



City of Glens Falls

COMMUNITY DEVELOPMENT PUBLIC HEARING #1

**TUESDAY, April 13, 2021 at 7:20 PM
CITY HALL, 42 RIDGE STREET, GLENS FALLS, NY**

PRESENTATION for the PUBLIC HEARING

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COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Title I of the Housing and Community Development Act of 1974 authorizes the Community Development Block Grant (CDBG) Program. Under this program the City of Glens Falls receives an annual allocation of funds from the U.S. Department of Housing and Urban Development (HUD) based on a formula established by Congress and annual congressional appropriations through the federal budget.

Over the previous decade, the City's funding has decreased from \$626,454 to a low of \$450,000, and back to the present level of approximately \$490,000.

***For this coming year (beginning August 1, 2021); it is anticipated that Glens Falls will receive a CDBG Allocation of \$502,909 (an increase of \$12,272 over 2020).**

CDBG Program Overview

ELIGIBLE ACTIVITIES

To be eligible, an activity must pass two (2) tests. First, it must address at least one of the three broad National Objectives required by the CDBG statute. Second, it must be included in the HUD list of eligible activities per applicable federal regulations.

HUD National Objectives

Congress has established three broad national objectives for the CDBG Program:

1. Funds can be used for projects if at least 51% of the beneficiaries are in households at or below 80% of the area median income for the Glens Falls metro area (Warren and Washington Counties).
2. Funds can be used for projects which address conditions which have been defined as contributing to slums and blight.
3. Funds can be used to address problems which constitute an immediate threat to health and safety. The regulations define an immediate threat very narrowly, and it is rare to find Projects which qualify under this objective.

Basic Eligible Activities – (and typical activities that have been funded successfully in Glens Falls with CDBG for many years)

1. **Rehabilitation of homes** occupied by low/moderate income households;

CDBG funds may be used to rehabilitate housing, including emergency repairs and traditional repairs and upgrades to remedy structural and mechanical problems that threaten the health and safety of homeowners and/or tenants.

During past nine years, the City has expended over \$2 Million Dollars on rehabilitating more than 80 homes owned by low-and-moderate income families or rental units leased to low-and-moderate income tenants); housing rehabilitation has been one of the major goals of the City's Program to directly assist low- and-moderate income families and improve quality of life.

2. Assistance to help low/moderate income families **purchase homes**;

The City also applies for separate HOME funding from NYS for this activity, and it uses CDBG funding when HOME funding is not available to help lower income

buyers; Two recent HOME Grants (\$771,000) and CDBG funding have helped 27 buyers since 2017, with another 6 to 8 buyers able to be helped for the remainder of 2021.

3. Construction and/or rehabilitation of **sidewalks, curbs, street paving** and other needed public facilities, including playground equipment, street trees, lighting, and drainage improvements;

*CDBG sidewalk and neighborhood improvements funding currently eligible to be used in Wards 1 and 4 (entirely), and parts of Wards 5 and 3, as outlined on the attached **Map**.

4. **Public Services** (i.e. funding to Not for Profits) that are either a new service or an expansion of an existing service offered to Glens Falls residents - (This activity in total cannot exceed 15% of all CDBG funds); Local Not for Profits that have received recent and past CDBG funding include:

Greater Glens Falls Senior Citizen Center
The Conkling Center
Warren-Hamilton Counties Community Action Agency
Glens Falls Area Youth Center
Summer Camp Programs at Village Green Apartments (YMCA)
Literacy Volunteers
City Recreation Program – (summer)
YMCA (scholarship) Summer Camp programs
Family Service Association
The Salvation Army of Glens Falls
WAIT House
Habitat for Humanity
Father Peter Young Industries - (for transitional housing facilities in Glens Falls)
VFW

5. Interim assistance (temporary solutions to problems which are some form of an emergency where a more permanent solution is planned);
6. Payment of the non-federal share of federal programs which are undertaken as part of CDBG activities;
7. Removal of **architectural barriers** at various public facilities;
8. **Assistance to for-profit businesses** that will locate or expand within the City and create or retain jobs for low/moderate income residents;

(Generally, these funds are administered through the Greater Glens Falls Local Development Corporation which reviews and underwrites economic development projects on behalf of the City)

9. **Acquisition** of derelict properties, remediation of environmental hazards, and demolition to facilitate new housing construction or other CDBG-eligible activities;
10. Planning and funding administration.

Public Participation and Outreach

1. The Office of Community Development conducts frequent public outreach efforts with citizens and service organizations throughout the City on an ongoing basis.
2. The CD Office uses the City's website to disseminate public information, as well as outreach through Common Council meetings and forums periodically held by Common Council members in their respective Wards.
3. The CD Office solicits requests for CDBG assistance from public service agencies on an ongoing basis, with requests or referrals made to the Mayor, Common Council members, or directly to the CD Office through ongoing discussions about community needs with those organizations.
4. The CD Office also works with stakeholders including Warren County Office for the Aging and the Department of Social Services, as well as Warren-Hamilton Counties Community Action Agency, which administers state Weatherization Assistance programs within the City, to coordinate information and funding for eligible housing rehabilitation projects, emergency repairs (such as no heat), and other services to low-and-moderate income residents.

Next Steps

Following this first Public Hearing; a second Public Hearing will be held in late May 2021 outlining the proposed CDBG Program Year 2021 Budget for Council consideration.

