</p>	<p>The needs identified for the Southside Rising Study Area (BOA) include:</p> <ul style="list-style-type: none"> • Strategies to enhance buffer areas between stable commercial and industrial businesses and adjacent residential properties. • Addressing sites of environmental concerns (36 properties were identified by the Step 2 BOA study). • Commercial and mixed-use infill projects for South Main Street and Pennsylvania Avenue corridors that make them more pedestrian friendly. • Redevelopment of vacant industrial properties to add to City's tax base. • Stabilization of residential neighborhoods, particularly east of the elevated Norfolk-Southern railroad corridor and rehabilitation of the existing housing stock or construction of new housing and reduction of vacant units. • Enhancement of open spaces including parks, playgrounds, and Chemung River waterfront. • Improve walkability and connectivity especially with the Clemens Center Parkway and the narrow, dark underpasses along the railroad corridor. Improving Connectivity, Wayfinding, and Gateways are important.

<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities for improvement in this target area include improvements along South Main Street Commercial Corridor which is also part of the BID and New York Main Street Target area. Brand Park has a citizen-driven Brand Park Beautification Committee and as one of the largest City parks there is potential for significant enhancements. Another opportunity is redevelopment of two remediated brownfield sites that the City owns in the American LaFrance and Chemung Foundry parcels. The presence of the Chemung River and the Clemens Center Parkway also increase the market viability for redevelopment through enhanced access to natural and transportation resources for residents and employees. Also, the inclusion of stable neighborhoods within the Study Area facilitates an asset-based revitalization approach.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Barriers to improvements include the significant size of the target area. The City of Elmira has also completed a Step 2 Nomination Study, however the City is in a holding pattern until funding can be sought for Step 3 Implementation which is needed to move the existing work forward and can assist in funding site assessments and pre-development activities. Current economic development capacity is a barrier to improvement of this target area and moving projects toward implementation.</p>

General Allocation Priorities

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

The City of Elmira will utilize recent planning efforts (including the Southside Rising Revitalization Strategy and new Comprehensive Master Plan which will be developed by 2016), citizen participation, and investment of other resources (state and federal) as the basis for allocating investments geographically within the City. The City will also be looking to leverage opportunities to expand its tax base or where neighborhoods can be stabilized through either private/state investment.

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

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Improve Condition of Elmira's Housing Stock
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Quality Affordable Housing
	Description	A high priority need is improving the condition of Elmira's housing stock both owner-occupied and rental since there are numerous neighborhoods within the City of Elmira where the housing is deteriorated.
	Basis for Relative Priority	This is a high priority need based on input received at three community meetings held in January on the Consolidated Plan and community survey. Consultation meetings with agencies (in particular, Catholic Charities and ARC of Chemung) also reflected that this is a high need because service providers expressed that it is difficult finding suitable housing for those they serve. The age of Elmira's housing stock is also a determining factor with 68.3 % of the total housing units within the City being built in 1939 or earlier (2009-2013 ACS Data).
2	Priority Need Name	Addressing and Preventing Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	
	Associated Goals	Alleviate and Prevent Homelessness
	Description	Eliminating homelessness continues to be a national priority of HUD's and the City of Elmira has one homeless shelter operated by Catholic Charities of Chemung/Schuylers.
	Basis for Relative Priority	Eliminating homelessness continues to be a national priority of HUD's. In 2013, 88% of program participants served by Catholic Charities through Second Place East Homeless Shelter and their homelessness prevention program were City of Elmira residents.
3	Priority Need Name	Comprehensive Youth Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children
	Geographic Areas Affected	
	Associated Goals	Strengthening Elmira's Neighborhoods
	Description	Comprehensive youth services encompasses free educational, recreational, and enrichment activities for youth of all ages, although primarily those served are from 5-18. This need also includes any prevention services for children that are considered at-risk because of family situations, including abuse and neglect.

	Basis for Relative Priority	Serving youth has been identified as a high priority need during community meetings with residents as well as consultation meetings with agencies that serve youth including the Chemung County Youth Bureau and three community centers within the City of Elmira. The Elmira City School District has been identified as a high-need district based on poverty levels and student academic achievement. According to data compiled from the New York State Education Department based on Elmira City School District Enrollment (2013-2014), 65% of the students are classified as Economically Disadvantaged which means that they or their families participates in economic assistance programs. Additionally, the graduation rate for all students in 2014 was 58% as opposed to 62% in 2013 and statewide the graduation rate in 2014 was 76%. The graduation rate for economically disadvantaged students in 2014 was 50% as opposed to a 64% graduation rate for those not economically disadvantaged. This information is from the New York State Education Department.
4	Priority Need Name	Economic Development and Job Creation
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	BUSINESS IMPROVEMENT DISTRICT
	Associated Goals	Revitalization of Downtown Core Business Development
	Description	Economic Development and job creation includes providing job opportunities for low to moderate income residents. Although this applies city-wide, Elmira's Central Business District is in particular need of revitalization. Needs include low-interest loan assistance for new, small businesses or businesses looking to expand within the City, facade improvements, and small business business technical assistance.
	Basis for Relative Priority	Based on recent New York State Department of Labor statistics, the Elmira MSA's unemployment from January 2015 is 6.5% which is higher than the state's seasonally adjusted unemployment rate of 5.8%. Economic Development and in particular, the need for jobs, was identified as a high priority need during consultation meetings and the survey that was completed.
5	Priority Need Name	Public Infrastructure/ Improvements
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Strengthening Elmira's Neighborhoods Revitalization of Downtown Core
	Description	The City of Elmira has a Capital Improvement Plan which includes an annual Street and Sidewalk Program. The City has over 125 miles of streets and aging street infrastructure including sidewalks and curbing that are in disrepair.
	Basis for Relative Priority	
6	Priority Need Name	Code Enforcement and Blight Removal
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	Strengthening Elmira's Neighborhoods
	Description	Code enforcement and the removal of blight is a high priority need. A lack of investment in properties leading to code violations and the deterioration of buildings has a negative impact on neighborhoods and perpetuates the "Broken Windows" theory. This priority need may also involve rehabilitation in cases where it may be feasible or involve a property of historic significance, however in other cases demolition may be best when properties become structurally unsound and endanger the community's health and safety.
	Basis for Relative Priority	This is a high priority need as blight within neighborhoods adversely impacts the living environment of the neighborhood and it is priority that has been identified at community meetings, the Consolidated Plan survey, and meetings with stakeholders.
7	Priority Need Name	First-Time Homebuyer Direct Assistance,Counseling

	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Quality Affordable Housing
	Description	A barrier to low-income households purchasing their first home is the ability to secure a mortgage without the ability to provide a downpayment or pay for closing costs. In addition, to households needing direct assistance to cover downpayment and closing costs, pre- and post-purchase homeownership counseling is also needed to help ensure that first-time homebuyers are given the knowledge and support needed to be successful. The City of Elmira's homeownership rate is 48.1% (2009-2013 American Community Survey) which is lower than the State's at 54.2%.
	Basis for Relative Priority	
8	Priority Need Name	Increased Access to Community Resources
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Strengthening Elmira's Neighborhoods
	Description	Increased access to community resources including housing, transportation, legal, and other non-monetary resources and support for employment, and training opportunities information for low-moderate income individuals, especially those looking to increase their self-sufficiency. Education and training related to fair housing and tenant/landlord rights and responsibilities is included as a priority need to both residents and those providing housing services.
	Basis for Relative Priority	During the development of the Consolidated Plan and meetings with residents, it become evident that there is a lack of knowledge regarding resources that currently exist within the community and how to access those resources.
9	Priority Need Name	Housing Counseling Services
	Priority Level	High
	Population	Low Moderate Middle

	Geographic Areas Affected	
	Associated Goals	Quality Affordable Housing Alleviate and Prevent Homelessness
	Description	Housing Counseling services includes pre- and post-purchase counseling for first-time homebuyers, mortgage foreclosure prevention services, and credit counseling.
	Basis for Relative Priority	Housing Counseling Services are a high priority need for sustainability of quality, affordable housing by providing the training and support necessary sustain homeownership and economic stability.
10	Priority Need Name	Facade and Commercial Building Renovations
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA
	Associated Goals	Revitalization of Downtown Core
	Description	Facade and commercial building renovations encompass improvements made to private commercial properties as part of Elmira Downtown Development Facade and Signage Improvement Program and locally administered New York Main Street program. Properties targeted are those that show deterioration, are not up to code standards, have been vacant, and/or require improvements to maintain their integrity.
	Basis for Relative Priority	

Narrative (Optional)

The City of Elmira through a community consultation and citizen participation process has identified ten high priority needs as part of the City's Consolidated Plan and potential partners to address these needs. The City will continue to seek out additional opportunities to collaborate with community organizations and develop creative solutions to address these needs. The Consolidated Plan has outlined strategies to assist to meeting these needs and the City of Elmira intends on exploring these

needs through the development of a new Comprehensive Master Plan to replace the City's 1998 Comprehensive Master Plan.

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)	Characteristics that will influence the use of funds available for TBRA including the existence of other sources since CDBG and HOME funds are limited and are currently not being used for TBRA.
TBRA for Non-Homeless Special Needs	TBRA for Non-Homeless Special Needs has not been utilized by the City of Elmira since there are limited available CDBG and HOME funding.
New Unit Production	Market characteristics that will influence the use of funding available for new unit production include the age, poor condition and performance of existing units that may necessitate demolition and new units being constructed as part of a scattered site affordable housing, neighborhood revitalization project.
Rehabilitation	Market characteristics that influence the use of CDBG and HOME funds for rehabilitation of existing housing includes the age of the current housing stock as well as the cost of rehabilitation compared to the after-rehab value of the property.
Acquisition, including preservation	Market characteristics that will influence the use of funds for acquisition, including preservation will be whether this would be required as part of a comprehensive revitalization strategy and can be paired with other sources of financing, for example the use of Low Income Housing Tax Credits through New York State Homes and Community Renewal and Historic Rehabilitation Tax Credits (both state and federal). If a significant project is identified that has community support and CDBG/HOME funds are needed to leverage additional funding then there may be potential to utilize limited funds for this purpose.

Table 51 – Influence of Market Conditions

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

Introduction

The City of Elmira will be beginning the 2015 Program Year and Year 1 of its Consolidated Plan with a 1 percent decrease in Community Development Block Grant (CDBG) funds over FY 2014 and a 10 percent decrease in HOME funding. This is also the last five years of the City's 20-year commitment to repaying a Section 108 loan for the First Arena downtown with CDBG funds which has had a significant impact on available resources for programming. The City was awarded a grant from NYSERDA Cleaner Greener Communities Program in December 2014 to develop a new Comprehensive Master Plan. Elmira Downtown Development was also awarded \$200,000 in funding through New York State Homes and Community Renewal through the New York Main Street Program that will be utilized during the first year of this Consolidated Plan.

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	1,067,918	185,000	75,000	1,327,918	0	2015 Entitlement plus program income anticipated from rehab and economic development loans and prior year unallocated program income that will be programmed during 2015-2016.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	222,636	0	0	222,636	0	2015 HOME allocation

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: \$		
Other	public - state	Admin and Planning	90,000	0	0	90,000	0	The City of Elmira was awarded \$90,000 under the 2014 NYS Consolidated Funding Application under NYSEDA's Cleaner Greener Communities Program to update its Comprehensive Master Plan. The City of Elmira will be hiring a consultant (May 2015) and matching the grant with funds from the City's General Fund. Community Development staff will serve on the project Steering Committee and this Plan will inform future Annual Action Plans and Consolidated Planning.
Other	public - state	Economic Development	1,700,000	0	0	1,700,000	800,000	The City of Elmira received Restore NY Round 2 funding from Empire State Development Corporation for redevelopment along West Water Street (fmr. Rosenbaums, Marvin's and Harold's site). This funding has been extended previously when attempts to rehabilitate these properties with future developers were unsuccessful, however it is anticipated that Empire State Development will provide one last extension until December 2016 if a redevelopment plan can move forward.

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: \$		
Other	public - state	Public Improvements	791,000	0	0	791,000	3,164,000	The Consolidated Local Street and Highway Improvement Program (CHIPS) provides State funds to municipalities to support the construction and repair of highways, bridges, highway-railroad crossings, and other facilities that are not on the State highway system.

Table 52 - 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

Federal HOME funds are expected to leverage private investment through conventional mortgages provided to individuals who participate in the City of Elmira and Catholic Charities First-Time Homebuyer Program. Additionally, the City of Elmira will be looking to leverage HOME funds with New York State Low-Income Housing Tax Credits for the development of quality affordable rental housing starting in FY 2016 or Year 2 of the City's Consolidated Plan. There is no match required for HOME because the City of Elmira is a distressed community. CDBG funds are anticipated to leverage private, state, and local funds. The City receives funding for street reconstructions and milling and paving from the NYS Consolidated Local Streets and Highway Improvement Program (CHIPS). Previously, the City has used CDBG funding for park improvements to leverage fundings through the Creating Healthy Places Initiative, however funding targeted towards playgrounds and parks under this program is expected to be exhausted for the next Consolidated Plan period but the City will continue to seek funding through local private foundations.

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

During the next five years, it is anticipated that a surplus piece of City of Elmira property (a fmr. Post Office and Court House known as the Federal Building) will be purchased by a developer and meet the economic development needs identified in the plan and assist in creating economic opportunities for residents. The City has the property listed with a realtor and Southern Tier Economic Growth (STEG), the County's economic development agency is also available to assist with development plans.

Discussion

The City of Elmira was awarded a \$2.3 million Restore NY grant in January 2008 for the redevelopment of West Water Street and despite unsuccessful attempts to redevelop the properties, the City of Elmira is seeking an extension of the Restore NY funding until December 31, 2016. It is also anticipated that funding will be sought through the NYS Consolidated Funding Application and the Governor's Upstate Revitalization Initiative (\$1.5 billion competition for funding for Upstate regions) to redevelop the City's downtown and a corridor between Elmira College and West Water Street.

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
CITY OF ELMIRA COMMUNITY DEVELOPMENT DEPARTMENT	Government	Planning neighborhood improvements public facilities public services	Jurisdiction
Catholic Charities of Chemung/Schuylers Co.	Subrecipient	Homelessness Non-homeless special needs Ownership Rental	Region
NEAR WESTSIDE NEIGHBORHOOD ASSOC.	CHDO	Ownership Rental neighborhood improvements	Jurisdiction
Southern Tier Economic Growth Inc.	Subrecipient	Economic Development	Other
Elmira Housing Authority	PHA	Public Housing	Jurisdiction
Elmira Chemung Transportation Council	Regional organization	Planning public facilities	Region
ELMIRA DOWNTOWN DEVELOPMENT INC.	Non-profit organizations	Economic Development neighborhood improvements public facilities	Other

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Elmira is fortunate to have a strong network of social service agencies including three operating youth centers and agencies that provide services to families. The City has a strong housing partner in Catholic Charities of Chemung/Schuylers with a lengthy track record of partnering, for example in the delivery of housing counseling services and the First-Time Homebuyer Program which dates back to 1994 and has assisted 423 low income households achieve the dream of homeownership within the City. Catholic Charities is also responsible for providing emergency shelter and homeless

prevention services for Chemung County and has a strong partnership with the Chemung County Department of Social Services in assisting individuals.

There is a gap in the development of quality affordable rental housing currently and the recent use of Low Income Housing Tax Credits through New York State Homes and Community Renewal. The City of Elmira has several older, dense affordable housing developments, however what is needed is to address scattered sites in neighborhoods that are currently having a blighting influence on the City's neighborhoods.

Currently, a gap in the institutional delivery systems exists in the area of urban planning and economic development. As strong as the social service agency network is within the City of Elmira, approximately 38 percent of the City is tax-exempt. Southern Tier Economic Growth (STEG) administers the City's CDBG-funded Economic Development Loan Program, however this loan fund has not had a new loan since February 2013. STEG is also the county-wide economic development agency and staff to the Chemung County Industrial Development Agency (IDA). STEG has two full-time professional economic development staff including the President and a Business Retention Specialist and two support staff including a Business Manager and Administrative Assistant. There is no dedicated staff person for the City of Elmira. Elmira Downtown Development administers the 52-block Business Improvement District for the City of Elmira and has an Executive Director, Marketing Assistant, and utilizes interns from Elmira College and EDD's primary role is marketing and special events although EDD has also served as the lead agency for the New York Main Street Program. Due to limited capacity, there is a significant gap in the recruitment of businesses to the City of Elmira and the revitalization of the downtown core. The City of Elmira also does not have an urban planner on staff. These gaps in the institutional delivery system will be examined in depth as the City of Elmira develops a new Comprehensive Master Plan starting in May 2015.

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
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS	X	X	X
Life Skills			
Mental Health Counseling	X	X	X
Transportation			
Other			

Table 54 - 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)

CDBG funds support the personnel necessary to complete assessments of needs, make referrals to programs and services within Catholic Charities and throughout the community and the completion of applications for mainstream benefits, addressing the need for long-term stability. Case management is an integral part of the Second Place East Program leading to a decrease in the need for emergency services. With rapid re-housing, case managers assist homeless individuals and families move into stable housing. Program components involve identifying a housing location, provision of rental and financial assistance, and support services with a focus on stable employment and permanent housing. Southern Tier Aids Prevention Program with an office within the City of Elmira also provides the following services: Case Management, Medical Advocacy, Treatment Literacy, General support services, referrals, Housing placement assistance, Rent/mortgage and utility assistance, and social events.

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

Ending homelessness and preventing homeless is the core to the philosophy at Catholic Charities of Chemung/Schuylar Counties. With this in mind, the following critical gaps are indicated by the numbers above and would be exacerbated without continued funding for existing programs :

Chemung County Gaps:

1. Insufficient knowledge of the needs and experience of Runaway and Homeless Youth.
2. Lack of sufficient Street Outreach to reach unsheltered homeless population

3. Insufficient Housing Options:
 - Emergency Shelter including discharges from hospital without housing (6-12 beds)
 - Transitional or Rapid Rehousing beds (12 units)
 - Permanent Support Housing targeted for individuals in recovery from addiction (8-12 units).
4. Insufficient case management services specifically for emergency shelter residents to expedite permanent housing
5. Insufficient safe, affordable Permanent Supportive Housing options
6. Insufficient low income housing
7. Insufficient living wage job opportunities

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

A strategy for overcoming gaps in institutional structure and service delivery system for carrying out a strategy to address priority needs (specially in the area of economic development and the stabilization of the City's neighborhoods) will be at the forefront as the City of Elmira develops a new Comprehensive Master Plan to replace the City's 1998 Comprehensive Master Plan. In December 2014, the City of Elmira was awarded funding through the Consolidated Funding Application (CFA) under NYSERDA's Cleaner Greener Program to develop a new Comprehensive Master Plan and a multi-disciplinary consultant team with substantial urban planning experience has been selected and the process is being kicked off in May 2015 and is expected to be adopted by May 2016. In addition to the Comprehensive Master Plan, the consultant team has added the following value-added tasks which are central to the strategy for overcoming gaps in institutional structure: 1. Community Leadership Forum which is geared towards grassroots neighborhood development and training to build leadership; 2. Code & Capital Implementation Workshop, a half-day implementation workshop focused on the City's Zoning ordinance and Capital Improvement Plan; 3. Preparation of a Developer's RFP for a site to be determined by the City; and 4. Grant Writing assistance.

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	Quality Affordable Housing	2015	2019	Affordable Housing	NEW YORK MAIN STREET TARGET AREA	Improve Condition of Elmira's Housing Stock First-Time Homebuyer Direct Assistance,Counseling Housing Counseling Services	CDBG: \$925,000 HOME: \$1,100,000	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Strengthening Elmira's Neighborhoods	2015	2019	Non-Housing Community Development	BROWNFIELD OPPORTUNITY AREA	Comprehensive Youth Services Public Infrastructure/Improvements Code Enforcement and Blight Removal Increased Access to Community Resources	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted Buildings Demolished: 5 Buildings
3	Alleviate and Prevent Homelessness	2015	2019	Homeless		Addressing and Preventing Homelessness Housing Counseling Services	CDBG: \$125,000	Homeless Person Overnight Shelter: 400 Persons Assisted Homelessness Prevention: 1000 Persons Assisted
4	Revitalization of Downtown Core	2015	2019	Non-Housing Community Development Mixed-Income Housing	BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA	Economic Development and Job Creation Public Infrastructure/Improvements Facade and Commercial Building Renovations	CDBG: \$100,000 New York Main Street: \$200,000	Facade treatment/business building rehabilitation: 5 Business
5	Business Development	2016	2019	Non-Housing Community Development	BUSINESS IMPROVEMENT DISTRICT	Economic Development and Job Creation	CDBG: \$400,000 Restore NY Round 2: \$2,300,000	Businesses assisted: 5 Businesses Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Quality Affordable Housing
	Goal Description	This goal involves maintaining and expanding the supply of safe, affordable housing through the community. Owner-occupied housing will be made accessible, brought to code or made safer or more energy-efficient. First-time homebuyers will be provided with downpayment and closing cost assistance. Rental housing will be created, renovated to code, or made accessible, better managed, and affordable through the utilization of HOME funding to leverage Low Income Housing Tax Credits administered through New York State Homes and Community Renewal. The City of Elmira intends to accomplish this goal by issuing a Request for Proposals early summer 2015 and commit funding for Program Years 2016 and 2017 for a scattered site neighborhood revitalization project. This goal will be to improve the condition of Elmira's Housing Stock while at the same time creating less of a need for code enforcement in a distressed neighborhood and qualified census tract.
2	Goal Name	Strengthening Elmira's Neighborhoods
	Goal Description	Strengthening Elmira's Neighborhoods includes expanding opportunities that promote neighborhood cohesion, stability, and sustainable development. An example of an activity that strengthens Elmira's neighborhoods is the support of youth and community centers. The creation of community garden or neighborhood watch groups, neighborhood clean-ups, and the development of neighborhood cultural anchors serve to strengthen neighborhoods. Investments in public improvements/facilities including streets, sidewalks, and parks also impact the quality of life of a neighborhood. In addition, code enforcement funded by the City's General Fund and targeted demolition of properties under the Spot Slum and Blight National Objective will also be utilized to assist in the strengthening of Elmira's neighborhoods.
3	Goal Name	Alleviate and Prevent Homelessness
	Goal Description	Addressing the needs of homeless or at-risk of homelessness includes the shelter, housing, and service needs of these individuals and families through support of projects funded through the Continuum of Care process and coordinating with the Continuum of Care.

4	Goal Name	Revitalization of Downtown Core
	Goal Description	The revitalization of downtown core is a goal of this Consolidated Plan and encompasses redeveloping the vacant lot on West Water Steet, developing a redevelopment strategy for blighted properties along Lake Street, as well as filling vacant storefronts with retail and upper stories for housing. This is also going to be a goal of the City's in the development of a new Comprehensive Master Plan which will begin in May 2015. The revitalization of the downtown core also involves working closely with Elmira College and connecting the campus to downtown. The issue of parking within the downtown district is anticipated to be explored during the development of the Comprehensive Master Plan.
5	Goal Name	Business Development
	Goal Description	Business development involves providing assistance to help new businesses, especially small business entrepreneurs and existing businesses expand. The overall goal is to create sustainable jobs for lower income, unemployed, or under-employed persons and a more robust and sustainable economy for the City of Elmira. As the City of Elmira prepares a new Comprehensive Master Plan in 2015-2016, the City's existing zoning will be examined to determine if changes need to be made to promote further business development.

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 below represents estimates of the number of extremely low-income, low-income, and moderate-income families which the City of Elmira will provide affordable housing as defined HOME 91.315 (b)(2) through the use of CDBG and HOME funds. The City of Elmira intends to continue using HOME funding to provide downpayment and closing cost assistance to low- moderate-income families. In Years 2 and 3 it is anticipated that HOME funds will be utilized to develop approximately 50 affordable rental units through scattered site which will leverage Low Income Housing Tax Credits. CDBG funds are anticipated to continue to be utilized to support housing rehabilitation geared towards extremely low-income, low-income, and moderate-income homeowners. This is only an estimate as the City does not know what future funding allocations will be for CDBG and HOME.

Extremely low-income

- CDBG/HOME funded Owner-Occupied Rehab Program- 25
- HOME supported development of Rental Housing- 20

Low-income

- CDBG/HOME funded Owner-Occupied Rehab Program- 50
- HOME funded First-Time Homebuyer Program- 5
- HOME supported development of Rental Housing- 30

Moderate-income

- CDBG/HOME funded Owner-Occupied Rehab Program- 25
- HOME funded First-Time Homebuyer Program- 20

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)

Based on consultation with the Executive Director of the Elmira Housing Authority there is not currently a need to increase the number of accessible units at either of the Housing Authority's three developments. Flannery Apartments has 20 accessible units, Bragg Towers has 16 accessible units, and there are 6 accessible units at Hoffman Plaza.

Activities to Increase Resident Involvements

Activities to increase resident involvement include the following:

- Tenant Associations: Each of the three developments have tenant associations and these are strong at Bragg Towers and Flannery Apartments since 70% of the population is elderly and there is less turnover at these two developments. Hoffman Plaza since it is comprised of family units has more turnover and therefore the tenant association is not nearly as strong.
- The Elmira Housing Authority has an Elderly Service Coordinator

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

No

Plan to remove the 'troubled' designation

This is not applicable since the Elmira Housing Authority is not designated as troubled.

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

Barriers to Affordable Housing

An effect of public policies on affordable housing and residential investment includes the City's existing Zoning Ordinance. The City of Elmira last made substantial changes to its Zoning in December 1998 when the City's adopted its 1998 Comprehensive Master Plan. Significant portions of the City were zoned 1-family or 1-2 family to encourage homeownership and owner-occupied 2 units in an effort to stabilize neighborhoods and avoid properties being carved up into multiple dwelling units (see attached Zoning map). While this public policy was well intentioned, the drawback is that this policy does not necessarily take into account the fact that some of the building/housing stock within the City is not economically viable as a 1 or 2 unit and therefore zoning variances need to be sought. Another negative effect of public policies on affordable housing and residential investment is the fact that the City of Elmira has a relatively high tax rate of \$20.81 per \$1,000 in 2015 and the combined tax rate for City, County, and School is \$55.53/\$1,000 of assessed value. The negative effects of public policies on affordable housing and residential investment will be examined in depth when the City undertakes a new Comprehensive Master Plan starting in May 2015.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

A strategy to remove or ameliorate the barrier to affordable housing that the City's existing Zoning Ordinance currently poses involves taking a look at the City's existing zoning when the City undertakes updating its Comprehensive Master Plan starting in May 2015.

SP-60 Homelessness Strategy – 91.215(d)

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

Catholic Charities of Chemung/Schuylers facilitates the Annual Point in Time (PIT) count that is completed each January and submitted to the U.S. Department of Housing and Urban Development. A result of the 2014 PIT count's effort at identifying as many people unsheltered as it did, Catholic Charities was successful in securing funding for a part-time Street Outreach Worker and has requested funding from the United Way to make the position full-time. The Outreach worker is based at the Samaritan Center which already functions as an outreach effort, however the Street Outreach Worker will make regular contact with people that are known, suspected or alerted to living or congregating in uninhabitable spots; e.g., under the bridges, tents in near the river and within abandoned buildings. Catholic Charities of Chemung/Schuylers has a strong working relationship with the Elmira Police Department and the New York State Department of Corrections which serve as a referral source in reaching out to homeless (especially unsheltered persons) so that Catholic Charities case managers can assess their individual needs.

Addressing the emergency and transitional housing needs of homeless persons

The City of Elmira intends on continuing to support Second Place East emergency shelter operated by Catholic Charities of Chemung/Schuylers as a CDBG subrecipient. Catholic Charities also has the following programs that address the transitional housing needs of homeless persons:

- Project Share (Supportive Housing & Residential Empowerment): A transitional housing program designed to provide up to two years of rental assistance and supportive services to young adults between the ages of 18-25 who are homeless and have resided in the foster care system.
- Residential Stabilization Program: A 90-day transitional housing program funded by the New York State Department of Corrections that provides individuals exiting the prison system with a comprehensive solution-based approach to re-entering the community.

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 target population for Second Place East services are individuals and families who are either at risk of becoming homeless or who have been identified as in need of immediate shelter. CDBG funds support the personnel necessary to complete assessments of needs, make referrals to programs and services within Catholic Charities and throughout the community and the completion of applications for

mainstream benefits, addressing the need for long-term stability. Case management is an integral part of the Second Place East Program leading to a decrease in the need for emergency services. With rapid re-housing, case managers assist homeless individuals and families move into stable housing. Program components involve identifying a housing location, provision of rental and financial assistance, and support services with a focus on stable employment and permanent housing.

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

Catholic Charities staff are involved in and participates in the following community boards and committees: Single Point of Entry (SPOE) community providers, the regional Continuum of Care (501 CoC), Elmira Psychiatric Center Board, Elmira Psychiatric Center and Behavioral Science Unit weekly discharge meeting, Mental Health Subcommittee, and Health Ministries of the Southern Tier. Catholic Charities operates Lasting Success: Supervised Independent Living Program which provides residential and support services to youth (16-21) aging out of the Foster Care System who are at risk of homelessness. The Gateways Program also operated by Catholic Charities provides community living, case management and residential support services to individuals and families at risk suffering from mental illness, substance abuse, HIV/AIDS and homelessness. In addition, the program provides a continuum of housing options ranging from residences with 24 hour supervision and intense case management to a supported housing program offering case management and support services including subsidized independent housing. Catholic Charities of Chemung/Schuylers receives funding from the New York State Department of Corrections for the Residential Stabilization Program (RSP) which serves parolees re-entering the community. The RSP is a 90-day transitional housing program that provides individuals exiting the prison system with a comprehensive, solution-based approach to re-entering the community. Collaboration with local service providers is an integral factor in Catholic Charities ability to ensure clients needs are being met as a whole and in a timely manner. These partnerships include:

- Mental health counseling (Family Services)
- Employment readiness/job searches (Department of Labor, First Choices operated by Economic Opportunity Program)
- Law enforcement (Department of Corrections, Elmira Policy Department)
- Substance abuse treatment (Trinity)
- Housing subsidies/inspections (Elmira Housing Authority, Arbor Housing)

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

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

The City of Elmira has previously utilized funding from the New York State Attorney General's Office to address Lead-based Paint Hazards and increased access to housing without LBP hazards. The Department of Community Development will continue to receive referrals for its CDBG-funded owner-occupied housing rehabilitation program from the Chemung County Health Department when a child with an elevated lead level is identified through lead testing. The Department also maintains on staff a certified Lead Risk Assessor who will continue to evaluate homes for LBP hazards, in particular those with children or pregnant women in the home. Additional efforts to address LBP will be to improve the condition of the rental housing and the construction of new and rehabilitation of existing rental housing through the leveraging of Low- Income Housing Tax Credits through New York State Homes and Community Renewal with available HOME funds. Catholic Charities of Chemung/Schuylers housing counseling services also provides community education on the risks of LBP hazards.

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

The Department of Community Development makes it a priority to attempt to assist any household that has been referred by the Chemung County Health Department because a child has a elevated lead level. Efforts are made to assist the household (assuming income eligibility) through the City's housing rehabilitation program. The rehabilitation of existing rental housing and the creation of new rental units will remove LBP hazards from the housing stock and creating a safe environment free of lead poisoning.

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

The Department of Community Development's staff inspector utilizes a Lead Safe Housing Requirements Screening Worksheet when inspecting a home. The City of Elmira and the Chemung County Health Department have a partnership where the Chemung County Health Department conducts risk assessments and lead clearance inspections on an as needed basis for a set fee. Contractors that perform work funded with CDBG and HOME funding must have proof that they have participated in a Lead Safe Work Practices and Lead Renovators training on file with the Department of Community Development.

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

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

The City of Elmira is committed to reducing the number of poverty-level families through the use of CDBG and HOME funds although recognizes that with limited funding, additional state and federal resources need to be leveraged. A representative of the Department of Community Development also serves on the Chemung County Poverty Coalition which is led by an Americorps VISTA who works for Cornell Cooperative Extension.

- Supporting workforce development programs and providing economic opportunities through investment and participation in economic development initiatives that are geared toward the creation of jobs.
- Increasing the affordability of housing including utilizing CDBG and HOME funds to create additional affordable units, rehabilitate existing housing in a manner that takes into account energy efficiency and partners with existing programs aimed at making housing more affordable.
- Partnering and supporting Catholic Charities as a subrecipient that offers programs that specialize in residential services and community support services and are geared towards reducing the number of poverty-level families and increasing self-sufficiency.

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

The City's poverty reducing goals, programs, and policies are addressed within this affordable housing plan through strategic partnerships with community organizations like Catholic Charities of Chemung/Schuyler and participation in the Chemung County Poverty Coalition. This Consolidated Plan also incorporates the potential leveraging of Low Income Housing Tax Credit Program administered by New York State Homes and Community Renewal and the issuance of a Request for Proposals in Program Year 2015 for the commitment of 2016 HOME funding.

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

Community Development staff participate in technical assistance conference calls led by Buffalo Field Office staff, HUD- sponsored webinars, and regional trainings to stay current and help ensure long-term compliance with CDBG and HOME requirements and regulations. The Department also uses as a reference IDIS Matrix- CDBG Eligibility Active Codes and National Objectives to ensure that activities funded are eligible and meet the appropriate national objective.

Sub-grantee activities are reviewed quarterly upon review of their quarterly reports which summarizes their activities for that quarter as well as annually when they submit their Annual Report. In general, sub-grantees are monitored every three years by the Contract Compliance Officer unless something in their quarterly or annual reports triggers a more frequent monitoring visit. The Department of Community Development is in regular communication with sub-grantees especially those that fall behind in their activities. Southern Tier Economic Growth (STEG) is regularly communicated with as the administrator of the City's Economic Development Loan Program to ensure job creation is being tracked and how much program income is being collected.

The City's Community Housing Development Organization, Near Westside Neighborhood Association, Inc., is using Home funds to invest in rehabilitating dilapidated houses in the City through their One House at a Time program. Community Development staff closely monitors the progress of each project through Quarterly Reports. There is a yearly CHDO certification application which has been implemented and every two years the Department of Community Development performs an on-site monitoring.

The City of Elmira frequently consults the New York State MWBE database and tries to elicit increased participation from minority and women-owned businesses. The Department of Community Development has also been promoting state certification of MWBE and a source of financing available to state-certified MWBE's known as the "Bridge to Success" Loan Program being administered by Empire State Development.

The City of Elmira will be utilizing funding through NYSERDA's Cleaner, Greener Communities Program during the 2015-2016 Program Year to develop a new Comprehensive Master Plan for the City of Elmira since the last update to the City's plan was completed in 1998.

Expected Resources

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

Introduction

The City of Elmira will be beginning the 2015 Program Year and Year 1 of its Consolidated Plan with a 1 percent decrease in Community Development Block Grant (CDBG) funds over FY 2014 and a 10 percent decrease in HOME funding. This is also the last five years of the City's 20-year commitment to repaying a Section 108 loan for the First Arena downtown with CDBG funds which has had a significant impact on available resources for programming. The City was awarded a grant from NYSERDA Cleaner Greener Communities Program in December 2014 to develop a new Comprehensive Master Plan. Elmira Downtown Development was also awarded \$200,000 in funding through New York State Homes and Community Renewal through the New York Main Street Program that will be utilized during the first year of this Consolidated Plan.

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	1,067,918	185,000	75,000	1,327,918	0	2015 Entitlement plus program income anticipated from rehab and economic development loans and prior year unallocated program income that will be programmed during 2015-2016.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	222,636	0	0	222,636	0	2015 HOME allocation

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: \$		
Other	public - state	Admin and Planning	90,000	0	0	90,000	0	The City of Elmira was awarded \$90,000 under the 2014 NYS Consolidated Funding Application under NYSEDA's Cleaner Greener Communities Program to update its Comprehensive Master Plan. The City of Elmira will be hiring a consultant (May 2015) and matching the grant with funds from the City's General Fund. Community Development staff will serve on the project Steering Committee and this Plan will inform future Annual Action Plans and Consolidated Planning.
Other	public - state	Economic Development	1,700,000	0	0	1,700,000	800,000	The City of Elmira received Restore NY Round 2 funding from Empire State Development Corporation for redevelopment along West Water Street (fmr. Rosenbaums, Marvin's and Harold's site). This funding has been extended previously when attempts to rehabilitate these properties with future developers were unsuccessful, however it is anticipated that Empire State Development will provide one last extension until December 2016 if a redevelopment plan can move forward.

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: \$		
Other	public - state	Public Improvements	791,000	0	0	791,000	3,164,000	The Consolidated Local Street and Highway Improvement Program (CHIPS) provides State funds to municipalities to support the construction and repair of highways, bridges, highway-railroad crossings, and other facilities that are not on the State highway system.

Table 56 - 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

Federal HOME funds are expected to leverage private investment through conventional mortgages provided to individuals who participate in the City of Elmira and Catholic Charities First-Time Homebuyer Program. Additionally, the City of Elmira will be looking to leverage HOME funds with New York State Low-Income Housing Tax Credits for the development of quality affordable rental housing starting in FY 2016 or Year 2 of the City's Consolidated Plan. There is no match required for HOME because the City of Elmira is a distressed community. CDBG funds are anticipated to leverage private, state, and local funds. The City receives funding for street reconstructions and milling and paving from the NYS Consolidated Local Streets and Highway Improvement Program (CHIPS). Previously, the City has used CDBG funding for park improvements to leverage fundings through the Creating Healthy Places Initiative, however funding targeted towards playgrounds and parks under this program is expected to be exhausted for the next Consolidated Plan period but the City will continue to seek funding through local private foundations.

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

During the next five years, it is anticipated that a surplus piece of City of Elmira property (a former Post Office and Court House known as the Federal Building) will be purchased by a developer and meet the economic development needs identified in the plan and assist in creating economic opportunities for residents. The City has the property listed with a realtor and Southern Tier Economic Growth (STEG), the County's economic development agency is also available to assist with development plans.

Discussion

The City of Elmira was awarded a \$2.3 million Restore NY grant in January 2008 for the redevelopment of West Water Street and despite unsuccessful attempts to redevelop the properties, the City of Elmira is seeking an extension of the Restore NY funding until December 31, 2016. It is also anticipated that funding will be sought through the NYS Consolidated Funding Application and the Governor's Upstate Revitalization Initiative (\$1.5 billion competition for funding for Upstate regions) to redevelop the City's downtown and a corridor between Elmira College and West Water Street.

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	Quality Affordable Housing	2015	2019	Affordable Housing		Improve Condition of Elmira's Housing Stock	CDBG: \$199,720 HOME: \$186,436	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted
2	Strengthening Elmira's Neighborhoods	2015	2019	Non-Housing Community Development		Comprehensive Youth Services Public Infrastructure/Improvements Code Enforcement and Blight Removal	CDBG: \$323,000 Consolidated Local Street and Highway Improvement Program: \$791,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted Buildings Demolished: 2 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Alleviate and Prevent Homelessness	2015	2020	Homeless		Addressing and Preventing Homelessness	CDBG: \$25,000	Homeless Person Overnight Shelter: 400 Persons Assisted Homelessness Prevention: 1000 Persons Assisted
4	Revitalization of Downtown Core	2015	2019	Non-Housing Community Development Mixed-Income Housing	BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA	Facade and Commercial Building Renovations	CDBG: \$15,000 New York Main Street: \$200,000 Restore NY Round 2: \$1,500,000	Facade treatment/business building rehabilitation: 3 Business Businesses assisted: 2 Businesses Assisted
5	Business Development	2015	2016	Non-Housing Community Development	BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA	Economic Development and Job Creation		Businesses assisted: 2 Businesses Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Quality Affordable Housing
	Goal Description	Annual goals related to creating/preserving quality housing relates to a continued emphasis on rehabilitating homeowner housing, rehabilitating homebuyer units for a first-time homebuyer, and assisting new homebuyers with direct financial assistance (downpayment and closing costs) to purchase their first home within the City of Elmira.
2	Goal Name	Strengthening Elmira's Neighborhoods
	Goal Description	Annual goals related to strengthening Elmira's neighborhoods relate to several activities from support of public services for neighborhood residents, public infrastructure improves to streets and sidewalks, enhancements to city parks, and demolition of blighted properties. The City of Elmira will provide CDBG funding to valuable public services, including three youth centers in low-income neighborhoods (Southside Community Center, Ernie Davis Community Center, and Let Elmira Live Youth Center at Hathorn Court) and a new educational program initiated by Habitat for Humanity called "Healthy Homes" Catholic Charities of Chemung/Schuyler will continue to provide housing counseling services including pre- and post-purchase counseling for first-time homebuyers and mortgage foreclosure prevention services.
3	Goal Name	Alleviate and Prevent Homelessness
	Goal Description	Alleviating and preventing homelessness is an important goal of the City of Elmira's and this strategic plan/annual goal is directly related to providing funding to Catholic Charities of Chemung/Schuyler to support the Second Place East Homeless Shelter and their homeless prevention program. Catholic Charities receives funding through the Regional Continuum of Care and works closely with the Chemung County Department of Human Services.

4	Goal Name	Revitalization of Downtown Core
	Goal Description	During the 2015-2016 Program Year, Elmira Downtown Development will be assisting in carrying out the strategic plan goal of revitalizing the downtown core through the continued administration of the CDBG funded Facade and Signage Improvement Program within the Business Improvement District and the New York Main Street program with funds awarded through New York State Homes and Community Renewal which will be focused on facade and building renovations and streetscape enhancements on South Main Street. Elmira Downtown Development also administers Operation Green Streets utilizing CDBG funds and will be augmenting streetscape enhancements. Additionally, the City of Elmira, Southern Tier Economic Growth, and Chemung County will be focusing efforts to redevelop the 100 block of West Water Street and issuing a Developer's RFP for a 1.5 acre in-fill development site in the core of Elmira's downtown in order to utilize a \$2.3 million Restore NY grant previously awarded to the City.
5	Goal Name	Business Development
	Goal Description	Business development including the expansion of existing business and addition of small businesses within the City of Elmira continue to be a goal. Southern Tier Economic Growth (STEG) will continue to administer the City of Elmira's Commercial Loan Program utilizing CDBG funding allocated in prior program years.

Projects

AP-35 Projects – 91.220(d)

Introduction

Federal CDBG and HOME funds are utilized by the City of Elmira to carry out a wide variety of activities that are consistent with the Consolidated Plan priorities. The City of Elmira intends on programming \$1,327,918 in CDBG entitlement funding and program income and \$222,636 in HOME funding. Public services projects are selected after soliciting proposals from local non-profit agencies and Community Development staff and citizen advisory committee review them and making recommendations to City Council. Youth services, housing counseling, and services for the homeless have all been determined to be high priority public service needs. The City also incorporates CDBG funds in its annual Capital Budget for public improvements, for example streets, ADA sidewalk transitions, and parks and these funds are dedicated to low-moderate income areas. The projects included in the City's 2015-2016 Annual Action Plan have been determined to meet all program requirements and have been identified as priorities by the City of Elmira.

Projects

#	Project Name
1	General Administration
2	Rehab Administration
3	CDBG Owner-Occupied Rehab
4	Section 108 Loan Repayment
5	Street Improvements
6	Park Improvements
7	Demolition of Blighted Properties
8	Catholic Charities Housing Counseling Services
9	Second Place East Emergency Shelter
10	Southside Community Center
11	Ernie Davis Community Center
12	Frontline Community Center
13	Habitat for Humanity Healthy Homes
14	EDD Operation Green Streets
15	EDD Facade and Signage Improvement Program
16	Glove House
17	HOME Administration
18	First-Time Homebuyer Program
19	First-Time Homebuyer Pre-Purchase Counseling
20	Home Owner-Occupied Housing Rehabilitation
21	NWNA CHDO

Table 58 – Project Information

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

The City of Elmira continues to allocate CDBG funds to its housing rehabilitation program which generates program income which allows scarce resources to be recycled and reinvested into the community. Another reason for allocation priorities is based upon whether CDBG or HOME funds are leveraging additional funding sources and those activities that leverage additional funds are given a high priority because they are viewed as sustainable. Programs that serve youth continue to be a high priority especially in lieu of the fact that youth programs often serve youth that are at-risk and lack parental role models. Lastly, housing programs, including the First-Time Homebuyer Program, Housing Counseling, and Homelessness Prevention (Second Place East Emergency Shelter) continue to be a high priority since they impact a significant number of residents and advances local and national housing objectives.

A continued and significant obstacle to addressing underserved needs is the lack of funding available compared to the many diverse needs of the community. This year, the City of Elmira received a 1% reduction in CDBG funding and a 10% reduction in HOME funding. The City is also obligated until August 2019 to repay a Section 108 loan obligation for the First Arena. During the 2015-2016 Program Year, the City of Elmira's Section 108 payment is \$362,197.50 which represents a \$18,509.50 increase over 2014-2015.

AP-38 Project Summary
Project Summary Information

1	Project Name	General Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$246,000
	Description	CDBG funds will be used to pay expenses related to the general administration of the CDBG program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not application, general administration
	Location Description	
	Planned Activities	
2	Project Name	Rehab Administration
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Improve Condition of Elmira's Housing Stock
	Funding	CDBG: \$157,500
	Description	Rehab administration includes program delivery for administering the City of Elmira's Housing Rehabilitation program including salaries and fringe benefits for two staff (Housing Rehabilitation Assistance and Construction Technician), mortgage filing and discharge fees, applicable construction journals, mileage for inspections, and office supplies related to the program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Program delivery costs related to the City of Elmira's Housing Rehabilitation Program.
3	Project Name	CDBG Owner-Occupied Rehab
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Improve Condition of Elmira's Housing Stock
	Funding	CDBG: \$187,720
	Description	CDBG funds are utilized to provide grants (deferred loans) and low interest (3%) loans to income eligible homeowners who have owned and occupied their homes for two years. Funds are utilized to address code, housing quality, energy improvements, and accessibility issues.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 15 households will benefit based on an average CDBG assistance of \$15,000, however the City may also partner with Near Westside Neighborhood Association who receives NYS Affordable Housing Corporation funds. CDBG Owner-Occupied Rehabilitation assistance will be provided to property owners who have owned and occupied their property for at least 2 years and who fall within 80% of HUD's Median Family Income.
	Location Description	Various properties throughout the City of Elmira.
	Planned Activities	Planned activities include: <ul style="list-style-type: none"> • Deferred loans (grants) for households with an income of between 0-50% of MFI • 3% repayable loans for households within 50-80% of MFI
4	Project Name	Section 108 Loan Repayment
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$362,198
	Description	CDBG funds will be used to pay the debt service on the Section 108 loan for the First Arena which opened in November 2000. The last payment is expected to be due in August 2019.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	
	Planned Activities	
5	Project Name	Street Improvements
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Public Infrastructure/ Improvements
	Funding	CDBG: \$189,000 Consolidated Local Street and Highway Improvement Program: \$791,000
	Description	Funds will be used to augment the City's street program in low-mod census tracts within the City of Elmira.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is difficult to estimate the number of households that will benefit from the proposed activity, however it is estimated that 5,000 persons will be impacted by the improvements.
	Location Description	Exact street locations have not been selected, however they will be located in low-mod census tracts.
	Planned Activities	CDBG funds will be utilized toward street reconstructions including the installation of ADA sidewalk transitions.
6	Project Name	Park Improvements
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Public Infrastructure/ Improvements
	Funding	CDBG: \$10,000
	Description	Funds will be utilized to make improvements to parks located in low-moderate income areas including upgrading playground equipment and other park amenities.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at a minimum 500 families residing in low/moderate income areas will benefit.
	Location Description	Location has yet to be determined but funding will be utilized at in low/moderate income areas or large City parks that serve the population as a whole.
	Planned Activities	Leveraging CDBG funds with other grants from local foundations. During the past five years, significant funding has been invested in installing new playground equipment and during the next 5 years, planned activities include equipment geared towards older youth and elderly segment of the population that utilize the parks.
7	Project Name	Demolition of Blighted Properties
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Code Enforcement and Blight Removal
	Funding	CDBG: \$45,000
	Description	This is a new CDBG funded project and involves demolition of spot slum and blight with a particular emphasis on blighted residential properties.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This activity is not estimated to impact families other than those residing adjacent to the blighted property.
	Location Description	Location is unknown at this time, however the Department of Community Development will work with the City's Code Enforcement and Law Departments.
Planned Activities	Planned activities include demoliton of 2 blighted properties augmenting the City's Capital Budget in order to help stabilize a neighborhood and eliminate spot blight. There is a City process in place for the demolition of properties that impact public safety and well-being.	
8	Project Name	Catholic Charities Housing Counseling Services
	Target Area	

	Goals Supported	Quality Affordable Housing Strengthening Elmira's Neighborhoods
	Needs Addressed	Housing Counseling Services
	Funding	CDBG: \$25,000
	Description	Catholic Charities of Chemung/Schuyler provides housing counseling services in the form of credit counseling, post-purchase counseling, and mortgage foreclosure prevention services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	<p>It is estimated that the following will benefit from the proposed activities:</p> <ul style="list-style-type: none"> • 100 prospective homebuyers will learn about homeownership activities and 50 will choose to participate in group education and one-on-one counseling • 7 first-time homebuyers will qualify for downpayment and closing cost assistance • 30 homeowners will take steps to avoid foreclosure and address identified issues. • 10 individuals/households will receive one-on-one credit counseling. <p>Catholic Charities provides housing counseling to all different types of first-time homebuyers, however a common type of family for the First-Time Homebuyer is a female head of household often with at least one dependent child although all income eligible households are welcome to receive assistance.</p>
	Location Description	Housing Housing services are offered at Catholic Charities main offices at 215 East Church Street, Elmira, NY 14901.
	Planned Activities	<p>Planned activities include the following:</p> <ul style="list-style-type: none"> • First-Time Homebuyer Workshops • One-on-one pre-counseling for new homebuyers • Post-purchase counseling and group education workshops for homebuyers • One-on-one credit and budget counseling • One-on-one mortgage foreclosure and loss mitigation counseling including working directly with lenders.
9	Project Name	Second Place East Emergency Shelter

	Target Area	
	Goals Supported	Alleviate and Prevent Homelessness
	Needs Addressed	Addressing and Preventing Homelessness
	Funding	CDBG: \$25,000
	Description	Catholic Charities of Chemung/Schuylers is Chemung County's homeless service provider and operates Second Place East Homeless Shelter within the City of Elmira. Catholic Charities serves on the NY-501 Regional Continuum of Care Executive Board.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Catholic Charities estimates that a minimum of 400 clients will receive emergency shelter services and an additional 1,000 individuals will receive homelessness prevention services.
	Location Description	The Emergency Services Center is located at 380 South Main Street, Elmira, NY 14904 and Second Place East is located at 605 College Ave. Elmira, NY 14901.
	Planned Activities	CDBG funds are provided for personnel to complete an assessment of needs, make referrals to programs and services within Catholic Charities and throughout the community and assist with the completion of applications for mainstream benefits leading to stability for those who are homeless or endanger of becoming homeless. With a focus on preventing displacement of individuals and families, case management is an important component of the program.
10	Project Name	Southside Community Center
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Comprehensive Youth Services
	Funding	CDBG: \$24,000
	Description	The Southside Community Center is a drop-in youth center which provides enrichment, recreational, and education program to all youth, ages 5-18 in a year-round supportive and safe environment. Free nutritious snacks and meals are served daily to youth.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 300 youth between the ages of 5-18 will benefit from the Southside Community Center.
	Location Description	215 Partridge Street, Elmira, NY 14904, located on the south side of Elmira, adjacent to Parley Coburn Elementary School in Census Tract 10 which is a low-mod census tract.
	Planned Activities	Planned activities include the following: <ul style="list-style-type: none"> • Nutritious meals and snacks served year-round, five days a week • Participation by youth in community garden • Community service activities • Educational presentations from outside youth serving agencies (substance abuse, self-care, wellness, exercise, etc.) • Science-Technology-Engineering- Math (STEM) activities
11	Project Name	Ernie Davis Community Center
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Comprehensive Youth Services
	Funding	CDBG: \$15,000
	Description	The Ernie Davis Community Center serves Elmira City youth under 21 years of age and provides a safe year-round after-school alternative and activities under the following areas: academic enrichment, life skills, arts and culture, and physical fitness.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 250 youth will be served by the Ernie Davis Community Center.
	Location Description	650 Baldwin Street, Elmira, NY 14901 in Census Tract 7.

	Planned Activities	Planned activities include the following: <ul style="list-style-type: none"> • Fitness programs, basketball, boxing • Kids Cafe, free healthy meals served Monday-Friday • Tutoring • Arts and Culture activities including a Fashion Club • Junior Culinary classes
12	Project Name	Frontline Community Center
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Comprehensive Youth Services
	Funding	CDBG: \$10,000
	Description	This is a new project for the City of Elmira and consists of a community center serving children and teenagers (ages 5-18) that has been open since January 2014 and is located at Hathorn Court Apartments.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a minimum of 300 children (approximately 250 live at Hathorn Court Apartments, a 274 unit housing complex for residents with incomes at or below 60% of Area Median Income.
	Location Description	Located at Hathorn Court Apartments in census tract 2.
	Planned Activities	Planned activities include homework help with access to volunteer teachers, computers, and other tools, meals and healthy snacks, and after-school programming including group discussions, foosball, pool, game systems, etc.
13	Project Name	Habitat for Humanity Healthy Homes
	Target Area	
	Goals Supported	Quality Affordable Housing Strengthening Elmira's Neighborhoods
	Needs Addressed	Improve Condition of Elmira's Housing Stock Increased Access to Community Resources
	Funding	CDBG: \$5,000

	Description	Healthy Homes program is a new public service program and a partnership between Habitat for Humanity and Cornell Cooperative Extension of Chemung County. The Healthy Homes program is a flexible education program designed to help low to moderate income families in our community learn how to create a safe and healthy living environment in their home.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 low-moderate income families will be assisted through this program. There will be an emphasis on female head of households although all types of families will be welcome to participate.
	Location Description	Location to be determined.
	Planned Activities	A 5 week class will be offered three times a year and will have the following curriculum: <ol style="list-style-type: none"> 1. Financial Skills 2. Consumer Skills (Low cost/nontoxic cleaning supplies, waste disposal and recycling, energy conservation, coupons, pest control, nutrition) 3. Home Maintenance- Basic Plumbing 4. Home Maintenance- Basic Electrical (energy-efficiency) 5. Seasonal Home Maintenance & Basic Carpentry
14	Project Name	EDD Operation Green Streets
	Target Area	BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA
	Goals Supported	Revitalization of Downtown Core
	Needs Addressed	Public Infrastructure/ Improvements
	Funding	CDBG: \$5,000 New York Main Street: \$15,000
	Description	Funds will be used to make streetscape enhancements to the Central Business District by funding plants for planters, benches, and other street amenities.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Improvements will be made within the City's 52-block Business Improvement District/downtown.
	Planned Activities	Funds will be used to make streetscape enhancements to the Central Business District by funding plants for planters, planters, benches, and other amenities.
15	Project Name	EDD Facade and Signage Improvement Program
	Target Area	BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA
	Goals Supported	Revitalization of Downtown Core
	Needs Addressed	Facade and Commercial Building Renovations
	Funding	CDBG: \$10,000
	Description	Funding will support Elmira Downtown Development Facade and Signage Improvement Program and will be marketed to private commercial property owners within the 52-block Business Improvement District as well as used to leverage New York Main Street funding on South Main Street.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable as program is geared towards commercial properties.
	Location Description	Locations within the downtown/Central Business District.
Planned Activities	Planned activities include facade and signage improvements within the downtown. This project will leverage additional private investment which will serve as the match.	
16	Project Name	Glove House
	Target Area	
	Goals Supported	Quality Affordable Housing

	Needs Addressed	Improve Condition of Elmira's Housing Stock Comprehensive Youth Services
	Funding	CDBG: \$12,000
	Description	CDBG funding is being proposed for Glove House, Inc. for the Jennings Group Home Kitchen project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Glove House serves 30 youth males from age 11 to age 18 at the Jennings Home on an annual basis.
	Location Description	The Jennings Home is located at 510 Church Street.
	Planned Activities	Planned activities include completely renovating the Glove House's Jennings Group Home kitchen to allow Glove House staff provide meals in an organized, functional setting and allowing for the youth who reside there to live and learn their independent Living Skills.
17	Project Name	HOME Administration
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Improve Condition of Elmira's Housing Stock
	Funding	HOME: \$22,200
	Description	Home funds will be used to pay for pro-rated salaries for Construction Technician and Housing Rehab Assistance for HOME projects and other related fees for the First-Time Homebuyer Program and HOME Owner-Occupied Rehab Program. The amount allocated represents 10% of the City's HOME allocation.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	The Department of Community Development is located at 317 E. Church Street, Elmira, NY 14901 on the 3rd floor.
	Planned Activities	Administration of HOME-funded activities.

18	Project Name	First-Time Homebuyer Program
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	First-Time Homebuyer Direct Assistance,Counseling
	Funding	HOME: \$56,000
	Description	The First-Time Homebuyer Program is a collaboration between the City of Elmira and Catholic Charities in which \$8,000 grants for downpayment and closing cost assistance is provided to households that fall within 50-80% of HUD's MFI for Elmira and can secure a private mortgage. A five-year affordability period is enforced and households must participate in pre and post-purchase counseling.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	7 individuals/families who fall within 50-80% of the MFI for Elmira and who are eligible first-time homebuyers and meet program requirements.
	Location Description	Scattered addresses throughout the City of Elmira.
	Planned Activities	Direct financial assistance will be provided to first-time homebuyers who qualify in the form of \$8,000 grants to cover downpayment and closing costs when they purchase an eligible property within the City of Elmira that meets inspection requirements.
19	Project Name	First-Time Homebuyer Pre-Purchase Counseling
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	First-Time Homebuyer Direct Assistance,Counseling
	Funding	HOME: \$14,000
	Description	Catholic Charities of Chemung/Schuyler will work with eligible first-time homebuyers interested in purchasing their first home in the City of Elmira and provide them with one-on-one as well as group counseling sessions to prepare them for homeownership.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	7 households who fall within 50-80% of MFI and meet the requirements of the first-time homebuyer program will be assisted.
	Location Description	Catholic Charities offices are located at 215 E. Church Street which is where most of the counseling services will be offered.
	Planned Activities	Catholic Charities of Chemung/Schuyler will work with eligible first-time homebuyers interested in purchasing their first home in the City of Elmira and provide them with one-on-one as well as group counseling sessions to prepare them for homeownership.
20	Project Name	Home Owner-Occupied Housing Rehabilitation
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Improve Condition of Elmira's Housing Stock
	Funding	HOME: \$95,436
	Description	HOME funds will be used to provide grants to very low income homeowners to make necessary home repairs. Homeowners assisted will be required to own and occupy the assisted property for five years.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 low income homeowners will be assisted who will most likely be elderly or permanently disabled. This number is based upon an average of \$15,000 per unit.
	Location Description	Scattered sites throughout the City of Elmira.
	Planned Activities	HOME funds will be used to provide grants to very low income homeowners to make necessary repairs.
21	Project Name	NWNA CHDO
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Improve Condition of Elmira's Housing Stock
	Funding	HOME: \$35,000

Description	Based upon a market analysis, the Near Westside Neighborhood Association (NWNNA) as the City's designated CHDO will utilize HOME funds for its One House At A Time project. Funds will be utilized to purchase a foreclosed or deteriorated property and sell it to a low income buyer who participates in the first-time homebuyer program.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	1 first-time homebuyer household who falls within 50-80% of MFI will benefit.
Location Description	Location is undetermined at the time of the Annual Action Plan.
Planned Activities	Based upon a market analysis, the Near Westside Neighborhood Association (NWNNA) as the City's designated CHDO will utilize HOME funds for its One House At A Time project. Funds will be utilized to purchase a foreclosed or deteriorated property and sell it to a low income buyer who participates in the first-time homebuyer 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

Census tracts with the highest low-moderate income population by percentage include census tracts 1 (75.94%), 2 (56.63%), 6 (72.42%), 7 (77.81%), and 10 (62.54%). Census tract 7 includes the City's downtown and Central Business District (including the Business Improvement District) which is where the majority of economic development assistance is targeted. Census tracts 7, 6, 2, and 1 are also census tracts with the highest percentage of minorities residing in them. Community Development during the upcoming year will continue to outreach to residents within these tracts to ensure residents are aware of the programs that exist.

Geographic Distribution

Target Area	Percentage of Funds
BUSINESS IMPROVEMENT DISTRICT	25
NEW YORK MAIN STREET TARGET AREA	10

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Elmira will utilize recent planning efforts (including the Southside Rising Revitalization Strategy and new Comprehensive Master Plan which will be developed by 2016), citizen participation, and investment of other resources (state and federal) as the basis for allocating investments geographically within the City. The City will also be looking to leverage opportunities to expand its tax base or where neighborhoods can be stabilized through either private/state investment.

Discussion

During the 2015-2016 Program Year, the City of Elmira intends on allocating some resources geographically, however this is anticipated to be ramped up in coming years to coincide with projects planned for 2016-2019. The City of Elmira is also hopeful that the Southern Tier region will receive additional state funding through the Upstate Revitalization Initiative or at a minimum through the Consolidated Funding Application that will leverage additional funding for the Business Improvement District and New York Main Street target area. Also, a significant portion of CDBG funds are already targeted to the Business Improvement District past on a Section 108 Loan that the City is repaying that was used for the construction of the First Arena in 1999.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The one-year goals of the number of homeless or non-homeless households to be supported included those that will be served by Catholic Charities Second Place East Homeless Shelter and Homeless Prevention Program. Catholic Charities is a sub-recipient of the City of Elmira and \$25,000 is allocated for Second Place East and homeless prevention services. Funding is also received by Catholic Charities through the Continuum of Care.

The City of Elmira is anticipating rehabilitating existing homeowner units with the use of CDBG and HOME Owner-Occupied Rehab Program as well as providing 15% of HOME funds for a Near Westside Neighborhood Association CHDO project toward acquisition and rehab. The Near Westside Neighborhood Association and recently Habitat for Humanity receives funding through the New York State Affordable Housing Corporation (AHC) for homeowner and homebuyer rehab which assists in improving the housing stock.

One Year Goals for the Number of Households to be Supported	
Homeless	400
Non-Homeless	1,000
Special-Needs	0
Total	1,400

Table 60 - 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	20
Acquisition of Existing Units	1
Total	21

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

The one year goals for the number of households supported include the rehabilitation of existing homeowner units and acquisition and rehab of a CHDO project. New units are not anticipated to be produced during the 2015-2016 Program Year, however they are anticipated during Year 2 and Year 3 of the Consolidated Plan since HOME funds are anticipated to be used to leverage Low Income Housing Tax Credits through New York State Homes and Community Renewal. Planning efforts are underway for Year 2 and Year 3 to improve rental housing units within the City. The City of Elmira also does not provide rental assistance due to limited funding available.

AP-60 Public Housing – 91.220(h)

Introduction

The Elmira Housing Authority does not request CDBG or HOME funds to address the needs of public housing although consults with the City of Elmira several times a year. The City reviews the Elmira Housing Authority's Environmental Reviews and ensures that plans are consistent with the Consolidated Plan.

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

The City of Elmira will continue to review the Elmira Housing Authority's Annual Agency Plans for consistency with the Consolidated Plan and will continue to maintain a relationship with the Elmira Housing Authority shall needs arise in the future. The Elmira Housing Authority and the City of Elmira have an agreement for additional police services which continues to be renewed annually.

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

An election is held for two resident commissioners in order to encourage residents to become more involved in management of the Elmira Housing Authority. Their input is used for the Agency Plan. The Elmira Housing Authority puts out a 45 day notice that the plan is available for review and a Public Hearing is held. The City of Elmira and Catholic Charities of Chemung/Schuyler have a First-Time Homebuyer Program which is promoting to public housing residents, in particular to those residing at Hoffman Plaza which is geared towards families.

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

The Elmira Housing Authority is not designated as troubled.

Discussion

The City of Elmira will continue to consult with the Elmira Housing Authority to identify ways that the two can collaborate to address affordable housing goals.

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

Introduction

During the 2015-2016 Program Year, the City of Elmira plans on allocating \$25,000 in CDBG funding towards meeting the needs of homeless and other special needs in our community. Catholic Charities of Chemung/Schuyler is the homeless service provider for Chemung County as well as the largest agency providing housing services for City of Elmira residents. Catholic Charities operates an emergency shelter (Second Place East) within the City of Elmira and an emergency service center known as the Samaritan Center. Second Place East provides temporary emergency shelter services for individuals and families and case management services to provide access to longer term, transitional or permanent housing to prevent repeated homelessness. Catholic Charities has been providing homeless services within the County since 2003 and receives funding from HUD through the Continuum of Care process as well as New York State to meet the needs of the homeless or those at risk of homelessness.

Other agencies that serve residents in the City of Elmira are the Salvation Army which provides safe housing for victims of domestic violence as well as housing services for individuals afflicted with addictions ("Our House"). Glove House provides housing (group homes) to adolescents between the ages of 10-18 in need of more supervision and structure that their families are able to provide.

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

The City of Elmira will continue to support Catholic Charities efforts to utilize a part-time Street Outreach Worker and Catholic Charities has requested funding from the United Way to make the position full-time. The Street Outreach Worker has been heavily engaged in the annual Point in Time Count the last two years and is based at the Samaritan Center located on South Main Street which already functions as an outreach effort. Additionally, this individual makes regular contact with people that are known, suspected, or alerted to living or congregating in locations that are unfit for human habitation.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Elmira will continue to support Second Place East Emergency Shelter with \$25,000 of CDBG funding as a necessary public services for the community. Catholic Charities of Chemung/Schuyler has been successful in obtaining state and federal contracts to address the emergency and transitional housing needs of homeless persons.

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

Catholic Charities of Chemung/Schuylers helps homeless persons make the transition to permanent housing by determining what housing supports are needed, doing an evaluation of needs, and providing case management services. Catholic Charities' Lasting Success program is a supervised independent living program that provides intensive, person-centered case management, life skill instruction, subsidized employment opportunities and progressive levels of housing options for youth between the ages of 16-21 and make the transition from foster care to independent living while preventing homelessness. Catholic Charities Gateways Community Living Program provides housing options ranging from residences with 24 hour supervision and intense case management to supportive housing with case management and support services including subsidized independent housing. Under the direction of the Salvation Army, the Safe House can provide temporary shelter for battered women and their children and provides housing and a full range of support services 24 hours a day.

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

Low-income individuals and families are able to avoid becoming homeless by being served by Catholic Charities at one location, the Samaritan Center located at 380 South Main Street and meeting with a Case Manager to complete an assessment of their needs. The Samaritan Center provides short-term emergency services and supports to those in need including food, clothing, prescription medications, assistance with food stamps enrollment, health insurance, and Home Energy Assistance Program (HEAP) applications. Catholic Charities has a Chemung County Department of Social Services caseworker in-house that helps expedite benefits and services for extremely low-income individuals needing assistance.

Discussion

With limited community development funding and staff resources and other community development needs, the City of Elmira and specifically the Department of Community Development has a limited direct role in addressing the homeless and other special needs through actions undertaken directly by the City. The City of Elmira as stated previously continues to provide CDBG assistance to Catholic Charities for Second Place East Emergency Shelter and case management services and serves on the Housing Coalition and Continuum of Care.

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

Introduction:

The City of Elmira, compared to New York State as a whole, is an affordable place to live based on the median value of properties. Yet, based on poverty statistics, low median household income, a significant number of Elmira residents have a high cost burden and housing is not affordable to the very low and low income segments of the population. The current tax rate of the City and cost of utilities especially for large, old homes also is a barrier to affordable housing to results in a high cost burden or problems becoming delinquent in taxes. The age and condition of the housing stock and a disinvestment by largely out of town landlords also negatively impacts the quality of the affordable housing that exists within the community and serves as a significant barrier. These barriers will continue to be addressed with federal and state community development funding and increased coordination with housing and social service agencies.

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

1. The City of Elmira will continue to support Catholic Charities Housing Counseling services and the promotion of a First-Time Homebuyer Program since both programs help low income residents overcome the barriers to affordable housing. HOME funds will continue to be utilized to provide \$8,000 deferred loans (grants) to assist eligible first-time homebuyers with downpayment and closing closts enabling households to achieve the dream of homeownership. The grants combined with pre- and post-purchase counseling through Catholic Charities has enabled previous homebuyers to be successful. Chemung Canal Trust Company, a local lender and an approved member of the Federal Home Loan Bank's First Home Club, also assist individuals and families save money toward buying their own home by matching \$4 for every \$1 a household saves toward their downpayment, up to a maximum match of \$7,500 as long as they commit to a minimum of 10 months of saving.
2. A significant action that is planned during the 2015-2016 Program Year, is the City of Elmira will be developing a new Comprehensive Master Plan which is being funded through NYSERDA's Cleaner, Greener Communities Program. Asterhill, Inc. is one of the subconsultants that will be involved in the projects and specializes in Demographic Analysis, Housing, Economics, and Community Health. The Comprehensive Master Plan will examine the City's existing zoning and will look at public policies that serve as a barrier to affordable housing.
3. Additionally, a barrier to affordable housing including decent wages for workers that enable them to afford their housing, including the rent/mortgage, utilities, and taxes which are high in general for New York State and the City of Elmira is no exception. A focus on economic development and building a sustainable economy will be a focus of the Comprehensive Master

Plan and will require a commitment on the part of City and County officials to help retain and recruit new businesses that create jobs.

4. The City of Elmira will also be issuing a Request for Proposals to leverage 2016 and 2017 HOME funding with Low Income Housing Tax Credits from New York State Homes and Community Renewal in order to increase the number of quality, affordable rental units within the city. The City is hoping that approximately 50 rental units may be rehabilitated and newly constructed to replace current but substandard rental units or reactivate vacant units.
5. Supporting and promoting housing organizations such as Near Westside Neighborhood Association (the City's CHDO) and Habitat for Humanity which continue to invest in developing affordable housing to subsidize the cost of rehabilitating houses for low/moderate income homebuyers, especially first-time homebuyers.
6. Another barrier to affordable housing includes the high cost of utilities especially since the age and condition of much of the housing stock makes it not energy efficient. Community Development will continue to incorporate energy improvements in properties that are rehabilitated, connect homeowners with NYSERDA's programs, and support future housing projects that incorporate green design and energy efficiency appliances, etc.

Discussion:

Barriers to affordable housing are frequently addressed at the Chemung County Housing Coalition and Poverty Coalition meetings. The barriers identified within the Consolidated Plan and the Annual Action Plan will not be removed overnight and will require strong collaboration between multiple layers of government to ameliorate the negative effects of public policies and make Elmira and New York State an affordable place to live.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Elmira and its community partners have several actions planned for the 2015-2016 Program Year to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, and reduce the number of impoverished individuals and families. This will continue to be a challenge with CDBG and HOME funding reductions and scarce financial resources despite the needs. More than ever, collaboration will be absolutely necessary to have a significant impact. The City will also be developing a new Comprehensive Master Plan to replace the one that was completed in 1998 and the City has selected a multi-disciplinary team to accomplish this task.

Actions planned to address obstacles to meeting underserved needs

An underserved need continues to be improving the condition of the City's rental properties especially those owned by absentee landlords. These properties have a blighting impact on neighborhoods, over burden and place a drain on City services (code enforcement, fire protection, and police), and creates a problem for low income families finding quality affordable housing (especially those within 0-30% of Area Medium Income). During the next year, CDBG funds (\$45,000) will be used to augment the City's budget for demolition of deteriorated properties. The City will also be issuing a Request for Proposals to leverage 2016 and 2017 HOME funding for a scattered site rental project (approximately 50 units) that will leverage New York State Low Income Housing Tax Credits administered by New York State Homes and Community Renewal. The City will be selecting a developer with a proven track record and the City's investment will be minimal compared to the impact that the project will have on revitalizing a neighborhood. The City of Elmira will continue to utilize its Rental Registration and Certification process and Vacant Buildings Ordinance to help address the decline of neighborhoods as well as prosecuting the most egregious code cases.

Another underserved need within the City of Elmira continues to be economic development within the City's boundaries and development that is sustainable. This will be a focus of the City's new Comprehensive Master Plan along with encouraging investment downtown/ The City, Chemung County, Southern Tier Economic Growth (STEG) are working together toward the redevelopment of the West Water Street parcel including issuing a Developer's RFP.

Actions planned to foster and maintain affordable housing

The City of Elmira will be issuing a Request for Proposals to affordable housing developers in May 2015 to utilize 2016 HOME funds to leverage New York State Low Income Housing Tax Credits. The City's priority is to foster and maintain affordable housing in a manner that controls density and has a positive impact on the neighborhood. A goal is to improve the existing rental housing stock and addresses concerns regarding absentee landlords. Emphasis will continue to be to make housing developed or rehabbed as energy efficient as feasible and to leverage programs funded by NYSERDA. Community Development staff will continue to promote its Owner-Occupied Rehab

Program and support the First-Time Homebuyer Program which provides downpayment and closing cost assistance to new homebuyers.

Actions planned to reduce lead-based paint hazards

The City of Elmira has previously utilized funding from the New York State Attorney General's Office to address Lead-based Paint Hazards and increased access to housing without LBP hazards. The Department of Community Development will continue to receive referrals for its CDBG-funded owner-occupied housing rehabilitation program from the Chemung County Health Department when a child with an elevated lead level is identified through lead testing. The Department also maintains on staff a certified Lead Risk Assessor who will continue to evaluate homes for LBP hazards utilizing a Lead Safe Housing Requirements Screening Worksheet, in particular in those homes with children or pregnant women present. The City of Elmira and the Chemung County Health Department have a partnership where the Chemung County Health Department conducts risk assessments and lead clearance inspections on an as needed basis for a set fee. Contractors that perform work funded with CDBG and HOME funding must have proof that they have participated in a Lead Safe Work Practices and Lead Renovators training on file with the Department of Community Development.

Actions planned to reduce the number of poverty-level families

The Department of Community Development is an active participant in the Chemung County Poverty Reduction Coalition which was formed in 2013 and is a growing consortium of organizations and individuals working together to address the issue of poverty within the City of Elmira and Chemung County. In addition to the City's participation on this coalition, specific actions the City has planned during the upcoming program year include the following:

- Based on available data, housing cost burden is a significant challenge for families living in poverty. Actions planned to address this concern include issuance of a Request for Proposals to affordable housing developers in May 2015 to utilize HOME funding to leverage New York State Low Income Housing Tax Credits to improve the quality, availability, and affordability of rental housing for poverty-level families.
- The City of Elmira continues to support as a CDBG sub-recipient, Catholic Charities of Chemung/Schuyler Housing Counseling services and Second Place East Homeless Shelter and Homelessness Prevention Program. These programs assist poverty-level families by helping them avoid mortgage foreclosure or connect them with valuable resources/services to help them become self-sufficient.
- There will continue to be an emphasis on economic development to increase the availability of jobs that provide economic opportunities for low income individuals. The City of Elmira has submitted a White Paper to the Southern Tier Regional Economic Development Council and Empire State Development and will pursue funding through the Consolidated Funding Application and Upstate Revitalization Initiative. The City is also on the Steering Committee for the I-86 Corridor Study that is currently being worked on to spur economic development along

the I-86 Corridor between the City of Corning and City of Elmira.

Actions planned to develop institutional structure

The City's Department of Community Development is continuously looking to improve upon processes and develop institutional structure. The following actions are planned for the upcoming Program Year:

1. The Department has a Policies and Procedures manual that is reviewed and updated on at least a semi-annual basis.
2. Staff regularly participate in on-site trainings and webinars hosted by HUD and other state and federal agencies to ensure that the City continues to stay up to date on best practices in community development and the direction HUD is headed. Staff participates in HUD Buffalo's TA Thursdays and Rehab Rap and will continue to suggest future topics to be covered.
3. The City of Elmira will be beginning the process in May 2015 of developing a new Comprehensive Master Plan and Community Development staff will be an integral part of this planning process. The Director of Community Development will serve as staff to the Project Steering Committee. Features added to the scope of work that directly speak to developing institutional structure include: A Community Leadership Forum with speakers, videos, and training to help develop and inspire Elmira's neighborhood leadership; Code and Capital Implementation Workshop which will encompass a half-day implementation workshop focused on the City's Zoning Code and Capital Improvement Program; Grant Writing Assistance; and preparation of a Developer's RFP.

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

The City's Department of Community Development has several actions planned to enhance coordination between public and private housing and social service agencies:

1. City staff and the Near Westside Neighborhood Association (the City's designated CHDO) continue to meet at least quarterly to discuss housing needs and projects that the two organizations can work together.
2. Community Development has developed a stronger relationship with Chemung County Habitat for Humanity and in fall 2014, Habitat for Humanity hired their first full-time Executive Director. Catholic Charities of Chemung/Schuylers also has a housing counselor who serves on Habitat for Humanity's Selection Committee and the three agencies will be coordinating more with the First-Time Homebuyer Program.
3. The Department of Community Development has a staff representative that participates in the Chemung County Housing Coalition convened by Catholic Charities of Chemung/Schuylers as well as the Poverty Reduction Coalition convened by Cornell Cooperative Extension of Chemung County.

4. Community Development has a staff person who is a member of Chemung County Youth Bureau's Advisory Board to understand youth programming within the community.
5. The Director of Community Development participates in monthly Continuum of Care conference calls.

Discussion:

The issues facing the City of Elmira are complex and will only be addressed with assistance from and increased coordination between public and private housing and social service agencies. There are also limited financial and human resources to address the needs of the community and therefore, there will be greater emphasis placed on supporting projects that have the greatest positive impact on the community. The City of Elmira is looking forward to working with a multi-disciplinary consultant team to develop a new Comprehensive Master Plan that will replace the City's 1998 Master Plan and will address the challenges facing the community in 2015 and beyond. This process will also be highly participatory with the development of a Steering Committee, stakeholder meetings, series of public meetings, and even a Neighborhood Leadership forum.

Program Specific Requirements

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

Introduction:

The following section outlines program specific requirements for both the CDBG and HOME programs. Community Development staff regularly participate in HUD-hosted webinars and trainings to ensure that program requirements are being met including TA Thursdays and Rehab Rap which have been useful in better understanding and applying the requirements of both the CDBG and HOME programs.

The City of Elmira utilizes the CDBG program to generate program income through a owner-occupied rehab loan program administered by the Department of Community Development and an economic development loan program administered by Southern Tier Economic Growth. The below also identifies \$18,027 that was returned to the City of Elmira's letter of credit as a result of a review by the HUD Office of Inspector General in which that amount was determined to be used for ineligible expenses in prior program years.

Lastly, the City of Elmira anticipates that an estimated 85% of CDBG will be used for activities that benefit low to moderate income persons on either an area-wide through improvements to public facilities/public improvements or will have a direct impact on low to moderate income persons. The CDBG regulations require that at least 70% of CDBG funds benefit low to moderate income persons and during prior program years, the City of Elmira has far exceeded this percentage.

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	180,000
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	18,027
5. The amount of income from float-funded activities	0
Total Program Income:	198,027

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. 85.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Elmira plans on utilizing HOME funds expected to be available during the program year for grants for very low income homeowners to complete necessary home repairs, providing direct assistance and housing counseling services to first-time homebuyers, and an eligible CHDO project. The City intends on leveraging HOME funds with New York State Affordable Housing Corporation (AHC) funds that were awarded to the Near Westside Neighborhood Association and NWNA will be administering the AHC funds. Near Westside Neighborhood Association, as the City's designated CHDO, will utilize set aside funds as well as project proceeds for their "One House At a Time Program."

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Elmira will be utilizing the recapture guidelines when HOME funds are used for homebuyer activities. Eligible first-time homebuyers who participate in First Time Homebuyer Program will be eligible to receive \$8,000 as a deferred loan (grant) to cover downpayment and closing costs. There will be a five year affordability period and as long as the homebuyer continues to own and occupy the property for the entire five years, the deferred loan will be discharged and the filed mortgage will be discharged. If the homebuyer fails to own and occupy the property during the affordability period, the City will recapture the \$8,000. A mortgage and HOME Program Agreement will be signed by both the homebuyer and the City outlining the recapture terms

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City and its CHDO (Near Westside Neighborhood Association) will follow the resale guidelines to ensure the affordability of units acquired and rehabilitated with HOME funds. The affordability period will be determined based upon the total HOME investment and the City will utilize HUD's minimum requirements and there will be a maximum 15 year affordability imposed on properties. The reasonable range of homebuyers according to 24 CFR 92.254 (a) (5)(i)(B) will be between 51-80% of the Area Median INcome. Under the "resale" guidelines, the homebuyer will work closely with the City of Elmira and Near Westside Neighborhood Association on the resale of the property to a defined range of low-income buyers and receive the City's final approval. The (Seller) must receive a "fair return" on their investment. "Fair return" is the return of the homebuyer's original investment plus any capital improvements at an actual cost not to exceed the newly assessed value at the time of the sale plus sixty percent (60%) of the remaining professionally appraised increase in value at the time of the sale during the Affordability Period. NWNA shall receive the remaining forty percent (40%) of the newly assessed value upon the sale. The City, as the Participating Jurisdiction will ensure that the housing developed with HOME funds remains affordable to the identified range of low income homebuyers by utilizing deed restrictions which specify the affordability period, defined range of homebuyers, and resale restrictions. Homebuyers also sign a HOME Program Agreement. Resale will only be utilized when eligible homebuyers do not participate in the City's First-Time Homebuyer Program and receive direct financial assistance. Those homebuyers who receive direct financial assistance utilizing HOME will be subject to recapture and a mortgage and HOME Program Agreement will be signed by both the homebuyer and the City outlining the recapture terms as described in the previous question.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Elmira does not plan on utilizing HOME funds to refinance existing debts secured by multifamily housing that is rehabilitated with HOME funds.

Discussion:

The City of Elmira is committed to utilizing available CDBG and HOME funds to benefit the greatest number of low to moderate income residents. During the current program year, the City of Elmira will be focusing HOME investment on the First-Time Homebuyer Program, homeowner rehabilitation program and for an eligible CHDO project. Homebuyers and homeowners assisted with HOME funds will be made aware of the affordability requirements as well as recapture and resale provisions in program agreements. It is the City of Elmira's intention during Year 2 and Year 3 of the Consolidated Plan to commit HOME funding to assist in the development of 50 affordable units as part of a scattered site model.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>CoC NY501 HMIS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Catholic Charities Chemung/Schuylar, James Cantrill, HMIS Administrator</p>
	<p>Provide a brief summary of the data set.</p> <p>This data set was developed to hold all housing and supportive service data relevant to the homeless and those at risk, of being homeless.</p>
	<p>What was the purpose for developing this data set?</p> <p>To collect all housing and services data about the homeless and those at risk of homelessness in the NY-501 CoC so that it can be analyzed to see the current status and trends in the status of the homeless and those at risk of homelessness.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The extracted data was taken from the CoC NY-501 HMIS Elmira data which includes all people housed by all homeless housing programs and all permanent housing programs for formerly homeless people, all people served by all homeless prevention and re-housing programs, and all people served by the HMIS' service only programs.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data from March, 2014 through February, 2015 was extracted from the CoC NY-501 HMIS.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Since the data set is from the CoC NY-501 HMIS it continues to be in progress, however a set of SQL queries and functions were developed to extract and summarize the data as requested for the City of Elmira's Consolidated Plan.</p>