



# TOWN OF UNION, NEW YORK (NY 505)

## 2020-2024 Five Year Public Housing Agency Plan

**Draft Released For Public Comment On August 2, 2019**  
**Public Hearing For Draft Public Input Held on September 18, 2019**  
**Approved By Town Board October 2, 2019**

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<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <a href="#">Town of Union</a> <b>PHA Code:</b> <a href="#">NY505</a></p> <p><b>PHA Plan for Fiscal Year Beginning):</b> <a href="#">January 1, 2020 through December 31, 2024</a></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>The public may view copies of the 5-Year Plan at the following locations:</b></p> <ul style="list-style-type: none"> <li>• <b>Town of Union Planning Department, 3111 East Main Street, Endwell</b></li> <li>• <b>Your Home Library, 107 Main Street, Johnson City</b></li> <li>• <b>Johnson City Village Hall, 243 Main Street, Johnson City</b></li> <li>• <b>George F. Johnson Memorial Library, 1001 Park Street, Endicott</b></li> <li>• <b>Endicott Village Hall, 1009 East Main Street, Endicott</b></li> <li>• <b>Town of Union web page:</b></li> </ul> <p><a href="https://townofunion.com/departments/rental-assistance-hud/public-housing-agency-pha-plans.html">https://townofunion.com/departments/rental-assistance-hud/public-housing-agency-pha-plans.html</a></p> <p><b>A Public Hearing was held on Wednesday, September 18, 2019 at 7:00 P.M in the second floor Town Board meeting room located at Town Hall, 3111 E. Main St., Endwell, NY 13760.</b> Written comments were accepted until 4:00 PM. on Thursday, September 26, 2019 at the address listed above or by email to: <a href="mailto:hud@townofunion.com">hud@townofunion.com</a>. No comments were received.</p> <p>PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <b>Does Not Apply</b></p>
<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p><a href="#">SEE ATTACHMENT B1</a></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p><a href="#">SEE ATTACHMENT B.2</a></p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><a href="#">SEE ATTACHMENT B.3</a></p>

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking</p> <p><a href="#">SEE ATTACHMENT B.4</a></p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><a href="#">SEE ATTACHMENT B.5</a></p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? <b>An online survey was prepared and sent to the RAB with password and instructions via an outreach newsletter in August 2019. No surveys were completed. No comments were received.</b></p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

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## Attachment B.1

***Mission.*** *State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.*

The mission of the Town of Union Public Housing Agency is to provide for a wide variety of living environments, free from discrimination, for all socioeconomic groups within the population.

The Town of Union Planning Department is the Lead Agency for both the Section 8 Housing Choice Voucher (HCV) program and the Community Development Block Grant (CDBG) program. This level of coordination ensures that the PHA Plan and the Town of Union's CDBG Consolidated Plan are completely compatible. The Planning Department is also responsible for oversight of all land use and zoning activities in the part-town area as well as the Village of Johnson City.

The Consolidated Plan includes several programs that will directly and indirectly benefit the town's HCV participants.

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## Attachment B.2

**Goals and Objectives.** *Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.*

The Town of Union faces the increasingly difficult task of providing additional decent, safe, sanitary, and accessible housing for its senior citizen and disabled populations. The percentage of town residents over the age of 65 is significantly higher than both the state and national averages, accounting for more than one out of every five residents. Given the age of the town's rental housing stock, it is difficult to find units that are easily accessible to persons with mobility impairments.

### **Goal 1:**

*Maintain Section Eight Management Assessment Program (SEMAP) High performer rating for duration of the five-year plan.*

### **Goal 2:**

*Increase leasing rate by 10-15% (subject to funding limits) by the end of the five-year plan.*

### **Goal 3:**

*Continue to support and facilitate opportunities for creation of new mixed income rental housing (50 units). Create/maintain partnerships with local/regional developers to advocate and apply for funding at the state and federal levels.*

### **Goal 4:**

*Continue infrastructure improvements and neighborhood facility capital investments in areas with high percentages of rental housing.*

### **Goal 5:**

*Affirmatively further fair housing. Continue public outreach advertising for the duration of the five-year plan and distribution of fair housing material at time of voucher issuance.*

### **Goal 6:**

*Continue allocation of CDBG funding (subject to availability) to promote sustainable affordable housing for low and moderate-income residents: homeownership (25 units) and rehabilitation of existing single and two-family homes (50 units).*

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## Attachment B.3

***Progress Report.*** *Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.*

Over the past decade, the town has worked cooperatively with several non-profit organizations to develop affordable rental units for senior citizens. These efforts have resulted in the construction of a number of new affordable housing complexes (Nichols Notch and Harry L. Apartments) including 117 new senior citizen units in two converted school buildings. The town leveraged funds from its Community Development Block Grant (CDBG) program to assist in these developments.

Another former school in the Village of Endicott is currently being converted to affordable housing. The project, known as Endicott Square (69 units), is utilizing Low Income Housing Credits (LIHC) and State Low Income Housing Credits (SLIHC) as part of the financing matrix for the project.

The town has executed linkage agreements with the developers of the three school conversion projects for Housing Choice Voucher holders to receive listings of available apartments to assist them in their respective housing searches.

Century Sunrise (105 units) is a new affordable housing complex that opened in October of 2018. The project is immediately adjacent to the new Binghamton University Pharmaceutical School and Decker Nursing School. This project was completed utilizing a number of financing sources including LIHC and New York State Historic Preservation funds. The project repurposed two former Endicott Johnson Shoe company manufacturing and warehouse buildings. Although there is no formal linkage agreement in place, the town maintains contact information for the project to provide to voucher holders.

One of the major benefits of having the Planning Department serve as the Lead Agency for the Housing Choice Voucher program is the ability to identify needs through long-range planning and address them utilizing funds secured through various federal programs such as the Housing Choice Voucher, Community Development Block Grant (CDBG), and Community Development Block Grant Disaster-Recovery (CDBG-DR) programs. A prime example of this synergy was the development of the Cardinal Cove complex. During the development of the 2009 Comprehensive Land Use Plan, the Planning Department identified a need for additional multi-family housing outside of areas of minority concentration. The Planning Department recommended, and the Town Board approved, rezoning several parcels along Glendale Drive in Endicott from Commercial Office to Multi-

Family housing. In 2011, the town experienced a catastrophic flood event that destroyed hundreds of homes. The single remaining mobile home park in the town, located a short distance from Glendale Drive, was completely destroyed. A local development company secured funds through New York State to purchase one of the rezoned parcels and construct 50 units of affordable housing to replace the units lost to flooding. The town has several Voucher program participants who now reside in this complex.

The Town Board recently granted a purchase option to a local development company to purchase 19 lots that were acquired by the town utilizing funds from HUD's CDBG-DR program. The developer will be applying for LIHC and other New York State funds to construct 34 affordable housing units in duplex structures. The first floor of the homes will be elevated at least three feet above the base flood elevation in order to meet FEMA development in the floodplain standards. Funds received through the sale of the properties will be re-invested into the neighborhood to upgrade the water distribution system to meet current health department standards.

The town wrote support letters for two lead based paint grants submitted to HUD by the Broome County Health Department. Both applications were successful. PHA staff inserted notices about the grants in the envelopes for Housing Assistance Payments checks mailed to landlords.

The Town Board recently allocated \$30,000 in CDBG funding to supplement other funding to replace the elevators at the Wells Apartments senior citizen complex in Johnson City.

Over the past decade, the Town Board has allocated more than \$107,800 in CDBG funding for capital improvements at a domestic violence shelter.



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## Attachment B.4

***Violence Against Women Act (VAWA) Goals.*** *Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.*

The Town of Union does not employ professional social workers and therefore does not provide any counseling services directly. Referrals are made, as appropriate, to local agencies. The Crime Victims Assistance Center (CVAC) receives federal VAWA grants to provide these services. Links are also provided on the town's web page for CVAC, which includes the Sexual Assault Forensic Examiners (SAFE) and Sexual Assault Response Team (SART) programs, the SOS Shelter (a local facility for victims of domestic violence,) and the New York State Domestic Violence Hotline.

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## Attachment B.5

***Significant Amendment or Modification.*** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

The Town of Union will consider the following to be significant modifications or substantial deviations from the 5 Year Plan:

- Changes to rent determination or admissions policies;
- Changes in policy that will alter the current practices for selection from the waiting list;
- Changes in the use of the administrative fee reserve funding.