



CITY OF ELMIRA, NEW YORK

**Helping to Build a Vibrant Community and
Neighborhoods by Reversing the Trends of Blight and
Poverty**

2016-2017 Annual Action Plan

Prepared for the U.S. Department of Housing and Urban Development
Draft March 30, 2016



Executive Summary

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

1. Introduction

In accordance with federal regulations of the U.S. Department of Housing and Urban Development, the City of Elmira must prepare an Annual Action Plan for the proposed use of Community Development Block Grant (CDBG) and HOME Investment Partnership funds. The City submitted a Five Year Consolidated Plan in 2015 and this Annual Action Plan represents Year 2 covering the time period beginning July 1, 2016 and ending June 30, 2017. 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. As the Plan's coverpage states, Elmira is focused on utilizing CDBG and HOME funds to help build a vibrant community and neighborhoods by reversing the trends of blight and poverty.

The City has identified numerous community development needs and have identified five key objectives that it hopes to accomplish during the next year. During the development of this Annual Action Plan, the City was informed that it will be receiving \$1,088,208 in CDBG funding and \$236,423 in HOME funding for Program Year 2016-2017. This plan also anticipates utilizing program income earned, unexpended prior year CDBG and HOME funding, and leveraging additional state, federal, and local funding to address the needs of the community. The City and local partners will continue to be diligent in seeking additional funding for the community. The City learned in December 2015, that the Southern Tier region was successful in being awarded \$500 million over the next five years through the New York State Upstate Revitalization Initiative and there is potential for Elmira to receive additional funding (\$10 million) through the Downtown Revitalization Initiative. The 2016 New York State Adopted Budget also included \$1,000,000 for the City of Elmira under the Empire State Poverty Reduction Initiative. This plan would be remiss in failing to mention a significant constraint on CDBG funding resources that continues to be the Section 108 Loan Guarantee for the First Arena constructed in 1999 represents \$368,685 or 29% of the \$1,286, 208 in CDBG funds available to program in 2016. 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. Summarize the objectives and outcomes identified in the Plan

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

The objectives and outcomes identified in the 2016 Annual Action 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 included in the 2015-2019 Consolidated Plan.

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 (grocery stores, neighborhood parks, community centers, and public transportation). Based on data from the 2007-2011 American Community Survey, a minimum of 55 City renter households live in substandard housing as defined as lacking complete plumbing or kitchen facilities. 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 improving **20 units** of owner-occupied housing. As a result of a Request for Proposals issued in fall 2015, the City will be committing 2016 and 2017 HOME funds (\$200,000 total investment) to address **45 units** of affordable rental housing stock by leveraging Low Income Housing Tax Credits for Housing Visions Chemung Crossing project located in census tract 10. A total of **7 households** are anticipated to be assisted through the First-Time Homebuyer Program.

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; 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.

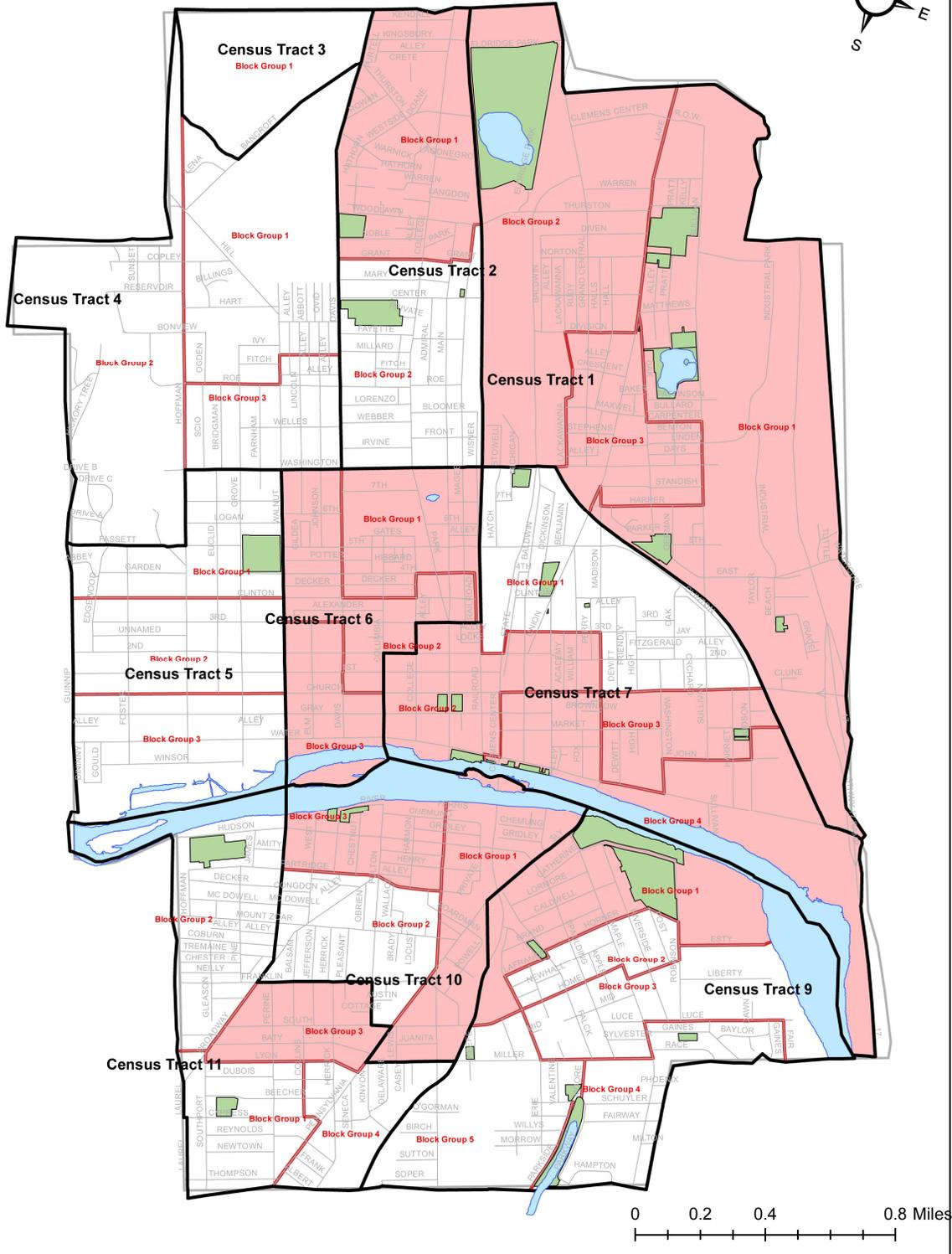
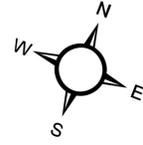
3. Alleviate and Prevent Homelessness: A national as well as a local priority is alleviating and preventing homelessness. City of Elmira subgrants with Catholic Charities of Chemung/Schuyler for homeless services as does the Chemung County Department of Human Services. It is anticipated that **446 individuals** will be sheltered and case management and prevention services will be provided to **4,875 individuals**.

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 Southern Tier Economic Growth and private businesses 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 Map

3. Evaluation of past performance

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

The City of Elmira's Department of Community Development is continuously evaluating past performance to guide in the process of setting goals or determining which projects to fund with limited CDBG and HOME resources. While the City of Elmira continues to assist low-moderate income homeowners rehabilitate their homes and new homebuyers purchase a home with the city, a gap exists in addressing the quality of the City's existing, affordable rental housing stock in a substantial way. This has been noted in past annual assessments completed by HUD. During a HUD Buffalo Community Development & Planning Annual Conference in June 2013, the Director of Community Development was introduced to Housing Visions and initiated a conversation regarding a scattered site, neighborhood revitalization project. This Annual Action Plan begins to address this affordable housing community need by allocating HOME funding to leverage Low Income Housing Tax Credits applied for in December 2015 for the Housing Visions Chemung Crossing Neighborhood Revitalization Project and in June it was learned that Housing Visions was awarded funding for the project. The Chemung Crossing Project will result in 45 quality, affordable rental units in a distressed, low-moderate income neighborhood that contains assets such as a supermarket, pharmacy, youth center, school, and public transit all within walking distance. The City of Elmira has also been collaborating with Chemung County and Southern Tier Economic Growth (STEG) to address our residential neighborhoods adjacent to the downtown core through the planning efforts to establish a Land Bank to serve as a revitalization tool.

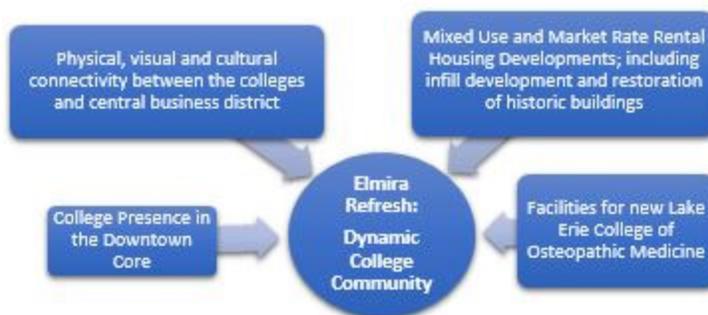
4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Department of Community Development engages citizens and other public and non-profit agencies in consultation efforts throughout the program year and those efforts are incorporated into the City's Annual Action Plan. A public hearing was advertised and held on February 22, 2016 to receive comments in preparation of the plan, although no comments were received. However, the Director of Community Development has served as project manager for the development of the City's new Comprehensive Master Plan which has included consultation with a 13-person Project Steering Committee composed of residents, business, and property owners and has involved a total of seven meetings since June 2015. As part of this effort, a public Visioning Workshop was held on August 17, 2015 and a 3-day Charrette, October 26-28, 2015. Community and economic development has been at the heart of this planning effort and informs this Annual Action Plan. The Director of Community Development is also involved in a local planning group convened by Southern Tier Economic Growth (STEG) to develop a revitalization plan for low/moderate income census tracts 6, 7, and 10 which encompasses the downtown core and adjacent neighborhoods. This effort includes the Department of Community Development, Chemung County Planning Department, Chamber of Commerce, Elmira-Chemung Transportation Council, Elmira Downtown Development, Economic Opportunity Program (as the

community action agency), STEG, County/City Engineering, Arts Council, Community Arts of Elmira, and YWCA.

With a renewed focus on priorities as the result of the feedback received from residents for the 2015-2019 Consolidated Plan last year and a new City Council and Mayor, Community Development is rebuilding its Citizen Advisory Committee to provide additional citizen input with six new members. The Citizen Advisory Committee meetings are planned on being held by Community Development staff quarterly and will seek input from attending members who will be updated on Community Development's progress in reaching annual goals.



Elmira Revitalization: Three-Prong Strategy

5. Summary of public comments

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

A public hearing was held on February 22, 2016, however no public comments (oral or written) were received during the hearing. A 30-day public comment period was held between March 30- April 29 and no formal written comments were received by the public or members of the Citizen Advisory Committee. Although no formal comments were received during the public hearing or public comment period, common themes/priorities were voiced during neighborhood meetings and during an April 5, 2016 Community Development Citizen Advisory Committee meeting:

- The need to improve the housing stock in the neighborhoods and further utilizing partners like Habitat for Humanity and support for the creation of a land bank.
- The need for more quality, affordable, rental housing stock to replace current deteriorated rental housing owned by absentee landlords. Committee members expressed support for Housing Visions Chemung Crossing project and raised the question why the South Main, W. Henry, and Harmon St. neighborhood was selected. The Director of Community Development described the fact that the existing zoning made the project more feasible as to not as many variances and the location of amenities such as grocery store, school, and community center.
- The importance of effective and consistent code enforcement
- Investment in quality public services that serve the community.
- The creation of jobs to improve the economy.
- Restoration of vibrancy to the downtown.

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

All comments and views on the Annual Action Plan were accepted.

7. Summary

Accomplishing the main objectives and key outcomes as set forth in the 2015-2019 Consolidated Plan and 2016 Annual Action Plan will continue to be a challenge amidst uncertainty regarding future funding levels of the CDBG and HOME Programs. Despite reductions in CDBG and HOME funding in 2015, funding allocations for 2016 received an increase. 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. 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. The City is in the process of developing a new Comprehensive Master Plan which is anticipated to be adopted by September 30, 2016 and this effort has informed the development of this Annual Action Plan.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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 (also 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 comments via mail at 317 East Church Street, Elmira, NY 14901 or via email to jennmiller@cityofelmira.net.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Community Development staff are active participants in local planning initiatives, committees, and task forces that create a link between the City of Elmira and these entities. Participation in the Housing Coalition, Chemung County Homeless Housing Task Force, Continuum of Care, Poverty Coalition, Elmira Downtown Development, and Youth Board are all opportunities to learn what is occurring in the community. A significant focus of consultation efforts included social services agencies that serve low-income individuals and families with housing and other basic needs. Consultation is carried out throughout the program year, however since August 2015 additional consultation has occurred as the Director of Community Development has served as the City's Project Manager for a new Comprehensive Master Plan which informs community development planning.

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 continues to work towards enhancing coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The City of Elmira's Department of Community Development piggy-backs off of various coalition meetings to consult with agencies and organizations about the use of Community Development Block Grant (CDBG) and HOME funds and enhance coordination between entities. Community Development is represented in the Chemung County Housing Coalition, the Chemung County Homeless Housing Task Force, Poverty Coalition, Creating Healthy Places involving health and social service agencies, and the Chemung County Youth Board.

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 Regional 501 Continuum of Care (CoC) and Catholic Charities of Chemung/Schuyler as a CoC grantee have convened a Chemung County Homeless Housing Task Force and meetings have been utilized to plan the annual Point in Time count and discussions centering around the importance of a Chemung Coordinated Entry process to address the needs of homeless persons and persons at risk of homelessness. The City of Elmira's Department of Community Development serves on this task force. The Elmira Police Department also assisted agency staff in the 2016 Point in Time count. Recently, the Department of Community Development has been involved in discussions centered around the status of the NY-501 application status under the FY 2015 Continuum of Care Program competition and what that means for CoC grantees, most specially Catholic Charities of Chemung/Schuyler. The CoC has been a party to discussions to expand available, quality affordable

housing within the community including discussions with housing developers looking to obtain Low-Income Housing Tax Credits and other state and federal sources to target them for projects geared towards veterans and those persons who are at risk of homelessness.

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

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 member of the Board as the only entitlement community since 2014. The Department of Community Development 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 jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Southern Tier Economic Growth Inc.
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Southern Tier Economic Growth (STEG) as the county-wide economic development agency and staff to the Chemung County Industrial Development Agency has convened a work group to develop a strategy to strengthen the downtown core and the residential neighborhoods surrounding it to attract development, a highly skilled and talented workforce, and reduce blight. STEG is serving as the lead agency on initiatives related to the Southern Tier Regional Economic Development Council Upstate Revitalization Initiative (URI) for Chemung County. This has resulted in improved coordination.
2	Agency/Group/Organization	Chemung County Planning Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Planning
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Chemung County Planning Department continues to be consulted on the development of plans included the City's Annual Action Plan, Comprehensive Master Plan, and is an integral member of the work group convened by STEG to develop a strong urban core for Elmira. The Department of Community Development also was consulted on the development of a Purpose Built Communities application to bring in technical expertise to assist the community develop a holistic neighborhood revitalization plan.

3	Agency/Group/Organization	Catholic Charities of Chemung/Schuylers Co.
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities of Chemung/Schuylers is a CDBG and HOME subrecipient of the City of Elmira and convenes a Housing Coalition and has recently convened a Homeless and Housing Task Force for Chemung County. Anticipated outcomes of consultation include a better grasp of service gaps within the community and continued emphasis on the need for better quality affordable housing.
4	Agency/Group/Organization	Elmira Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Elmira Housing Authority provides input on the Public Housing section of the City of Elmira's Annual Action Plan.
5	Agency/Group/Organization	NEAR WESTSIDE NEIGHBORHOOD ASSOCIATION
	Agency/Group/Organization Type	Housing Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Near Westside Neighborhood Association (NWNNA) is consulted as the City of Elmira's single, designated CHDO and anticipated outcomes of consultation is how NWNNA can increase capacity as a CHDO and selection of future CHDO projects that further the City of Elmira's neighborhood revitalization goals and leverage programs like the City of Elmira- Catholic Charities First-Time Homebuyer Program.
6	Agency/Group/Organization	Chemung County Habitat for Humanity
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Department of Community Development has consulted Habitat for Humanity on the organization's interest in becoming a certified CHDO.
7	Agency/Group/Organization	ELMIRA DOWNTOWN DEVELOPMENT INC.
	Agency/Group/Organization Type	Business Improvement District
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Elmira Downtown Development administers the City's Business Improvement District and is involved with planning efforts targeted to improving the downtown core. It is anticipated through consultation that it will be determined how to best utilize this resource and improve capacity. Community Development and EDD also coordinate in identifying which properties are suited for the New York Main Street program including Housing Visions Chemung Cross Project which is in a target area.
8	Agency/Group/Organization	Community Foundation of Elmira/Corning and the Finger Lakes
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Revitalization Goals
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Foundation of Elmira-Corning and the Finger Lakes has supported the City of Elmira with funding to help improve neighborhood parks in low/moderate income areas and has also been consulted regarding Elmira's revitalization goals and a way for community foundation to help support these goals.
9	Agency/Group/Organization	Elmira Chemung Transportation Council
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development MPO-Transportation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Elmira-Chemung Transportation Council is the 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. Community Development consulted their existing plans, involved them in the Comprehensive Master Plan process, and serves on a work group on the revitalization of Elmira.
10	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 services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Chemung County Youth Bureau works with youth agencies within Chemung County including ones that are funded with CDBG funding. The Department of Community Development frequently consults with them and a staff member also serves on their Board.
11	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 Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Commissioner of Human Services and the Director of Community Development serve on the Homeless Housing Task Force for Chemung County. Additionally, the Department of Human Services works closely with Catholic Charities of Chemung/Schuylers and outcomes of consultation include a more focused effort on improving the affordable rental housing stock through projects like Housing Visions' Chemung Crossing project.
12	Agency/Group/Organization	ECONOMIC OPPORTUNITY PROGRAM, INC. OF CHEMUNG COUNTY
	Agency/Group/Organization Type	Community Action Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Community Development has been working with EOP as the community action agency that STEG has put on a work group charged with the revitalization of the City of Elmira. EOP has also been consulted because a potential future project involving the redevelopment of the former Jones Court.

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 Annual Action 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 continues to develop a new Comprehensive Master 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	The goals related to the reduction of homelessness and the funding of the Catholic Charities Second Place East Shelter overlap with the Continuum of Care.
Draft Elmira Comprehensive Master Plan	City of Elmira	The City of Elmira is in the process of developing a new Comprehensive Master Plan and two of the goals within the draft plan that overlap are: 1. Improve the Economic Health of City Residents and 2. Provide Better Neighborhood & Housing Alternatives. However, there are also other goals that overlap that address environmental sustainability that have a link.
Southern Tier REDC Upstate Revitalization Initiati	STREDC	Two goals of the Southern Tier URI Plan that overlap with the City's Consolidated Plan include: 1. Invest in the Advanced Manufacturing Industry, and 2. Promoting the Southern Tier's Innovative Culture. These align in helping create economic opportunities for City of Elmira residents and improving the quality of life in neighborhoods to create a vibrant community.
2016-2021 CEDS	Southern Tier Central Regional Planning and Development Board	The CEDS is a framework for economic and community development for the region served by Southern Tier Central and the City of Elmira consults the goals set forth in the CEDS to ensure there is consistency.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

During the development of the Annual Action, the City of Elmira continues to be part of regional and county-wide planning teams dedicated to developing an aggressive strategic plan that results in economic growth for the Southern Tier and the City Elmira specifically. The development of a new Comprehensive Master Plan funded through NYSERDA's Cleaner Greener Communities Initiative has also led to increased consultation with a 13-member Steering Committee that has had seven meetings since June 2015. Additionally, a public visioning workshop and a three-day charrette was held with received input from an additional 200 people.

AP-12 Participation – 91.105, 91.200(c)

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

Throughout the program year, the City of Elmira makes efforts to involve residents in goal-setting. The City led by Community Development is in the process of developing a new Comprehensive Master Plan which has involved obtaining citizen input through a Steering Committee, public visioning workshop (August 17), and a 3-day charrette process (October 26-28). These efforts while geared toward the Comprehensive Master Plan are also dual purposed as they are a way for Community Development staff to get input on community development goals. 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. Community Development also was invited and attended a neighborhood meeting for the 4th District on October 6, 2015. A public hearing for the Annual Action Plan was advertised and held on February 22, 2016 although no written or oral comments were received.

Community Development staff are in the process of rebuilding a Community Development Citizen Advisory Committee due to changes in City Council and a 90 minute meeting with the Citizen Advisory Committee was held on April 5, 2016 at the Steele Memorial Library to receive input. The meeting was attended by seven out of nine members of the Committee which represent a cross section of the community from each of the six City Council districts and includes two recent first-home homebuyers, three minorities, an educator, retirees, and individuals engaged in grass roots activities such as local group known as Mothers Helping Mothers.

The City of Elmira published in the Elmira Star Gazette and on the City's website the availability of the draft plan for public comment between March 30, 2016- April 29, 2016, although unfortunately no written comments were received on the draft.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	A total of 150 residents attended a Public Visioning Workshop on August 17, 2015 for the City's Comprehensive Plan.	The Public Visioning Workshop included comments related to concerns regarding neighborhood safety, condition of Elmira's housing stock, services needed for youth, and potential for arts/culture and historic preservation to be revitalization tools.	All comments were accepted.	http://www.planelmira.com/news--events.html

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 Hearing	Non-targeted/broad community	Unfortunately, despite advertising through scheduling a public hearing at a City Council meeting, placing an advertisement in the Star Gazette, and posting on the City's website, no one attended the public hearing.	No comments (oral or written) were received.	Not applicable since no comments were received.	

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	Newspaper Ad	Non-targeted/broad community	<p>There were no written comments specific to the City of Elmira's 2016 Annual Action Plan received during the public comment period held between March 30, 2016-April 29, 2016. The Public Comment Period was advertised in the Star Gazette on March 30th, on the City's website during the 30 days, as well as to community organizations and the Citizen Advisory Committee. A copy of the full Annual Action Plan draft plan was made available on the City's website, City Clerk's office,</p>	<p>No comments were received during the public comment period.</p>	<p>Not applicable since no comments were received.</p>	24

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Non-targeted/broad community Citizen Advisory Committee	A meeting of the Citizen Advisory Committee was held on April 6, 2016 from 6:00-7:30p.m. The meeting was attended by seven out of nine members of the Committee which represent a cross section of the community from each of the six Annual Action Plan City Council districts and includes two recent first-home	Comments received included: The need to improve the housing stock in the neighborhoods and further utilizing partners like Habitat for Humanity and support for the creation of a land bank; The need for more quality, affordable, rental housing stock to replace current deteriorated rental housing owned by absentee landlords. Committee members expressed support for Housing Visions Chemung Crossing project but raised the question why the South Main, W. Henry, and Harmon St. neighborhood was not included. The Director of Community Development	All comments were accepted.	25

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Elmira is expected to have additional sources with modest increases in CDBG (2%) and HOME (6%) allocations for the 2016 Program Year and potential other sources of leveraged funds available through New York State. This is in contrast to decreases in CDBG and HOME funding received in previous years. There is an opportunity for additional funding for the City of Elmira through state initiatives related to the Upstate Revitalization Initiative, Downtown Revitalization Initiative (if Elmira is selected by the Southern Tier Regional Economic Development Council), and the Empire State Poverty Reduction Initiative. The exact magnitude of additional state funding is unknown at the time this plan is being developed but these initiatives will have an impact on community and economic development resources available to the community in the upcoming Plan Year and throughout the Consolidated Plan term.

Priority Table

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	1,088,208	158,000	40,000	1,286,208	0	2016 CDBG Allocation with anticipated program income.

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	236,423	0	50,000	286,423	0	2016 HOME Allocation and available prior year, unprogrammed resources
General Fund	public - local	Economic Development	40,000	0	0	40,000	0	The City of Elmira has allocated funding its 2016 Budget to support business recruitment/job creation activities of Southern Tier Economic Growth along with CDBG assistance to coincide with the City's CDBG-funded Commercial Loan Program and Upstate Revitalization Initiative.

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: \$		
Housing Trust Fund	public - state	Acquisition Multifamily rental new construction Multifamily rental rehab	1,585,452	0	0	1,585,452	0	Funding for Housing Visions Consultants (as sponsor) Chemung Crossing Project through the NYS Unified Funding 2015 Multi-Family Project Awards.
Tax Credits	public - state	Acquisition Multifamily rental new construction Multifamily rental rehab	989,903	0	0	989,903	0	Low Income Housing Tax Credits Funding for Housing Visions Consultants (as sponsor) Chemung Crossing Project through the NYS Unified Funding 2015 Multi-Family Project Awards.
Other	public - state	Acquisition Multifamily rental new construction Multifamily rental rehab	1,272,656	0	0	1,272,656	0	Funding for Housing Visions Consultants (as sponsor) Chemung Crossing Project through the NYS Unified Funding 2015 Multi-Family Project Awards.

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 Public Services Other	1,000,000	0	0	1,000,000	800,000	The New York State Budget included \$1,000,000 for the City of Elmira under the newly created Empire State Poverty Reduction Initiative. Details have not been released to date, however preliminary guidance indicates that up to \$200,000 will be for administration and planning with the remaining for the implementation of a poverty reduction strategy.
Other	public - state	Economic Development	2,300,000	0	0	2,300,000	0	The City of Elmira received Restore NY Round 2 funding from Empire State Development Corporation for redevelopment along West Water Street. This funding has been extended previously and still remains dedicated to this project pending an approved extension request.

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	Economic Development Multifamily rental rehab	47,000	0	0	47,000	0	A total of \$47,000 is remaining of New York Main Street funding through NYS Homes and Community Renewal that has been committed to the Chemung Crossing project sponsored by Housing Visions that the development of affordable housing along South Main, W. Henry, and Harmon St. There is a first floor commercial component (economic development) to the project as well as the rehab of multi-family affordable housing along a main street.
Other	public - state	Public Improvements	791,000	0	0	791,000	2,373,000	The Consolidated Local Street and Highway Improvement Program (CHIPS) provides State funds to municipalities to support the construction and repair of highways, bridges, and other facilities that are not on the State highway system.
Other	public - local	Admin and Planning	15,000	0	0	15,000	45,000	The City of Elmira contributes \$15,000 local funds towards a portion of one community development staff position to assist with planning and coordinating efforts towards improving the City's parks.

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 - local	Public Improvements	40,000	0	0	40,000	0	City of Elmira Capital Budget designated for Wisner Park.

Table 5 - Expected Resources – Priority Table

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

Federal HOME funds are expected to leverage private investment through conventional mortgages provided to individuals who participate in the City of Elmira- Catholic Charities First-Time Homebuyer Program. Additionally, the City of Elmira is looking to leverage HOME funds with New York State Low-Income Housing Tax Credits for the development of quality, affordable rental housing committed in FY 2016 for the Chemung Crossing Neighborhood Revitalization project sponsored by Housing Visions. Housing Vision's project was approved for \$3.8 million in funding through New York State Homes and Community Renewal. There is no match requirement 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, milling, and paving from the NYS Consolidated Local Streets and Highway Improvement Program (CHIPS). Local foundations have previously been a source of match for park improvements in low-moderate income areas and the City will continue to seek this source of funding. Lastly, it is anticipated that additional funding will be identified through the Upstate Revitalization Initiative, Downtown Revitalization Initiative and other state sources, however since they have been confirmed they are not included in the above table.

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

Currently, it is unknown whether there will be publically owned land that may be used to address the needs identified in the plan. The City of Elmira continues to have listed a surplus property known as the Federal Building located in downtown Elmira, however there is currently not a prospective developer. The Chemung County Industrial Development Agency owns a 1.5 acre development site on West Water Street that is being marketed for infill development. Also, in 2015 the Elmira City School District sold vacant land which is currently controlled by CDS

Monarch who has a tax credit application into NYS Homes and Community Renewal for a 50-unit building targeting seniors and persons with developmental disabilities within 30-60% of the Area Median Income.

In the future, publically owned land within the City of Elmira may be used to address the needs identified in the plan through the potential establishment of a Land Bank by Chemung County focused on the City of Elmira. The Director of Community Development and Southern Tier Economic Growth (STEG) have been exploring this as a potential tool but Chemung County as the foreclosing entity must apply to Empire State Development and create the land bank.

Discussion

As mentioned in the introduction, the City of Elmira is looking forward to being able to leverage existing CDBG and HOME funding with potentially new initiatives through New York State under the Upstate Revitalization Initiative (URI), Downtown Revitalization Initiative, and the Empire State Poverty Reduction Initiative. Due to Elmira's location within the Southern Tier region, our community is poised to receive some of the funding awarded under the \$500 million URI and will be awarded \$1,000,000 under the Empire State Poverty Reduction Initiative which was approved in the 2016 New York State Budget. These additional sources with private investment could make a significant impact on the City's housing and economic development initiatives and will be reported in future Annual Action Plans and Consolidated Annual Performance Reports (CAPERS).

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Quality Affordable Housing	2015	2019	Affordable Housing	BROWNFIELD OPPORTUNITY AREA BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA	Improve Condition of Elmira's Housing Stock	CDBG: \$409,022 HOME: \$285,137 New York Main Street: \$47,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 140 Households Assisted Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 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		Public Infrastructure/Improvements	CDBG: \$201,500 General Fund: \$15,000 Consolidated Local Street and Highway Improvement Program: \$791,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 29200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 565 Persons Assisted
3	Alleviate and Prevent Homelessness	2015	2019	Homeless		Addressing and Preventing Homelessness	CDBG: \$25,000	Homeless Person Overnight Shelter: 446 Persons Assisted Homelessness Prevention: 4875 Persons Assisted
4	Revitalization of Downtown Core	2015	2019	Non-Housing Community Development Mixed-Income Housing	BUSINESS IMPROVEMENT DISTRICT	Economic Development and Job Creation Facade and Commercial Building Renovations	CDBG: \$10,000	Facade treatment/business building rehabilitation: 2 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Business Development	2016	2019	Non-Housing Community Development	BROWNFIELD OPPORTUNITY AREA BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA	Economic Development and Job Creation	CDBG: \$30,000 City of Elmira: \$40,000	Businesses assisted: 3 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Quality Affordable Housing
	Goal Description	The City of Elmira's goal is to utilize available CDBG and HOME funding to ensure the community has quality affordable housing for low and moderate income individuals and families. This goal includes continuing to rehabilitate homeowner housing as well as allocating HOME funding toward the improvement of rental housing in a targeted manner. Public service activities for Low/Moderate Housing benefit include Catholic Charities Housing Counseling Services and Habitat for Humanity Healthy Homes Program.
2	Goal Name	Strengthening Elmira's Neighborhoods
	Goal Description	Strengthening the City's neighborhoods is reinforced as a community development goal. This goal encompasses activities including support of public services for neighborhood residents to build pride and unity; improvements to public infrastructure in low-mod areas including streets and sidewalks; enhancements to city parks, and demolition of blighted properties. This goal is also being further supported through efforts of Chemung County to develop a land bank to target the City of Elmira.

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 goal is directly related to providing funding to Catholic Charities of Chemung/Schuylers 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 Social Services.
4	Goal Name	Revitalization of Downtown Core
	Goal Description	Revitalization of the downtown core is a Strategic Plan Goal that is also consistent with the Southern Tier Regional Economic Development Council Upstate Revitalization Initiative Strategy. The City of Elmira will be submitting a proposal by May 31, 2016 to the Southern Tier Regional Economic Development Council for \$10 million Downtown Revitalization Initiative funding that will further this strategic plan goal.
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 continues to be a goal. Southern Tier Economic Growth (STEG) will continue to administer the City of Elmira's Commercial Loan Program utilizing CDBG funding previously allocated, however more importantly has focused efforts to redevelop the 100 block of West Water Street (currently a 1.44 acre vacant site) as well as the rehabilitation of 200 West Water Street.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

It is estimated that the following is the number of extremely low-income, low-income, and moderate-income families to whom the City of Elmira will provide affordable housing as defined by HOME 91.215 (b):

Extremely low-income

- **CDBG/HOME funded Owner-Occupied Rehab Program- 4**

Low - income

- **CDBG/HOME funded Owner-Occupied Rehab Program- 12**
- **HOME funded First-Time Homebuyer Program- 2**

Moderate-income

- **CDBG/HOME funded Owner-Occupied Rehab Program: 4**
- **HOME funded First-Time Homebuyer Program: 5**

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 Consolidated Plan priorities and eligible under the individual programs. The City of Elmira intends on programming **\$1,286,208** in CDBG entitlement funds and program income and **\$286,423** in HOME funding which includes unexpended prior year resources and repaid funds. Public service projects are selected after soliciting proposals from local non-profit agencies and Community Development staff along with a Citizen Advisory Committee review them and makes recommendations to City Council. Youth services, housing counseling, and services for the homeless have been determined to be high priority public service needs. The City also incorporates the use of CDBG funds in its annual Capital Budget for public improvements in eligible low-moderate income areas, for example street improvements and ADA sidewalk transitions, and parks. The projects included in the City's 2016-2017 Annual Action Plan have been determined to meet all program requirements and reflect the community's priorities.

#	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	Catholic Charities Housing Counseling Services
8	Second Place East Emergency Shelter
9	Southside Community Center
10	Ernie Davis Community Center
11	Habitat for Humanity Healthy Homes
12	EDD Operation Green Streets
13	EDD Facade and Signage Program
14	STEG Business Recruitment
15	Glove House
16	Home Administration
17	First-Time Homebuyer Program
18	First-Time Homebuyer Pre-Purchase Counseling
19	HOME Owner-Occupied Housing Rehabilitation
20	NWNA CHDO
21	Housing Visions- Chemung Crossing

Table 8 – 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 and allows scarce resources to be 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 more 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. Lastly, housing programs, including the First-Time Homebuyer Program, Housing Counseling, and Homelessness Prevention (Second Place East) continues to be a high priority since they impact a significant number of residents and advances the 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 is particularly true in addressing the City's housing stock. Allocating HOME funding to Housing Visions LIHTC Chemung Crossing project is a priority because it will improve a neighborhood and develop new affordable, rental housing. Another obstacle continues to be the Section 108 loan obligation for the First Arena until August 2019. During the 2016-2017 Program Year, the City of Elmira's Section 108 payment is \$368,685.50, which is sizable considering the City's CDBG entitlement is \$1,088,208.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	General Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$247,000 City of Elmira: \$15,000
	Description	CDBG funds will be used to pay expenses related to the general administration of the CDBG program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable, general administration
	Location Description	
	Planned Activities	
2	Project Name	Rehab Administration
	Target Area	
	Goals Supported	

	Needs Addressed	
	Funding	CDBG: \$179,022
	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 Assistant and Construction Technician), mortgage filing and discharge fees, mileage for inspections, office supplies, postage. It is important to note that the Department's Construction Technician will be retiring effective December 31, 2016 and a shared service arrangement will be entered into with the City of Elmira's Code Enforcement Department for inspection services. This arrangement will enable a significant reduction of program delivery costs which will be reflected in the 2017 Annual Action Plan.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Program Delivery cost
	Location Description	
	Planned Activities	Program delivery costs related to the City's CDBG Owner-Occupied Housing Rehabilitation Program. It is important to note that the Department's Construction Technician will be retiring effective December 31, 2016 and a shared service arrangement will be entered into with the City of Elmira's Code Enforcement Department for inspection services. This arrangement will enable a significant reduction of program delivery costs which will be reflected in the 2017 Annual Action Plan.
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: \$190,000

	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	6/30/2017
	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 \$12,000, however recognizing that some houses will need more investment and some will require less investment based upon an inspection. 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 for Elmira.
	Location Description	Various neighborhoods throughout the City of Elmira
	Planned Activities	Planned activities: <ul style="list-style-type: none"> • Deferred loans (grants) for households with an income of between 0-50% MFI • 3% repayable loans for households within 50-80% MFI
4	Project Name	Section 108 Loan Repayment
	Target Area	BUSINESS IMPROVEMENT DISTRICT
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$368,686
	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 due in August 2019 which will end this obligation.
	Target Date	8/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Payment was for project located at 155 N. Main Street
	Planned Activities	Principal and interest payment for 2017.
5	Project Name	Street Improvements
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Public Infrastructure/ Improvements
	Funding	CDBG: \$146,500 Consolidated Local Street and Highway Improvement Program: \$791,000
	Description	Funds will be used to augment the City's street program in low-moderate income census tracts within the City of Elmira. This will include mill and fill projects within the City as well as the installation of new ADA sidewalk transitions.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this activity will impact a minimum of 5,000 persons.
	Location Description	Exact street addresses have not been selected, however they will be located in low-moderate income 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	BUSINESS IMPROVEMENT DISTRICT
	Goals Supported	Strengthening Elmira's Neighborhoods Revitalization of Downtown Core
	Needs Addressed	Public Infrastructure/ Improvements
	Funding	CDBG: \$10,000 City of Elmira Capital: \$40,000
	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	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Since one of the parks (Wisner Park) located in Census Tract 7, Block Group 2 is located in the center of the City is regularly programmed throughout the year, it is estimated that the entire City 2010 Census population (29,200) will benefit from improvements.
	Location Description	McKinnon Park, Census Tract 1, Block Group 1 and Wisner Park located in Census Tract 7, Block Group 2
	Planned Activities	<ul style="list-style-type: none"> • The City of Elmira plans on turning an old dilapidated tennis court at McKinnon Park, which is located in Census Tract 1, Block Group 1, into a new horseshoe pit course where local leagues can hold national tournaments and also introduce local youth to this sport. This plan will build upon past improvements such as an upgraded playground and a new bathroom facility. • \$5,000 CDBG funds will also be used as a match (\$40,000 in the City's 2016 Capital Budget) to revitalize Wisner Park in downtown Elmira, which is located in Census Tract 7, Block Group 2, by buying new amenities such as benches, picnic tables and garbage receptacles. There are lots of events being held in this park throughout the year that draw a large number of park users city-wide. The proposed improvements will also contribute to helping in revitalizing downtown Elmira.
7	Project Name	Catholic Charities Housing Counseling Services

	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Housing Counseling Services
	Funding	CDBG: \$25,000
	Description	Catholic Charities of Chemung/Schuylers provides housing counseling services in the form of credit-counseling, post-purchase counseling, and mortgage foreclosure prevention services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 low-moderate income clients/families will benefit from housing counseling services provided by Catholic Charities of Chemung/Schuylers.
	Location Description	Housing Counseling services are offered at Catholic Charities main offices at 215 East Church Street, Elmira, NY 14901.
	Planned Activities	Planned activities include the following: <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.
8	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Catholic Charities estimates that 446 clients will receive emergency shelter services because they are homeless and a total of 4,875 clients will receive some sort of homeless 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. There is a focus on preventing displacement of individuals and families and case management is an important component of the program. Catholic Charities also provides emergency shelter services for individuals that are homeless.
9	Project Name	Southside Community Center
	Target Area	
	Goals Supported	Strengthening Elmira's Neighborhoods
	Needs Addressed	Comprehensive Youth Services
	Funding	CDBG: \$25,000
	Description	The Southside Community Center is a drop-in youth center which provides enrichment, recreational, and educational programming to all youth, ages 5-18 in a year-round supportive, safe environment. Free nutritious snacks and meals are served daily to youth.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 325 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-moderate census tract and also down the street from the proposed Chemung Crossing Neighborhood Revitalization Project sponsored by Housing Visions.
	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.
10	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.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 240 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 Cultural activities including a Fashion Club • Junior Culinary classes
11	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	The Healthy Homes program sponsored by Habitat for Humanity was a new program in the 2015 Program Year and is a partnership between Habitat for Humanity and Cornell Cooperative Extension of Chemung County. The program is designed to help low/moderate income families in our community learn how to create a safe and healthy living environment through 4 week workshop sessions.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 40 low-moderate income families will benefit from the proposed Healthy Homes program.
	Location Description	Location to be determined
	Planned Activities	
12	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
	Description	Funds will be used to make streetscape enhancements to the Central Business District.
	Target Date	6/30/2017
	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 downtown concentrated on West Water Street and Main streets
	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.
13	Project Name	EDD Facade and Signage Program
	Target Area	BUSINESS IMPROVEMENT DISTRICT

	Goals Supported	Revitalization of Downtown Core
	Needs Addressed	Facade and Commercial Building Renovations
	Funding	CDBG: \$5,000
	Description	Funding will be used to help support Elmira Downtown Development's 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 other state and private funding.
	Target Date	6/30/2017
	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.
	Planned Activities	Planned activities include facade and signage improvements within the downtown. The project will leverage additional private investment which will serve as the match.
14	Project Name	STEG Business Recruitment
	Target Area	BROWNFIELD OPPORTUNITY AREA BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA
	Goals Supported	Revitalization of Downtown Core Business Development
	Needs Addressed	Economic Development and Job Creation
	Funding	CDBG: \$30,000 City of Elmira: \$40,000

	Description	CDBG funds are being allocated to Southern Tier Economic Growth (STEG) to deliver economic development- business recruitment services for the City. STEG currently administers a CDBG Commercial Loan Program and is serving as the lead agency for the New York State Upstate Revitalization Initiative and Downtown Revitalization Initiative.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable as economic development program delivery cost.
	Location Description	City-wide, however primary focus will be within Census tracts 6, 7, and 10 with primary focus on the 100 Block of West Water Street/
	Planned Activities	Planned activities include: <ul style="list-style-type: none"> • STEG assisting developer of the Werdenberg Building Project with Empire State Development grant • Selection of a new developer for West Water Street Development site and working with developer on developing financial incentive package and recruitment of commercial tenants • Developing application for Upstate Revitalization Initiative funding to establish a Refresh Elmira fund for mixed-use projects. • Coordinate efforts with potential Downtown Revitalization Initiative funding through New York State.
15	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: \$10,000
	Description	Glove House has sought CDBG funding for their 460 West Church Street Group Home which serves both males and females ranging in age from 11-18 who are in the custody of the local Office of Children and Family Services to benefit from a structured living environment.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Annually the 460 West Church Street Group Home serves approximately 30 children/year.
	Location Description	460 West Church Street, Elmira, NY
	Planned Activities	Planned activities include completely renovating the Glove House's 460 West Church Street kitchen.
16	Project Name	Home Administration
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Improve Condition of Elmira's Housing Stock
	Funding	HOME: \$23,500
	Description	HOME funds will be used to pay the pro-rated salaries for the Constructed Technician and Housing Rehab Assistant 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	6/30/2017
	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 third floor.
	Planned Activities	Administration of HOME-funded activities.
17	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	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	7 individuals/families who fall within 50-80% of 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 up to \$8,000 grants based on need to cover downpayment and closing costs when they purchase an eligible property within the City of Elmira that meets inspection requirements.
18	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/Schuylers 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	6/30/2017
	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 are offered.
	Planned Activities	Catholic Charities of Chemung/Schuylers will work with eligible first-time homebuyers interested in purchasing their first home within the City of Elmira and provide them with one-on-one as well as group housing counseling to prepare them for homeownership.
19	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: \$57,423
	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	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4 very low income homeowners will be assisted who will most likely be elderly or permanently disabled.
	Location Description	Scattered sites throughout the City.
	Planned Activities	HOME funds will be used to provide grants to very low income homeowners to make necessary repairs.
20	Project Name	NWNA CHDO
	Target Area	
	Goals Supported	Quality Affordable Housing
	Needs Addressed	Improve Condition of Elmira's Housing Stock
	Funding	HOME: \$35,500
	Description	Near Westside Neighborhood Association will collaborate with the Department of Community Development and Catholic Charities to identify an eligible first-time homebuyer property to make repairs to and sell through the first-time homebuyer program.
	Target Date	6/30/2017
	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 from a CHDO project.
	Location Description	Location is undetermined at the time of the Annual Action Plan.
	Planned Activities	
21	Project Name	Housing Visions- Chemung Crossing

Target Area	BROWNFIELD OPPORTUNITY AREA BUSINESS IMPROVEMENT DISTRICT NEW YORK MAIN STREET TARGET AREA
Goals Supported	Quality Affordable Housing
Needs Addressed	Improve Condition of Elmira's Housing Stock
Funding	HOME: \$100,000 Housing Trust Fund: \$1,585,452 Tax Credits: \$989,903 Community Investment Fund: \$658,108 NYS HOME: \$614,548
Description	Housing Visions, a not-for-profit organization will construct and manage Chemung Crossing, a 45-unit quality, affordable rental housing development that will revitalize blighted deteriorated properties along South Main Street, West Henry Street, and Harmon Street. The total project costs are estimated at \$15 million and will utilize the following permanent funding sources: Low Income Housing Tax Credits, HOME, New York Main Street, Federal Historic Tax Credits, and State Historic Tax Credits. The City of Elmira will commit HOME funding in 2016 and 2017 for this project. Housing Visions has a successful track record of being awarded funding by NYS Homes and Community Renewal for 30 + projects over a 20-year period using Housing Visions' scattered site, urban infill, block-by-block approach.
Target Date	1/31/2018
Estimate the number and type of families that will benefit from the proposed activities	A total of 45 households (individual and family) whose income is at or below 60% of Area Median Income (AMI) will benefit from this project upon completion. Five of the units will be fully accessible and adapted for person (s) who have mobility impairment and two units will be adapted for person (s) who have hearing and/or vision impairment.

	Location Description	The properties included in this project include: 214-216 S. Main Street, 218-220 S. Main Street, 224 S. Main Street, 226-230 S. Main Street, 204-206 W. Henry St., 208 W. Henry St., 216 W. Henry St., 218 W. Henry St., 222 W. Henry St., 209 Harmon St., and 214 Harmon St. All properties are located in Census Tract 10 with 14904 as the zip code.
	Planned Activities	Planned activities include: Transforming one vacant lot, two deteriorated commercial buildings, five deteriorated residential buildings, and two historic buildings into six newly constructed buildings and two substantially rehabilitated buildings. All units will be constructed using green building practices and incorporating energy efficiency measures that adhere to the EPA Energy Star Guidelines for Energy Star Labeled Homes 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%), 7 (77.81%), 6 (72.42%), 10 (62.54%), and 2 (56.63%). Census tract 7 includes the City's downtown and Central Business District (Business Improvement District) which is where the majority of economic development assistance is targeted. Census tracts 6, 7, and 10 are also being targeted by a work group assembled by Southern Tier Economic Growth (STEG) to target business development and neighborhood revitalization efforts under the Upstate Revitalization Initiative and Downtown Revitalization Initiative through the Southern Tier Regional Economic Development Council. The City of Elmira will be directing CDBG and HOME assistance During the upcoming 2016 Program Year, it is anticipated that HOME funds will be committed to a target area located within Census Tract 10 which is a Qualified Census Tract in order to leverage Low Income Housing Tax Credits for the Chemung Crossing Neighborhood Revitalization Project. Census tracts 7,6, 2, and 1 are also census tracts with the highest minority concentration. Community Development staff will work with members of City Council and local non-profit partners to outreach to residents within these tracts to ensure that residents are aware of the programs that exist.

Geographic Distribution

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

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for the priorities for allocating investments geographically is to have a targeted impact on improving neighborhoods and to leverage other potential funding sources available through New York State initiatives (New York Main Street Program, Low Income Housing Tax Credit program, Upstate Revitalization Initiative, and Downtown Revitalization Initiative). CDBG and HOME funding is limited and therefore leveraging additional sources has become a necessity to make projects work. The Business Improvement District, New York Main Street target area, and Brownfield Opportunity Area have all been identified as distressed areas.

Discussion

It cannot be stated enough, the fact that the City of Elmira and Chemung County have an significant opportunity to revitalize the downtown core through the already awarded Upstate Revitalization

Initiative and potentially through the Downtown Revitalization Initiative. In addition to bringing potential funding to implement projects, it is anticipated that there will be additional funding for project planning. The targeted investment to the Business Improvement District (25%) also includes the Section 108 loan obligation (\$368,685.50) for the First Arena constructed in 1999 because that facility is located within the district. Although the City of Elmira will be targeting investment to identified target areas, programs such as the City's Owner-Occupied Housing Rehabilitation Program will not be targeted and will be available for low-moderate income homeowners in all neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Elmira’s Department of Community Development will continue to administer a Housing Rehabilitation Program which is targeted to very low/low/moderate income homeowners and involves the rehabilitation of existing owner-occupied units. Another successful program continues to be the City of Elmira, Catholic Charities First-Time Homebuyer Program which provides pre- and post-purchase counseling and up to \$8,000 in down-payment and closing cost assistance based on need. During the 2016 Program Year, the Near Westside Neighborhood Association, as the City’s CHDO will be selecting a home to rehabilitate for an eligible first-time homebuyer.

The City of Elmira's affordable housing goals will be supported by utilizing 2016 CDBG and HOME funding to leverage additional sources of state and federal funds and assisting 27 units of affordable housing. In recent years the City of Elmira has provided limited funding toward the production or rehab of existing rental units, however this was made a goal in the City’s 2015-2019 Consolidated Plan. The City of Elmira acknowledges that according to the American Community Survey that out of approximately 12,000 housing units, 52% of those units are renter-occupied. Additionally, given the age of Elmira’s housing stock with 68% being constructed prior to 1940, that some of this housing needs to be replaced with new units. The City of Elmira will be committing funding to leverage New York State Low Income Housing Tax Credit Program and other funded through New York State 2015 Unified Funding Awards for Housing Visions Chemung Crossing Revitalization Project. The production of 31 new units and the rehabilitation of 14 existing units is anticipated to begin construction in the fall 2016 and be completed within 12-18 months or by January 2018. Every structure in the project will meet the requirements of the Energy Star Labeled Homes program and LEED for Homes certification making the units even more affordable to tenants falling between 30-60% below AMI. Additionally, five of the units will be fully accessible and adapted for persons who have mobility impairment and two units will be adapted for persons who have hearing or vision impairment. This project was also supported through a Comprehensive Market Study completed by GAR Associates.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special-Needs	1
Total	27

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	7
Total	27

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

Discussion

The one year goals for the number of households to be supported are based on individuals assisted through the City of Elmira's CDBG and HOME funding Owner-Occupied Rehabilitation Program and direct financial assistance provided through the First-Time Homebuyer Program. The City will also be assisting with a capital improvement project (Kitchen renovation) for Glove House at their 460 West Water Street Group Home which serves both males and females ranging in age from 11-18. Housing Visions Chemung Crossing Project is not reflected in the above one year goals as construction will be just underway during the Program Year, however those 45 units (31 new rental units and 14 existing) will be reflected in the 2017 Annual Action Plan as HOME funds will be used as a permanent financing source. Accomplishments will factor into the 2017 CAPER. The City of Elmira will be providing a 1% interest HOME Loan for 30 years to Housing Visions.

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 periodically throughout the year. The City reviews the Elmira Housing Authority's Environmental Reviews and ensures that plans are consistent with the Consolidated Plan. The Elmira Housing Authority Executive Director was also interviewed by Asterhill, Inc. who conducted the Housing Analysis for the City's Comprehensive Master Plan and was included in a housing roundtable discussion hosted in October 2015.

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 states 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 promoted 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 2016-2017 Program Year, the City of Elmira plans on allocating \$25,000 in CDBG funds towards meeting the needs of homeless and other special needs in the community. As the primary provider of emergency services for homeless individuals and families in the City of Elmira, Catholic Charities of Chemung and Schuyler Counties operates an emergency service shelter (Second Place East) and an emergency service center (Samaritan Center) which provides temporary emergency shelter for homeless individuals and families. Case management services are a critical part of their program to provide access to long term shelter and prevent chronic homelessness. Catholic Charities provides a holistic approach to services leading to long-term housing stability and self-sufficiency since 2003, and receives funding from HUD through the Continuum of Care process and New York State to meet the needs of the homeless. Other agencies/services available to serve residents in the City of Elmira are the Salvation Army which provides safe housing for victims of domestic violence and Glove House which provides housing (group homes) to adolescents between the ages of 10-18 in need of more supervision and structure that their families are unable to provide. Saving Grace Ministries of Elmira, Inc. has been operating a transitional residence for men recently released from a correctional facility. Their target population is homeless adult males currently subject to New York State Department of Corrections and Community Supervision oversight and release mandates, who are mandated by law to return to the community where they were residing at the time of conviction.

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 Second Place East and Homeless Prevention Program with CDBG funding. Catholic Charities' one- year goals for reducing and ending homelessness includes:

1. Goal: Community access to emergency housing and case management services to identify and secure safe and affordable housing. Outcome: 446 clients will be provided emergency housing through Second Place East.
2. Goal: Prevent displacement of individuals/families from their homes in the community. Outcome: 800 clients facing eviction will be provided case management to review monthly budgets and apply for mainstream benefits. All clients will be assessed for financial assistance through Housing Solutions Program funds to prevent eviction and ensure long-term housing is in place and maintained.
3. Goal: Increase clients' self-sufficiency through case management. Outcome: 4,875 clients will be provided with case management services.

Second Place East Homeless Shelter will assist individuals/families that are homeless by meeting their immediate needs of shelter and food. Individuals and families will create a strategy to help locate permanent housing and set personal goals with the help of their housing advocate. As individuals and families request assistance with homeless prevention services, a complete initial assessment of need will be completed to ensure immediate prevention needs are taken care of to prevent homelessness and they will be assigned a case manager to work with them to increase housing stability. Through assessments, case managers will identify individuals/families without adequate resources to meet the criteria for mainstream benefits included but not limited to: public assistance, SNAP benefits, WIC, SSI/SSDI, Medicaid/Medicare, health insurance, and HEAP. Additionally, case managers will identify unemployed/underemployed clients and make connections to employment opportunities through various resources in the community.

Two staff from the Department of Community Development participated in the NY-501 Regional CoC – 2016 Point-in-Time Survey from Friday, January 27, 2016 through January 29, 2016 spearheaded by Catholic Charities. Catholic Charities partnered with volunteers from many local agencies to conduct interviews at community organizations and places where homeless people might gather to stay warm. Volunteers were trained. Places that were visited in search of homeless individuals/families included: Chemung County DSS, library, hospitals, and the bus station, under railroad tracks and under the bridges, laundry mats, community kitchens, and parks. Volunteers directed homeless persons to services including the homeless shelter and other community resources and a personal care kit, hats, and gloves were provided.

Addressing the emergency shelter and transitional housing needs of homeless persons

Second Place East Homeless Shelter, which is located in the City of Elmira, has seen an increase in the number of individuals requesting emergency shelter due to eviction, code violations and family members doubling up and being asked to leave by the landlord because of tenancy issues. In the first two months of 2016, there has been a drastic increase in regards to the average length of stay to 19 days. In comparison, the average length of stay in 2015 was 13 days and in 2014 the average length of stay was 9 days. Second Place East has seen its highest number of individuals/families in 10 years at the shelter in the first two months of 2016. On the night of January 27, 2016 the shelter and local motel housed 24 adults and 10 children. Of those clients, 85% were Elmira City residents.

Homeless persons often face many barriers throughout their goal of self-sufficiency. Case management services assists individuals and families develop a budget as well as help provide financial assistance to resolve rent/utilities back payments. For those with a criminal background, case managers work with private landlords to provide stable housing. Case managers also help advocate for clients and negotiate with landlords and/or property managers and utility companies as well as assist with locating, attaining and maintaining safe and affordable housing.

Catholic Charities addresses the needs of adolescents transitioning from foster care to independent

living through its Lasting Success Program. The Gateways Community Living programs provide community living to individuals and families at risk of suffering from mental illness, substance abuse, HIV/AIDS, and homelessness – many of whom are being released from inpatient treatment. The Salvation Army provides a shelter for individuals/families suffering from domestic violence.

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 is individuals and families who are either at risk of becoming homeless or who have been identified as in need of immediate shelter. Rapid Re-Housing case managers assist homeless individuals and families to move into stable housing. Case managers assist homeless individuals and families move into stable housing. Program components involve identifying a possible housing location, provision of rental and certain forms of financial assistance, and support services with a focus on stable employment and permanent housing.

Catholic Charities' Lasting Success is a supervised independent living program that provides intensive person-centered case management, life skills instruction, subsidized employment opportunities and progressive levels of housing options to youth between the ages of 16-21 transition from foster care to independent living with a goal of preventing homelessness and leading to lasting success. Catholic Charities Gateways Community Living Program provides housing options including residences that are staffed 24 hours a day and support services.

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.

Catholic Charities' Prevention funds assist individuals and/or families that have a demonstrated housing crisis and face imminent risk of losing their permanent housing. With a focus on preventing displacement of individuals and families, case management is an integral part of the Second Place East program leading to a decrease in the need for emergency services and an increase in cost savings. When individuals and families are able to maintain stable housing, there is a decrease in moving costs, emergency services (shelter stays), additional security deposits, and the potential for employment and school interruptions. Many program participants seeking assistance from Catholic Charities' Second

Place East Homeless Services have mental health and substance abuse issues, exacerbating an already difficult housing market. Additionally, the amount of residents who were recently discharged from an institution, hospital, psychiatric facility, Drug/Alcohol treatment, jail or prison with no residence prior to incarceration is increasing. Catholic Charities' overall mission is to provide direct assistance, education, training and advocacy for those who are most vulnerable in our communities. These vulnerabilities are the effects of poverty, physical disabilities, and homelessness, lack of adequate housing, addictions, hunger, and mental health concerns among other factors.

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, whatever they might be. 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.

Discussion

With limited community development funding and staff resources and other community development needs, the City of Elmira has a limited direct role in addressing the homeless and other special needs through actions undertaken 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. The Department of Community Development is also represented on the Housing Coalition, the Chemung County Homeless Housing Task Force, and the NY-501 Regional Continuum of Care.

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

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

Introduction

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. This was discussed in depth in the City's 2015 Consolidated Plan. The current tax rate of the City and cost of utilities especially for large, old homes also is a barrier to affordable housing that results in a high cost burden or problems becoming delinquent in taxes. The age and condition of the housing stock and a disinvestment by absentee 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 up to \$8,000 in deferred loans (grants) based on need to assist eligible first-time homebuyers with downpayment and closing costs 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.
2. The City of Elmira is in the process of drafting a new Comprehensive Master Plan which is being funded through NYSEDA'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. The City of Elmira issued a Request for Proposals in fall 2015 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. Through the RFP process, the City is supporting the development of 45 affordable housing units by Housing Visions as part of the Chemung Crossing Project which is located in census tract 10.

This commitment will lead to the rehabilitation and new construction of affordable units targeted to individuals and families whose income is at or below 60% of the Area Median Income and is supported through a market study.

4. Another action that was undertaken by the Elmira City Council on February 22, 2016 was the approval of a Planned Development District to support CDS Monarch's 50-unit affordable housing, new construction project which includes 40-units designated for seniors between 50%-60% AMI and 10 units for individuals with developmental disabilities. CDS Monarch has submitted an application to NYS Homes and Community Renewal and has also received \$1 million of capital support from NYS OPWDD.
5. 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 is 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.
6. 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.
7. 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 NYSEDA'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 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. Quality affordable housing continues to be needed in Elmira and local leaders are beginning to see potential for affordable housing to serve as a community revitalization tool especially when it is combined with mixed-income and investments in market rate housing.

AP-85 Other Actions – 91.220(k)

Introduction

CDBG and HOME funding continues to be limited in addressing the diverse and complex community and economic development needs of the City of Elmira. Actions planned for the 2016 Program Year are linked not only to available CDBG and HOME funding but also initiatives being sponsored by New York State through the Upstate Revitalization Initiative, Downtown Revitalization Initiative, and Empire State Poverty Reduction Initiative. These initiatives coincide with the City's community development priorities of fostering economic development, reducing poverty, improving housing stock, and strengthening neighborhoods. The ability to access additional funding resources and successful community development planning relies on increased coordination and the development of institutional structure. The City of Elmira, Chemung County, and Southern Tier Economic Growth (STEG) have convened a working group to develop a comprehensive revitalization strategy for the Central Business District and the neighborhoods surrounding it to create a more vibrant community.

Actions planned to address obstacles to meeting underserved needs

An underserved need continues to be improving the condition of Elmira's housing stock, particularly rental properties owned by absentee landlords. These properties have a blighting impact on neighborhoods, overburden city services (code enforcement, fire protection, and police), and creates a problem for low-income families finding quality affordable housing. The following actions have been taken and are planned to help address these needs:

- The City of Elmira issued a Request for Proposals in fall 2015 and as a result of that RFP will be working with Housing Visions' on their Chemung Crossing, scattered site, 45 unit, affordable, neighborhood revitalization project upon
- The Department of Community has been collaborating with Chemung County as the local foreclosing entity to establish a Land Bank that will initially target the City of Elmira.
- The City of Elmira entered into a Shared Service Agreement with the Town of Horseheads in June 2015 to share a Director of Code Enforcement which has brought an additional level of expertise to the City as well as resources. During the 2016 Program Year, the Department of Community Development with the retirement of the Construction Loan Technician (inspector) will be entering into a shared service arrangement with the City's Department of Code Enforcement to reduce program delivery costs and incorporate efficiencies of conducting inspections.
- The City of Elmira continues to have conversations with the New York State Attorney General's Office regarding tools that the State can assist with in addressing vacant and abandoned properties including creating a Chemung County Land Bank that would initially focus on a targeted area within the City of Elmira.

Another underserved need within the City of Elmira continues to be economic development within the

City's boundaries. Southern Tier Economic Growth (STEG) is under new leadership and as a renewed focus on developing Elmira's downtown core and downtown corridor between Elmira College and the Chemung River. There has been greater involvement and participation with state agencies and the Southern Tier Regional Economic Council to seek out additional resources through the Upstate Revitalization Initiative, Downtown Revitalization Initiative, and Empire State Poverty Reduction Initiative. STEG is focusing on the redevelopment of the West Water Street site which is a 1.44 acre, vacant site in the heart of downtown and developing a strategy to address other building vacancies within the downtown.

Actions planned to foster and maintain affordable housing

In the City's 2015-2019 Consolidated Plan, it was stated that the City would be looking to leverage HOME funding with Low Income Housing Tax Credits in 2016. In 2015, after a Request for Proposals process, the City of Elmira supported a \$15 million Low Income Housing Tax Credit application submitted to New York State Homes and Community Renewal by Housing Visions Consultants to develop 45 units of quality, energy efficient, affordable housing. During the 2016 and 2017 Program Years, the City will be setting aside \$100,000 per year to serve a 1% HOME loan for the Chemung Crossing project for a term of 30 years. The Department of Community Development continues to have discussions with Habitat for Humanity on becoming a certified CHDO under HOME and working with Near Westside Neighborhood Association, as a CHDO to identify projects. The establishment of a Land Bank in Chemung County has potential to help foster and maintain quality, affordable housing within the community. Community Development staff will continue to promote its Owner-Occupied Rehabilitation 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 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 lead-based paint 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.

Another action planned that should reduce lead-based paint hazards on a project basis is Housing Visions' Chemung Crossing project. This affordable, rental project will lead to substantial renovation of

two mixed-use, historic properties and the demolition of five existing, aged residential structures to build new housing. The new rental stock will be geared towards families especially the anticipated eight three-bedroom and two four-bedroom units.

Actions planned to reduce the number of poverty-level families

The City of Elmira acknowledges that by itself, it will not be effective in reducing the number of poverty-level families. Southern Tier Economic Growth in collaboration with Economic Opportunity Program (EOP) as the Community Action Agency and the City of Elmira have submitted an application to Purpose Built Communities to join as a member community. Initial conversations with Purpose Built Communities have been promising and are expected to continue. Additionally, adopted in the New York State Budget was \$1,000,000 for the City of Elmira as part of an Empire State Poverty Reduction Initiative. This program will provide Elmira with non-CDBG resources to launch planning processes, complete with a needs assessment and evaluation of existing plans, priorities and strategic objectives. Under the program, the state will provide up to \$200,000 in planning and administration funding and the remainder will be for implementation of a poverty reduction strategy. This initiative, along with the development of quality affordable housing geared towards families through the Chemung Crossing project, and enhanced attention to economic development have the potential to reduce the number of poverty-level families in the future.

Actions planned to develop institutional structure

The 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 stays 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 Reap and will continue to suggest future topics to be covered. Training opportunities and webinars are also forwarded to non-profit and other public sector partners.
3. During the 2015 Program Year, Community Development staff (Director of Community Development) served as the project lead for the City's development of a new Comprehensive Master Plan and this will continue with the Plan's adopting by September 2016.
4. New initiatives announced by New York State has led to actions to develop local institutional structure which will only enhance community development actions. Southern Tier Economic Growth (STEG) has convened a working group composed of the Director of Community Development, Chemung County Planning Department, Elmira-Chemung Transportation Council, Elmira Downtown Development, Chamber of Commerce, County Highway Superintendent, Arts

Council, Economic Opportunity Program, and planning professionals and a consultant to develop a work plan to position Elmira to take advantage of additional resources from the State.

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

The following actions are 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 partner on and Catholic Charities First-Timebuyer Housing Counselors have been added to those meetings to assist in identifying properties for eligible homebuyers that may need additional rehabilitation prior to purchase.
2. The Department of Community Development is also coordinating with Habitat for Humanity of Chemung County about pursuing CHDO certification.
3. The Director of Community Development in partnership with Southern Tier Economic Growth (STEG) is pursuing the establishment of a land bank by Chemung County as the foreclosing entity but having a targeted focus on the City of Elmira which would enable tax-delinquent properties to be redeveloped by reputable public and private housing entities instead of absentee landlords. There is also potential to access funding through New York State and this is anticipated to be in place by the beginning of 2017.
4. A staff person from the Department of Community Development serves on the Chemung County Youth Board to understand youth programming within the community.
5. The Director of Community Development serves on the Chemung County Homeless Housing Task Force and NY-501 Continuum of Care and will continue to do so. Community Development staff are also involved in the Chemung County Housing Coalition convened by Catholic Charities and the Poverty Reduction Coalition convened by Cornell Cooperative Extension of Chemung County.

Discussion

The issues facing the City of Elmira are complex and will only be addressed from increased coordination between public and private housing and social service agencies, including Chemung County. There are 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. New initiatives announced by New York State have the potential to fund the necessary planning work needed to develop and implement projects that will enhance Elmira's quality of life. The City of Elmira continues to update its Comprehensive Master Plan and anticipates adopting a new plan by September 30, 2016.

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 an owner-occupied rehab loan program administered by the Department of Community Development and the economic development loan program administered by Southern Tier Economic Growth.

Lastly, the City of Elmira anticipates that an estimated 85% of CDBG funding 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	40,000
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	40,000

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. Other forms of investment related to the First-Time Homebuyer Program is funding through private lenders including investment through Chemung Canal's First Home Club. 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 Nwana 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." The City is committing \$100,000 of 2016 HOME funds towards Housing Visions Chemung Crossing project (45 units of affordable housing) that will be leveraging investment from Federal and State Historic Tax Credits, NYS HOME or Housing Trust Fund, New York Main Street Program, NYSERDA HVC Equity, and NYS Homes and Community Renewal Low Income Housing Tax Credit equity.

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 up to \$8,000 as a deferred loan (grant) based on need 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 up to \$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 plans on committing \$100,000 in 2016 and \$100,000 in 2017 HOME funding as a permanent financing source for Housing Vision's LIHTC Chemung Crossing Project. Housing Visions learned in June 2016 that they were successfully awarded over \$3.8 million from the 2015 Unified Funding Multi-Family Project Awards through NYS Homes and Community Renewal. It is anticipated that Housing Visions will close on Construction Financing in fall 2016 to begin the project. The HOME loan will be structured as a \$200,000 HOME loan for the development of 45 affordable units with an

interest rate of 1% for 30 years and a second lien position.

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 upcoming 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. The City of Elmira will also be committing HOME funding to Housing Vision's Chemung Crossing project in 2016 and 2017 (\$200,000) to assist in the development of 45 quality, affordable, rental units as part of a scattered site project in Census Tract 10.

Attachments

Citizen Participation Comments

2016 Annual Action Plan

Summary of Public Comments

Despite holding a public hearing Monday, February 22, 2016 at 7:00p.m. and observing a 30-day public comment period from March 30, 2016 to April 29, 2016 no written or oral comments were received by the public on the City of Elmira's 2016 CDBG and HOME Annual Action Plan. Both were advertised in the Elmira Star Gazette newspaper and the City's website per the City's Citizen Participation Plan. A Public Comment Period was also observed on May 2, 2016 prior to the Elmira City Council voting to authorize the submission of the 2016 Annual Action Plan and no comments were recorded during that period.

Community Development staff are in the process of rebuilding a Community Development Citizen Advisory Committee and a 90 minute meeting with the Citizen Advisory Committee was held on April 5, 2016 at the Steele Memorial Library to receive input. The meeting was attended by seven out of nine members of the Committee which represent a cross section of the community from each of the six City Council districts and includes two recent first-time homebuyers, three minorities, an educator, retirees, and individuals engaged in grass roots activities such as local group known as Mothers Helping Mothers. A summary of their comments included:

- The need to improve the housing stock in the neighborhoods and further utilizing partners like Habitat for Humanity and support for the creation of a land bank.
- The need for more quality, affordable, rental housing stock to replace current deteriorated rental housing owned by absentee landlords. Committee members expressed support for Housing Visions Chemung Crossing project and raised the question why the South Main, W. Henry, and Harmon St. neighborhood was selected. The Director of Community Development described the fact that the existing zoning made the project more feasible as to not as many variances and the location of amenities such as grocery store, school, and community center.
- The importance of effective and consistent code enforcement
- Investment in quality public services that serve the community.
- The creation of jobs to improve the economy.
- Restoration of vibrancy to the downtown.

[Agenda](#) [Minutes](#) [Close](#)

Elmira City Council Agenda

RE: AGENDA, COUNCIL MEETING **Monday, May 2, 2016 5:30 PM**

- 2016-149
Daniel Mandell Act on resolution dispensing with the reading of the minutes of the Regular Meeting held on Monday, April 18, 2016.
- FIRST PUBLIC COMMENT PORTION**
- PUBLIC HEARING**
- PUBLIC HEARING for the purpose of receiving written and oral comments regarding the proposed Local Law Number One of 2016 Establishing Historic Districts in the City of Elmira, New York.
- IDENTIFICATION OF CONSENT ITEMS**
- 2016-150
James Waters Receive communication from the City Manager and act on resolution announcing the personnel actions for the City of Elmira, whereby Richard Comatock has elected to retire from his position of Police Officer, effective April 18, 2016; John Michael Dunham has elected to retire from his position as Police Lieutenant, effective April 18, 2016; and Patrick Bermingham has elected to retire from his position as Fire Chief, effective April 18, 2016; and placing same on file.
- 2016-151
Council as a Whole Act on resolution extending appreciation to Richard Comatock for his services rendered to the City of Elmira for the past 20 years and wishing him well in his future.
- 2016-152
Council as a Whole Act on resolution extending appreciation to John Michael Dunham for his services rendered to the City of Elmira for the past 21+ years and wishing him well in his future.
- 2016-153
Council as a Whole Act on resolution extending appreciation to Patrick Bermingham for his services rendered to the City of Elmira for the past 34+ years and wishing him well in his future.
- 2016-154
Council as a Whole Act on resolution approving remuneration in the amount of \$250.00 per pay period, retroactive to January 1, 2016, to City of Elmira Fire Marshall Joseph Martino in the form of a stipend for performing added responsibilities related to the Fire Chief's position that he has assumed since the Chief's unfortunate personal injury.
- 2016-155
Daniel Mandell Receive communication from the Mayor and act on resolution announcing the reappointments of Joseph Mustico, 1057 N. Main Street, Elmira and William Knapp, 458 W. First Street, Elmira, to the City Planning Commission with terms expiring on April 30, 2019.
- 2016-156
Nanette Moss Act on resolution authorizing the City Manager to submit the City of Elmira's 2016 CDBG and HOME Annual Action Plan to the U.S. Department of Housing and Urban Development.
- 2016-157
Joseph Duffy Receive communication from Corporation Counsel and act on resolution to rezone the former George Washington School property located at 430 W. Washington Avenue (Tax Map # 89,10-3-31) from Residence A (One-Family Residential) to Neighborhood Commercial (Business A) and refer the proposed zoning amendment to the City Planning Commission for a report and recommendation pursuant to Section 1110 of the City Zoning Ordinance.

<http://elmiraintranet.novusagenda.com/MeetingView.aspx?MeetingID=171&MinutesMeet...> 5/11/2016

May 2, 2016

RESOLUTION NO. 2016-156

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT THE CITY OF ELMIRA'S
2016 CDBG AND HOME ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

By Councilmember MOSS :

WHEREAS, federal regulations governing the Community Development Block Grant (CDBG) Program administered by the U.S. Department of Housing and Urban Development require that participating communities prepare a Consolidated Plan every five years and an Annual Action Plan to ensure that the community's needs are being met; and

WHEREAS, the U.S. Department of Housing and Urban Development has advised the City of Elmira that it will be receiving \$ 1,088,208 in CDBG funds for FY 2016 and the City anticipates collecting \$198,000 in Program Income resulting in a total of \$1,286,208 being available to fund CDBG eligible activities; and

WHEREAS, the City of Elmira has also been advised that the City will be receiving \$235,137 in HOME Investment Partnership funds and will also have \$50,000 in unexpended prior year resources resulting in a total of \$285,137 being available to fund HOME eligible activities; and

WHEREAS, the City published a notice inviting eligible groups and organizations to submit applications for said funds; and

WHEREAS, Community Development staff has prepared the attached recommended budget for CDBG and HOME funding; and

WHEREAS, in accordance with the City of Elmira's Citizen Participation Plan, a public hearing was held on February 22, 2016 seeking input on the 2016 Annual Action Plan and input was also sought from a Citizen Advisory Committee; and

WHEREAS, the availability of the draft 2016 Annual Action Plan, a recommended budget, and a listing of proposed projects to be funded was advertised in the Star Gazette and a 30-day public comment period was observed with written comments being accepted until Friday, April 29, 2016; and

WHEREAS, the Consolidated Plan and Annual Action Plan must be submitted to the U.S. Department of Housing and Urban Development no later than May 15, 2016.

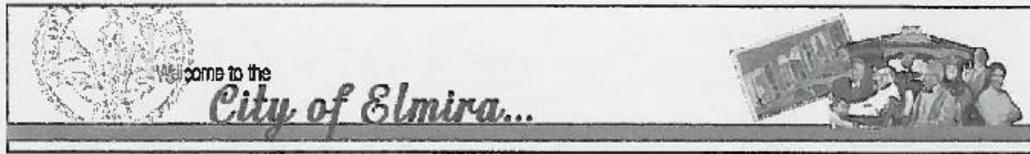
NOW, THEREFORE, BE IT RESOLVED, that the 2016 Annual Action Plan is hereby approved for submission to the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to submit the Annual Action Plan to the U.S. Department of Housing and Urban Development no later than May 15, 2016.

ADOPTED BY UNANIMOUS VOTE
ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Councilmember Stermer	
X	Councilmember Moss	
X	Councilmember Bombarger	
X	Councilmember Blandford	
X	Councilmember Waters	
X	Councilmember Duffy	
X	Mayor Mandell	
7		0

Proposed CBIA Budget FY 2016/2017		Proposed FY 16/17
GRS		\$1,088,296.00
PI Enclosed (Prelim)		\$144,000.00
PI Enclosed (STC)		\$14,000.00
Unexpended Prior Year Revenues		\$40,000.00
	TOTAL CBIA	\$1,286,296.00
MADE Allocation		\$251,137.00
Unexpended Prior Year Revenues		\$60,000.00
	TOTAL HOME	\$328,137.00
	TOTAL FUND	\$1,614,433.00
EXCISE Operating Costs		
General Administration		Proposed FY 16/17
Human Resources		\$342,000.00
Public Administration		\$17,822.50
Public Services		
Southside Community Center		\$25,000.00
Entire Davis Community Center		\$13,000.00
Central City Public Homeless Shelter		\$29,000.00
Central City Public Homeless Shelter		\$29,000.00
Public First Meeting - Healthy Homes		\$5,000.00
Entire Downtown Development Operation Grant Showal		\$10,000.00
	TOTAL PUBLIC SERVICES	\$100,000.00
Historic/Historic Rehabilitation Program		
Owner Occupied Rehabilitation Program		\$1,000,000.00
Grant Money (40% City, 60% S.I.)		\$10,000.00
	TOTAL HISTORIC/HISTORIC REHABILITATION PROGRAMS	\$290,000.00
Public Facilities		
Street Improvement Program		\$131,800.00
ADA Sidewalk Improvements		\$15,000.00
Park Improvements		\$10,200.00
	TOTAL PUBLIC FACILITIES	\$156,800.00
Economic Development		
Business 10% Loan Program		\$58,000.00
Entire Downtown Development Program		\$8,000.00
STC's Business Incubator		\$40,000.00
	TOTAL ECONOMIC DEVELOPMENT	\$106,000.00
	TOTAL EXCISE FUNDS	\$724,800.00
HOUSE Operating Costs		
Facility Maintenance Program Grants		Proposed FY 16/17
Facility Maintenance Program Grants		\$85,000.00
Facility Maintenance Program Grants		\$14,000.00
Owner Occupied Rehabilitation Program		\$98,137.00
HOME Administration (10% cost)		\$29,200.00
Home Visits		\$100,000.00
HOME (10% admin)		\$29,200.00
	TOTAL HOME FUNDS	\$286,137.00



- HOME
- COMMUNITY»
- DEPARTMENTS»
- LINKS»
- JOBS

Leave this empty:



- Community Development
- Consolidated Planning
- Fair Housing
- Urban Renewal
- Sustainable Living Strategy

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Welcome to Community Development



Office Information

City Hall Third Floor
317 E. Church Street
Elmira, New York 14901

Regular Office Hours
M-F, 8:30am to 4:30pm
Except Holidays - Handicap
Accessible

Tel: (607)737-5691
Fax: (607)737-5696

Email Community Development

The Department of Community Development administers the federal Community Development Block Grant Program (CDBG) and HOME Investment Partnership Grant for the City of Elmira. An annual allotment of Community Development Block Grant and HOME funds are received to promote development in City neighborhoods, which include programs that address housing, economic and human service needs of low and moderate income residents and neighborhoods.

The City of Elmira envisions a Community Development Program that provides residents with a high quality of life in neighborhoods which are safe, clean and friendly. The focus of the Department is on providing a healthy supply of affordable, accessible and decent housing for low and moderate income homeowners and renters. The City's vision also includes investing in community and economic development projects that will revitalize and enhance our local commercial and industrial economy. The Department works with many agencies and operates several programs to accomplish this goal.

The City of Elmira's Community Development Office is committed to prohibiting discrimination on the basis of race, color, religion, sex, national origin, disability, or familial status under the Federal Fair Housing Act. In addition to the classifications covered under Federal law, the City recognizes the following protected classes which are also covered under New York State Human Rights Law: age, sexual orientation, marital status, military status, domestic violence victim status, arrest or conviction record, or predisposing genetic characteristics. Hearing impaired persons can reach this office through the New York Relay Center at 1-800-662-1220.

Community Development Staff Directory

Jennifer Miller - Director
Richard Shook - Finance Director
Zsuzsi Kadar - Contract Compliance Officer
Suzanne Rundell - Housing Rehabilitation Assistant
Gary Sokolowski - Construction Inspector

Current Information

Notice of Public Comment Period for the City of Elmira's 2016 CDBG and HOME Annual Action Plan

The City of Elmira Department of Community Development is seeking public comments on its draft 2016 Annual Action Plan for the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds it receives from the U.S. Department of Housing and Urban Development (HUD). The City of

<http://www.cityofelmira.net/community-development>

5/11/2016

Elmira has been notified that it will be receiving \$1,068,208 from HUD for its 2016-2017 CDBG Program Year and an additional sum of \$198,000 in Program is anticipated to be collected for a total of \$1,266,208 to be used for programming. Additionally, the City has been notified that it can expect to receive \$235,137 in HOME Investment Partnership funds and \$30,000 in unexpended prior year resources for a total of \$285,137 in HOME funds. A public comment period will be held March 30- April 29. Citizens are invited to submit written comments on the 2016 Annual Action Plan. Comments should be sent to the Department of Community Development, ATT: Jennifer Miller, City Hall, 317 E. Church Street, Elmira, New York 14901. Written comments will be accepted until 4:30pm on Friday, April 29, 2016.

[2016 Annual Action Plan Draft](#)
[Proposed 2016 CDBG and HOME Budget](#)
[City of Elmira - Low-Med Income Areas](#)

City of Elmira 2015-2019 Consolidated Plan and 2015 Annual Action Plan

[2015-2019 Consolidated Plan and 2015 Annual Action Plan](#)
[2015-2016 CDBG and HOME Proposed Projects](#)

Owner-Occupied Housing Grant/Loan Programs

Subject to funding availability, the City of Elmira offers low to moderate income individuals or families grants and loans to make home improvements. Funding for the City's housing programs is provided through the U.S Department of Housing and Urban Development Community Development Block Grant (CDBG) and HOME programs and through New York State Homes and Community Renewal. The City of Elmira is particularly interested in making homes lead safe and energy efficient. For more information about these programs and to make an appointment, please call the Department of Community Development at (607) 737-5693.



Family Size	Income Limit
1	\$34,350
2	\$39,250
3	\$44,150
4	\$49,050
5	\$53,000
6	\$56,500
7	\$60,850
8	\$64,750

*Income Limits are set annually by the Department of Housing and Urban Development. These limits are effective March 28, 2016.

[2016 Home Repair Program Expenses](#)
[Home Repair Program Application.pdf](#)

Outreach to Minority and Women- Owned Businesses

The City of Elmira encourages the use of minority and women owned businesses (MWBs). The Department of Community Development is always looking to add certified and insured MWBs to our list of contractors which is provided to homeowners who participate in our housing rehabilitation programs.

For more information on how to obtain certification as a MWBE, please visit the New York State Division of Minority & Women Owned Business Development website at <http://www.ny.gov/division-of-minority-and-women-owned-business-development>.

First Time Homebuyer Program

This program is designed to assist income eligible, low to moderate income individuals or families with down payment and closing cost assistance in purchasing their first home in the City of Elmira by offering a grant in the amount of \$8,000 that is forgiven after five years. The City of Elmira contracts with Catholic Charities to administer this program. For more information contact Catholic Charities at (607)734-9784 x2132. [Link to Catholic Charities](#)



Economic Development

The City of Elmira contracts with Southern Tier Economic Growth (STEG) to administer a Commercial Loan Program and to concentrate on business recruitment and retention. New or expanding businesses are encouraged to call STEG at (607) 733-6513. [STEG Website](#)

Elmira Downtown is a not-for-profit corporation whose mission is the administration of the city's 52-block Business Improvement District (BID). BID's main objectives are to provide the downtown business area with the resources to develop strong marketing campaigns, increase public awareness of downtown Elmira through special events, and beautification projects in partnership with the City of Elmira and the downtown community. [BID Website](#)

Public Service Programs

Community Development Block Grant funds help support the operations of public service activities such as youth programs, public safety, programs for senior citizens, homeless persons, and fair housing initiatives to name a few. Every January, the City of Elmira seeks CDBG funding applications from non-profit organizations.

Community Development Links & Resources

[HUD Website](#)
[EPA Website about lead](#)
[NYSERDA Home Energy Programs](#)
[Chemung County Health Department](#)
[EPA Website about Energy Efficiency](#)

[Agenda](#) [Minutes](#) [Close](#)

Elmira City Council Agenda

RE: AGENDA, COUNCIL MEETING Tuesday, February 16, 2016 7:00 PM

- 2016-50
Nanette Moss Act on resolution dispensing with the minutes of the Regular Meeting held on Monday, January 25, 2016.
- FIRST PUBLIC COMMENT PORTION
- PUBLIC HEARING
- PUBLIC HEARING for the purpose of receiving comments from the public on the proposed 2016 Operating Budget and 2016 Capital Budget.
- PUBLIC HEARING for the purpose of receiving comments from the public regarding the recommended amendment of the Official Map of Streets by closing and abandoning Ring Street from its intersection with Judson Street to the easterly terminus of Ring Street.
- IDENTIFICATION OF CONSENT ITEMS
- 2016-51
James Waters Receive communication from the City Manager and act on resolution announcing the personnel transactions for the City of Elmira whereby, Timothy M. Murphy, II, has been appointed to the position of Police Officer, effective January 21, 2016, at an annual salary of \$45,177; Joseph A. Cloka has been appointed to the position of Police Officer, effective January 22, 2016, at an annual salary of \$45,177; Justin D. Stamp has been appointed to the position of Police Officer, effective January 26, 2016, at an annual salary of \$48,177; Jacob Aljard has elected to resign from his position as Police Officer, effective January 27, 2016; and Amy Taft has elected to retire from her position as Police Officer, effective February 6, 2016.
- 2016-52
Council as a Whole Act on resolution extending appreciation to Amy Taft for her services rendered to the City of Elmira for the past 20 years and wishing her well in her future.
- 2016-53
Brent Stermer Receive communication from the Mayor and act on resolution reappointing Diane L. Janowski, 612 William Street, Elmira, to the unpaid position of City Historian.
- 2016-54
Mark Hitchcock Act on resolution announcing the election of Brenda ReSue to serve on the Committee for the Administration of Foreign Fire Insurance Tax Monies until December 31, 2019.
- 2016-55
Joseph Duffy Receive communication from the City Chamberlain and act on resolution authorizing the Chamberlain to make payment of funds from the City of Elmira Fire Department Benefit Fund in the amount of \$57,104.00.
- 2016-56
Timothy Blandford Act on resolution scheduling a Public Hearing for Monday, February 22, 2016, at 7:00 PM in Council Chambers to receive public comment on the City of Elmira's 2016 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs.
- 2016-57
Joseph Duffy Receive communication from the City Manager and act on a resolution adopting rates and fees for the 2016 Mark Twain Golf Course season.
- 2016-58
James Waters Act on Ordinance amending Chapter 1 Section 1-18 of the Code of Ordinances concerning adding a new fee to the Fee Schedule.

<http://elmiraintranet.novusagenda.com/MeetingView.aspx?MeetingID=165&MinutesMeet...> 5/11/2016

1927 Incorporated as a
corporation & has its
principal office at
147, 128th St., 11th Fl.,
Brooklyn, N.Y. 11218

NOTICE OF SALE

At the Court of the
County of Queens, New York,
this 14th day of May, 2016,
I, the County Clerk, do hereby
give notice that the
County of Queens, New York,
has been appointed receiver
of the property of the
County of Queens, New York,
and that the same is to be
sold at public auction on
Monday, June 13, 2016, at
10:00 A.M. at the County
Clerk's Office, 147, 128th
St., 11th Fl., Brooklyn,
New York 11218.

The property to be sold
is located at 147, 128th
St., 11th Fl., Brooklyn,
New York 11218, and
is known as the
County of Queens, New
York, and is to be sold
at public auction on
Monday, June 13, 2016,
at 10:00 A.M. at the
County Clerk's Office,
147, 128th St., 11th
Fl., Brooklyn, New York
11218.

1927 Incorporated as a
corporation & has its
principal office at
147, 128th St., 11th Fl.,
Brooklyn, N.Y. 11218

NOTICE OF SALE

At the Court of the
County of Queens, New York,
this 14th day of May, 2016,
I, the County Clerk, do hereby
give notice that the
County of Queens, New York,
has been appointed receiver
of the property of the
County of Queens, New York,
and that the same is to be
sold at public auction on
Monday, June 13, 2016, at
10:00 A.M. at the County
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Agenda Minutes Close

Elmira City Council Agenda

RE: AGENDA, COUNCIL MEETING Monday, February 22, 2016 7:00 PM

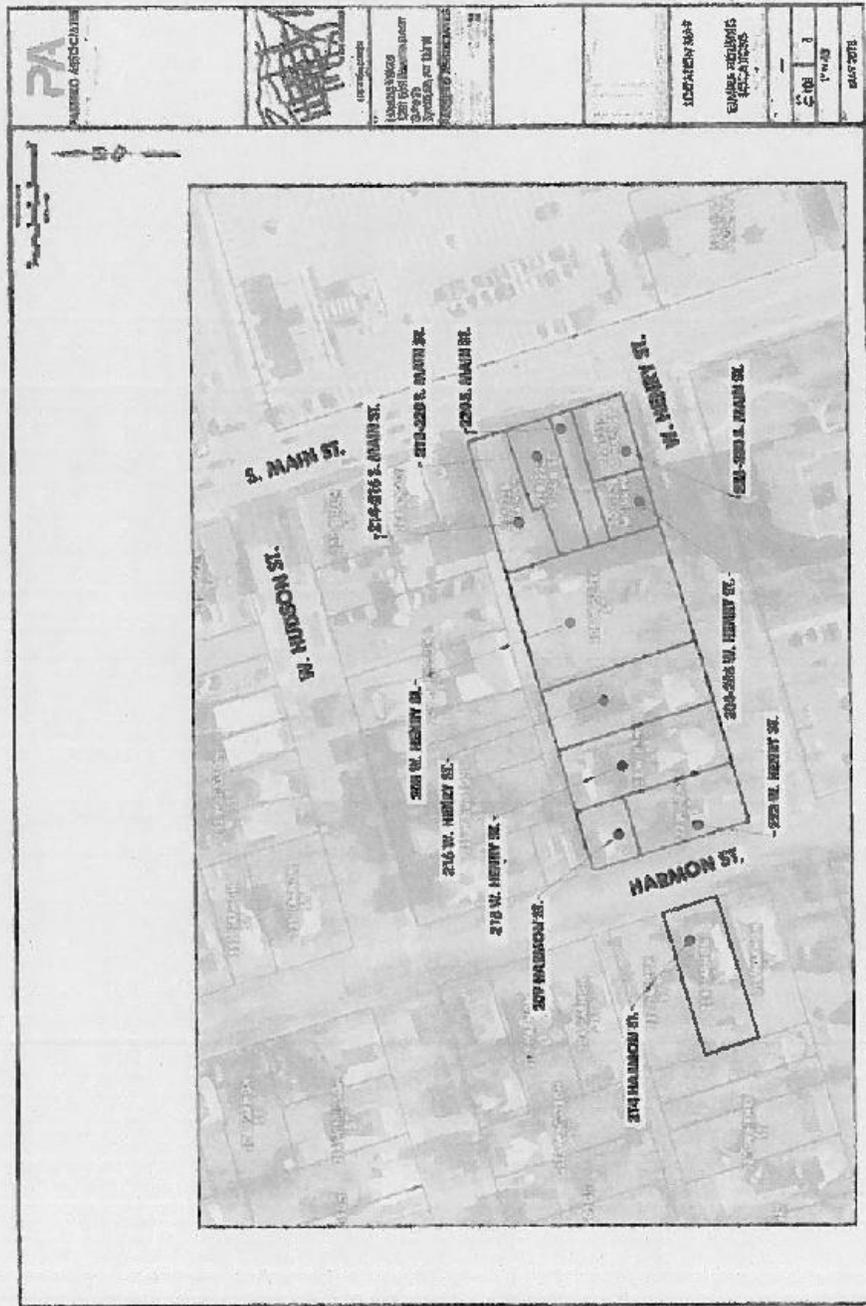
- 2016-69
Brent Sterner
Act on resolution dispensing with the reading of the minutes of the Special Meeting held on Tuesday, February 16, 2016.
- FIRST PUBLIC COMMENT PORTION
- PUBLIC HEARING
- PUBLIC HEARING for the purpose of receiving comments from the public regarding the City of Elmira's 2016 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs.
- IDENTIFICATION OF CONSENT ITEMS
- 2016-70
Joseph Duffy
Act on a resolution ratifying the Mayor's request to the Commissioners of the Elmira Water Board to provide to the City the sum of \$187,600 out of profits or surplus resulting from the Water Board's operation of the water works system.
- 2016-71
James Waters
Act on resolution authorizing the Mayor to file a negative declaration in connection with the adoption of the proposed 2016 Operating Budget for the City of Elmira, as required by the New York State Environmental Quality Review Act.
- 2016-72
Council as a Whole
Act on resolution adopting the 2016 City Budget declaring the sum totaling \$12,990,898.00 be raised by taxation for defraying the necessary expenses of the City of Elmira for the current year, and that the sum of \$32,072,248.00 be adopted as the City Budget for the current year.
- 2016-73
Council as a Whole
Act on resolution approving the Capital Budget for the City of Elmira for the year 2016.
- 2016-74
Council as a Whole
Receive communication from the City Manager and act on resolution receiving and placing on file the City's Five-Year Capital Improvement Plan for years 2016-2020.
- 2016-75
Council as a Whole
Receive communication from the City Manager and act on resolution receiving and placing on file the City of Elmira's Five-Year General Fund Plan for the years 2016-2020.
- 2016-76
Daniel Mandell
Receive communication from the City Manager and act on resolution approving the 2016 Salary Pay Plan for nonunion employees (management/confidential).
- 2016-77
Brent Sterner
Receive communication from the City Chamberlain and act on resolution authorizing the Chamberlain to add to the applicable City property tax bills for 2016 the unpaid nuisance abatements and commercial inspections for the year ending December 31, 2015.
- 2016-78
Daniel Mandell
Receive communication from the City Manager and act on a resolution appointing William McCarthy to the Zoning Board of Appeals to serve a term expiring on December 31, 2016.
- 2016-79
Nanette Moss
Act on resolution designating the polling places for the Elmira Housing Authority election on Tuesday, March 1, 2016, to elect a tenant as a member of the Elmira Housing Authority to serve a period of two years.

<http://elmiraintranet.novusagenda.com/MeetingView.aspx?MeetingID=166&MinutesMeet...> 5/11/2016

Grantee Unique Appendices

Chemung Crossing
Elmira, NY

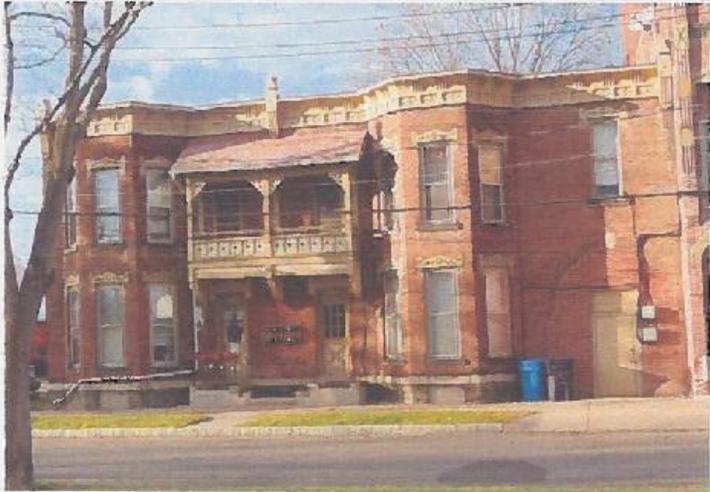
The Housing Visions' Chemung Crossing project will create opportunities for quality rental, affordable rental housing, commercial investment, and neighborhood revitalization within the boundaries of Elmira's downtown. The proposed, \$13.8 million, shovel-ready project will stabilize and enhance the South Main Street area. South Main Street is within the Business Improvement District as well as the western boundary of the Elmira's Southside Rising Step 2 Brownfield Opportunity Area (BOA) study area. This will be accomplished through a combination of sustainable rehabilitation of two properties considered eligible for the National Register of Historic Places and demolition of blighted buildings with new construction on the resulting vacant lots. Upon completion within the first quarter of 2018, this project will result in 8 buildings with 45 affordable apartment units and approximately 3,200 of commercial space. This project will address blight in an area that is rich with amenities such as grocery store, pharmacy, community center, elementary school, and convenient access to public transportation. Every structure in the project will meet the requirements of the Energy Star Labeled Homes program and LEED for Homes certification. Housing Visions has applied for funding through the Low Income Housing Tax Credit project and Housing Trust Funds through New York State Homes and Community Renewal. The City of Elmira has also committed \$200,000 of local HOME funding to this project to be committed in 2016 and 2017.



226-230 South Main Street- Historic Rehabilitation



204-206 West Henry Street – Historic Rehabilitation



216 West Henry Street- Demolition and New Construction



218 West Henry Street- Demolition and New Construction



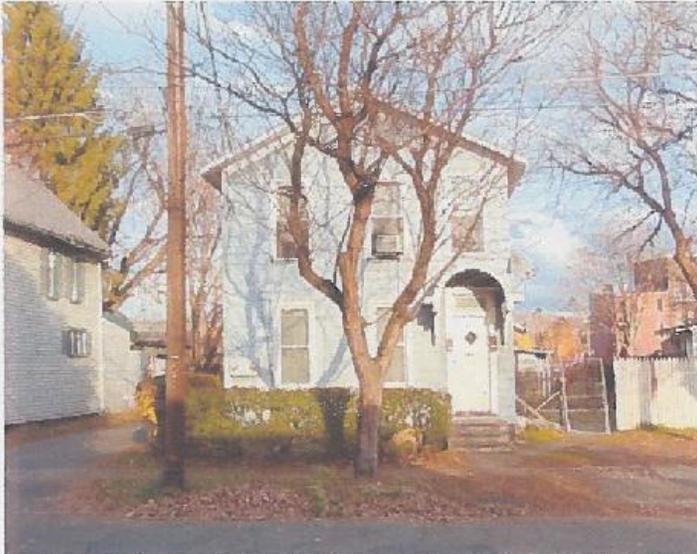
222 West Henry Street- Demolition and New Construction



214 Harmon Street- Demolition and New Construction



209 Harmon Street- Demolition and New Construction



214-216 South Main Street- Demolition and New Construction



218-220 South Main Street- Infill Development



224 South Main Street- Demolition and New Construction



Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 07/31/2015

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<p>* If Revision, insert appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/></p>
<p>* 3. Date Received: <input type="text"/></p>	<p>4. Applicant Identifier: <input type="text"/></p>	
<p>5a. Federal Entity Identifier: <input type="text"/></p>		<p>5b. Federal Award Identifier: <input type="text"/></p>
<p>State Use Only:</p>		
<p>6. Date Received by State: <input type="text"/></p>	<p>7. State Application Identifier: <input type="text"/></p>	
<p>8. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: <input type="text" value="City of Elmira"/></p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="16-8002542"/></p>	<p>* c. Organizational DUNS: <input type="text" value="0796048410000"/></p>	
<p>d. Address:</p>		
<p>* Street1: <input type="text" value="317 West Church Street"/></p>	<p>* City: <input type="text" value="Elmira"/></p>	
<p>* State: <input type="text" value="NY: New York"/></p>	<p>* Country: <input type="text" value="USA: UNITED STATES"/></p>	
<p>* Zip / Postal Code: <input type="text" value="14901-2718"/></p>		
<p>e. Organizational Unit:</p>		
<p>Department Name: <input type="text"/></p>	<p>Division Name: <input type="text"/></p>	
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: <input type="text" value="Mrs."/> * First Name: <input type="text" value="Jennifer"/></p>		
<p>Middle Name: <input type="text" value="J"/></p>		
<p>* Last Name: <input type="text" value="Miller"/></p>		
<p>Suffix: <input type="text"/></p>		
<p>Title: <input type="text" value="Director of Community Development"/></p>		
<p>Organizational Affiliation: <input type="text" value="City of Elmira"/></p>		
<p>* Telephone Number: <input type="text" value="607-737-5692"/></p>	<p>Fax Number: <input type="text" value="607-737-5696"/></p>	
<p>* Email: <input type="text" value="jenmiller@cityofelmira.net"/></p>		

Application for Federal Assistance SF-424

*** 8. Type of Applicant 1: Select Applicant Type:**
 City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*** 16. Descriptive Title of Applicant's Project:**

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-434

16. Congressional Districts Of:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	1,058,209.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	198,000.00
* g. TOTAL	1,256,209.00

* 19. Is Application Subject to Review By State Under Executive Order 12572 Process?
 a. This application was made available to the State under the Executive Order 12572 Process for review on
 b. Program is subject to E.O. 12572 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12572.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurance" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1091)
 I AGREE
 ** The list of certifications and assurance, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:
 * Title:
 * Telephone Number: * Fax Number:
 * Email:
 * Signature of Authorized Representative:  * Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Elmira"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="16-6002542"/>	* c. Organizational DUNS: <input type="text" value="079689841000"/>	
d. Address:		
* Street1: <input type="text" value="317 East Church Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Elmira"/>	County/Parish: <input type="text" value="Chemung"/>	
* State: <input type="text" value="NY; New York"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA; UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="14901-2718"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Jenni Lee"/>	Middle Name: <input type="text"/>
* Last Name: <input type="text" value="Miller"/>	Suffix: <input type="text"/>	
Title: <input type="text" value="Director of Community Development"/>		
Organizational Affiliation: <input type="text" value="City of Elmira"/>		
* Telephone Number: <input type="text" value="607-737-3692"/>	Fax Number: <input type="text" value="607-737-5696"/>	
* Email: <input type="text" value="jennimiller@cityofelmira.net"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	
<input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type:	
<input type="text"/>	
Type of Applicant 3: Select Applicant Type:	
<input type="text"/>	
* Other (specify):	
<input type="text"/>	
* 10. Name of Federal Agency:	
<input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number:	
<input type="text"/>	
CFDA Title:	
<input type="text"/>	
* 12. Funding Opportunity Number:	
<input type="text" value="14.339 HOME"/>	
* Title:	
<input type="text" value="HOME Investment Partnerships Program"/>	
13. Competition Identification Number:	
<input type="text"/>	
Title:	
<input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
* 15. Descriptive Title of Applicant's Project:	
<input type="text" value="City of Simica 2016-2017 HOME Program"/>	
Attach supporting documents as specified in agency instructions.	
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: 29 * b. Program/Project: 29

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	236,423.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	50,000.00
* g. TOTAL	286,423.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs. * First Name: Kimberlee
 Middle Name:
 * Last Name: Balok-Middaugh
 Suffix:

* Title: City Manager

* Telephone Number: 507-737-5644 Fax Number: 507-737-5824

* Email: kmiddaugh@cityofelmira.net

* Signature of Authorized Representative:  * Date Signed: 06/07/2016

CERTIFICATIONS

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

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

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

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

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

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

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

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


Signature/Authorized Official

05/03/2016
Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2016 , 2017 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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



Signature/Authorized Official

05/03/2016

Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official

05/03/2016
Date

City Manager
Title