

Town of Union 2015-2019 Consolidated Plan And Federal Fiscal Year 2015 Annual Action Plan

Final Draft

Prepared By:

Town of Union Department of Planning As Lead Agency

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**THE TOWN BOARD WILL CONDUCT A PUBLIC HEARING ON THE FINAL DRAFT PLANS ON WEDNESDAY, JULY 15TH,
AT 7:30 PM IN THE SECOND FLOOR BOARD ROOM AT TOWN HALL, 3111 E. MAIN STREET IN ENDWELL**



Public Comment Period Ends On Friday, July 31, 2015
Submit Comments by e-mail to cdbg@townofunion.com

Executive Summary

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

1. Introduction

The Town of Union is the largest community in Broome County with a population of 56,298 people as of the 2010 Census. The town consists of approximately 26,507 housing units, the majority of which (60%) are owner occupied. Over the past several decades, the town has experienced manufacturing plant closings and corporate restructuring activities that forced thousands of residents out of their jobs. The economic decline of the area, high cost of ownership of housing and lack of sufficient affordable rental units limit the possibilities for young families, seniors and low to moderate-income families to find adequate housing within the town. Higher unemployment and poverty rates in some urbanized areas of the town also compound the need for additional affordable housing.

In Broome County, some low to moderate income households struggle for economic self-sufficiency and to preserve a decent environment for their families. Much of this frustration is due to the lack of affordable housing in the area. The Town of Union contains several older neighborhoods, consisting of main or arterial streets with small pockets of commercial development immediately adjacent to one, two, and three family dwellings. These areas usually consist of very small lots, narrow streets, many of which are in need of paving, sidewalk and drainage improvements, limited off street parking, and a lack of suitable recreational areas. Many of the dwelling units in these areas are well over 90 years old and in many cases, could have lead paint issues if the buildings have not been well maintained.

Through a Cooperation Agreement with the Villages of Endicott and Johnson City renewed every three years, the Town Union is an entitlement community for the purposes of the Community Development Block Grant program only. For Federal Fiscal Year 2015 the Town expects to receive an estimated \$1,091,175 in new CDBG funding and an estimated \$195,000 in program income.

The intent of the Consolidated Plan is to provide a single, five-year plan that brings the town's needs and resources together in a coordinated housing and community development strategy. In accordance with HUD guidelines, the Consolidated Plan will encompass a period of time from October 1, 2015 through September 30, 2020. This plan addresses the town's priority needs, objectives, goals and activities.

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

Consolidated Plan Priorities (2015-2019)

PRIORITY 1

Provide extremely low, very low, and low-income renters with rental assistance to alleviate rent cost burden (paying more than 30% of gross income for rent) and excessive rent cost burden (paying more than 50% of gross income for rent and provide all renters with a choice of affordable decent, safe and sanitary rental units.

Priority 2

Promote homeownership as the preferred form of housing tenure by maintaining the existing affordable housing stock and by providing financial assistance for the purchase and/or rehabilitation of existing housing.

Priority 3

Provide the elderly with housing opportunities and support services necessary to maintain their independence.

Priority 4

Provide additional affordable housing units and support services for persons with a wide range of special needs.

Priority 5

Promote the provision of additional outreach services, supportive housing, and permanent housing for the homeless and those at-risk of becoming homeless.

Priority 6

Preserve and enhance the quality of life in older neighborhoods by providing high quality public amenities such as parks, public facilities, and infrastructure to eliminate blight, reduce the number of deteriorated and deteriorating housing units, and create an environment conducive to attracting additional public and private investment. Additoanl emphasis will be placed on flood control and remediation.

Priority 7

Provide services and support for the elderly, youth, disabled, and other extremely low-, very low-, and low-income people in a manner that encourages public, private, and non-profit sector collaboration and reduces program duplication

Priority 8

Promote accessibility to public facilities and places by removal of architectural barriers.

Priority 9

Preserve buildings and neighborhoods of local, state, and national historic importance and/or architectural significance.

Priority 10

Enhance job creation/retention for low and moderate income persons by improving the viability of target area neighborhood business districts, promoting the rehabilitation of commercial/industrial structures, improving target area infrastructure such as street amenities and parking facilities in order to stimulate private investment, and providing technical assistance to new and established businesses.

Priority 11

Provide administrative and planning activities necessary for the implementation of the objectives, actions, and programs outlined in the Consolidated Plan and Annual Action Plans.

3. Evaluation of past performance

The town has made substantial progress in meeting goals established in the previous Consolidated Plan. The First Time Home Buyer program has not met established goals due to an economic downturn resulting in fewer applications being submitted. The number of applications processed through the Home Improvement program was reduced due to staff resources being redirected to flood recovery efforts and administration. The 2011 Irene/Lee flood event resulted in a Presidential Disaster Area designation. Based upon past performance in successful administration of the CDBG program, the town was awarded a direct allocation of \$10,187,818 under the CDBG-DR program. As of the date of publication of the final draft of the 2015-2019 Consolidated Plan, approximately 45% of the CDBG-DR grant has been expended.

4. Summary of citizen participation process and consultation process

Priorities were based upon a variety of data gathering and analysis including but not necessarily limited to:

- Resident surveys;
- Public service provider surveys;
- Meetings with service providers/interest groups;
- Long range planning documents

5. Summary of public comments

This section will be filled in when the public comment period has ended.

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

This section will be filled in when the public comment period has ended.

7. Summary

See above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Town of Union Dept. of Planning

Table 1 – Responsible Agencies

Narrative

The town board has designated the Town of Union Planning Department as the lead agency for creation of the 2015-2019 Consolidated Plan and 2015 Annual Action Plan.

Consolidated Plan Public Contact Information

The town board has designated Town of Union Planning Director Paul A. Nelson as the primary contact person for creation of the 2015-2019 Consolidated Plan and 2015 Annual Action Plan.

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

1. Introduction

The lead agency for the development of the consolidated plan is the Town of Union Planning Department. The planning department is the administering agency for the Community Development Block Grant (CDBG) Program and the Section 8 Housing Choice Voucher Program. The director of the planning department also currently serves as the treasurer of the Town of Union Housing Authority.

The town board felt that the efforts of the planning department, the varied experience of its staff, and the broad scope of work undertaken by the department on an annual basis would best serve the demands of coordination during the application process as well as the ongoing management of the Consolidated Plan.

The Town's Planning Director, Paul A. Nelson, served as the key contact person during the preparation of this plan.

In accordance with the Town's Citizen Participation plan, the lead agency coordinates an extensive outreach process designed to solicit participation from a wide variety of groups and individuals. This effort includes agencies that serve the disabled, minorities, faith based organizations, non-English speaking residents, business assistance organizations such as the Town of Union Local Development Corporation and the Broome County Industrial Development Agency. Although there is no public housing in the Town of Union, residents receiving tenant based assistance are made aware of CDBG issues such as Lead Paint Hazards during the group briefing process. There is no formal neighborhood group structure within the town.

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(l)).

Throughout May and June 2015 the community development coordinator held meetings with various community based organizations and agencies to gather information on trends and public service needs.

On May 27, 2015 and June 18, 2015 a Citizen's Advisory Board meeting was held to discuss the draft of the 2015-2019 Consolidated Plan. A final Citizen's Advisory Board meeting was held on July 30, 2015 to approve the 2015-2019 Consolidated Plan.

An online survey was also conducted as part of the public outreach activities undertaken to involve the community in the needs assessment.

Public hearings were held on June 17, 2015 and July 15, 2015 to discuss the Consolidated Plan and Annual Action Plan.

Full copies of the preliminary draft 2015-2019 Consolidated Plan and FFY 2015 Annual Action Plan were made available on May 29th for public review at the villages of Endicott and Johnson City Town Halls, at the public library, at the Town of Union office building and on the Town of Union Web Page www.townofunion.com.

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

Based on the Continuum of Care document, discussions with various homeless service providers, and data outlined in the Needs Assessment an increased level and delivery of support services to the homeless and those at-risk of becoming homeless are a medium priority for the Town. The following activities and objectives address this need:

- Provide supportive services, particularly for chronic substance abusers and seriously mentally ill persons, to assist homeless families and persons with special needs to break the cycle of homelessness;
- Promote an increase in the provision of permanent supportive housing and permanent housing for homeless families, individuals, and persons with special needs.

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

The Coalition for the Homeless of the Southern Tier, NY Inc. was consulted on the Continuum of Care. Data was provided on estimates of homeless persons.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

2	Agency/Group/Organization	JOHNSON CITY SENIOR CENTER
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was held at 11:00am on May 19th, 2015. The senior center's attendance numbers for various programs including low-cost lunch, educational classes and exercise classes are slowly increasing. Capital improvements to the facility's parking lots and storm water drainage were discussed as being successful and received well within the surrounding neighborhood and municipality. The senior center currently has requests for housing and transportation services that have to be referred to other agencies. Transportation for the elderly population was brought up as a major area of need. Free legal and tax assistance provided at the senior center are highly used services.
3	Agency/Group/Organization	SOS Shelter, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was held on May 21, 2015 at 1:00pm. The SOS Shelter Inc. (DBA: Rise) has seen a steady increase of numbers of persons/families seeking services. Three major areas of need were identified: mental health services for women and children, transportation and availability of safe, affordable housing. Housing has become even more of an issue since the 2011 flood event.
4	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was held on May 21, 2015 at 10:00am. The Teen Transitional Living Program (TTLP) has seen the biggest waiting list for youth at-risk of hospitalization or removal from home due to mental health issues. The age group of youth exhibiting intense urgent need for mental health issues is become younger. Transportation for persons, especially to and from work, was identified as a major area of need. Availability of affordable and safe housing is also an area of need for persons requesting services from Catholic Charities.
5	Agency/Group/Organization	BROOME COUNTY OFFICE FOR AGING
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed most needed services via phone and email. The following needs were identified: 1) more first floor affordable/subsidized apartments; 2) home repair funding, especially roofing, furnaces (for non-HEAP eligible) and pest control; 3) door to door, on demand and weekend transportation for non-medical emergency appointments and other than medical needs; 4) services for senior with mental health issues; 5) in-home services for people just over the Medicaid limit.
6	Agency/Group/Organization	Southern Tier AIDS Program
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was held on June 5, 2015 at 10:00am. The largest two needs identified were affordable housing and transportation. At the time of meeting, Section 8 programs throughout the region were closed with waiting lists and the HOPWA waiting list was extremely long. Food security, Medicaid eligible services, and psychiatric services were also needs that were discussed, especially since the Broome County mental health clinic will be closing. Structured social opportunities for persons with HIV/AIDS and their families was another unmet need within the area.
8	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Service
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was held June 9th, 2015 at 9:30 am. An overarching need was identified for community based social opportunities and activities. Middle school-age children have a particular need for activities and opportunities geared towards their general age group. Elderly persons also depend on the services and facility at the Boys and Girls Club for a sense of community and social support. Another need identified is access to healthy food options.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

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	Coalition for the Homeless of the Southern Tier, N.Y. Inc.	Homelessness strategy

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The following list includes other units of government involved in implementation of the Consolidated Plan:

- Town of Union elected officials
- Town of Union Parks & Recreation Department
- Town of Union Department of Public Works
- Town of Union Local Development Corporation
- Village of Endicott Elected Officials
- Village of Endicott Parks Department
- Village of Endicott Department of Public Works
- Village of Johnson City elected officials
- Village of Johnson City Parks Department
- Village of Johnson City Department of Public Works
- Hon. Richard C. David, Mayor, City of Binghamton
- Hon. James Tokos, Town of Maine Supervisor
- Hon. John Schaffer, Town of Vestal Supervisor
- Hon. Michael Marinaccio, Town of Dickinson Supervisor
- Hon. Donald Castellucci, Jr., Town of Owego Supervisor
- Rose Harvey, Commissioner, Division of Historic Preservation
- Sharon Devine, Executive Deputy Commissioner, NYS Office of Temporary & Disability Assistance
- Jennifer Gregory, Assistant Director, Southern Tier East Regional Planning Development Board
- Kevin McLaughlin, Executive Director, Broome County Industrial Development Agency
- Arthur R. Johnson, Commissioner, Broome County Dept. of Social Services
- Jamie Rubin, Commissioner, NYS Division of Housing & Community Renewal

Narrative (optional):

Community organizations identified the following as top needs: access to safe and affordable housing; access to affordable and efficient transportation; access to appropriate healthcare; and access to opportunities for positive social interaction. Meeting these needs has become increasingly difficult due to lack of available funding and is a challenge exacerbated by restricted economic opportunity within the region. In order to make a more vibrant and meaningful community, the Town of Union will continue to support organizations and agencies providing services that meet these needs.

PR-15 Citizen Participation

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

In accordance with the town's citizen participation plan, the lead agency coordinated an extensive outreach process designed to solicit participation from a wide variety of groups and individuals. This effort included agencies that serve the disabled, minorities, faith based organizations, non-English speaking residents, and business assistance organizations such as the Town of Union Local Development Corporation and the Broome County Industrial Development Agency. Although there is no public housing in the Town of Union, residents receiving tenant based assistance were made aware of CDBG issues such as Lead Paint Hazards during the briefing process. There is no formal neighborhood group structure within the town. An online survey entitled Town of Union 2015-2019 Consolidated Plan needs Assessment Survey was designed and opened to the public and to area agencies.

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	Internet Outreach	Non-targeted/broad community	To be completed after final plan public comment period ends.	To be determined.	To be determined.	
2	Newspaper Ad	Non-targeted/broad community	To be completed after final plan public comment period ends.	To be determined.	To be determined.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	To be completed after final plan public comment period ends.	To be determined.	To be determined.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Town of Union's housing needs hinge primarily on the high cost of housing and need for additional affordable housing. Housing cost burden is the biggest challenge faced in this market.

According to the following needs assessment, the provision of quality affordable rental housing opportunities for extremely low and very-low income renters is of great need; the supply and availability of affordable high quality rental housing in the town should be increased. Several activities to address this need are discussed in the strategic plan section of the consolidated plan. Some of these activities may include:

- Providing opportunities to improve handicap accessibility and energy efficiency in addition to repairs to correct health and safety problems in rental units
- Providing a spot renewal program to purchase and rehabilitate multifamily buildings exhibiting repeated and serious code violations in order to eliminate the blighting effect of these deteriorated multifamily buildings on the surrounding neighborhoods while improving the living conditions of the low and moderate income tenants of the properties. This strategy would also include the adaptive re-use of surplus school buildings for housing.

Another need that should be addressed is to assist and cultivate affordable homeownership opportunities through the construction of owner occupied housing, the rehabilitation of existing owner occupied housing, and improving the availability of supportive services to existing homeowners. The following is a list of activities that will assist in this objective:

- Support and encourage the owner-occupied housing rehabilitation program including handicap accessibility and energy efficiency improvements in addition to repairs to correct health and safety problems and incipient code violations;
- Continue the First Time Home Buyer Program;
- Enhance the delivery of support services, including housing counseling, that will alleviate or reduce the problems of cost burden experienced by new and existing homeowners, resulting from limited economic resources.

Decent and affordable housing opportunities for the elderly are another need in the town. A large percentage of elderly homeowners and renters are currently living in marginally standard housing units. The needs for this group include maintenance of existing homes, providing alternative housing choices for people 'aging out' of their existing housing situation as a result of increased care needs and

supportive services to maintain their independence. The following actions will help support improved elderly housing.

- Continue support for the home repair for seniors program to provide direct minor repair services for owner-occupied housing containing elderly residents;
- Provide opportunities to renovate existing low-income senior housing rental units.

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

Summary of Housing Needs

The Town of Union's housing needs primarily stem from the disparity between income and housing cost.

Amongst renters cost burden is the biggest challenge followed by substandard housing and overcrowding. Renters earning 0-30% of area median income show the highest number of households experiencing substandard housing and overcrowding while renters earning 30-50% of area median income show the highest number of severe overcrowding. In contrast, the ownership market shows issues of substandard housing amongst owners earning 50-100% of area median income but does not show issues with overcrowding at any income level.

*Tables provided by HUD do not include 2010 Census Population and Household numbers.

The 2010 Census shows the Town of Union has a population of 56,346 and 27,054 year round housing units; 24,918 were occupied households and 2,136 were vacant. Of the vacant units, 909 were for rent, 261 were for sale and 69 were for other use. This gave the town an 8.57% vacancy rate, which was down from 9.5% in 2008.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	56,298	56,233	-0%
Households	24,617	24,544	-0%
Median Income	\$34,101.00	\$45,442.00	33%

Table 5 - Housing Needs Assessment Demographics

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

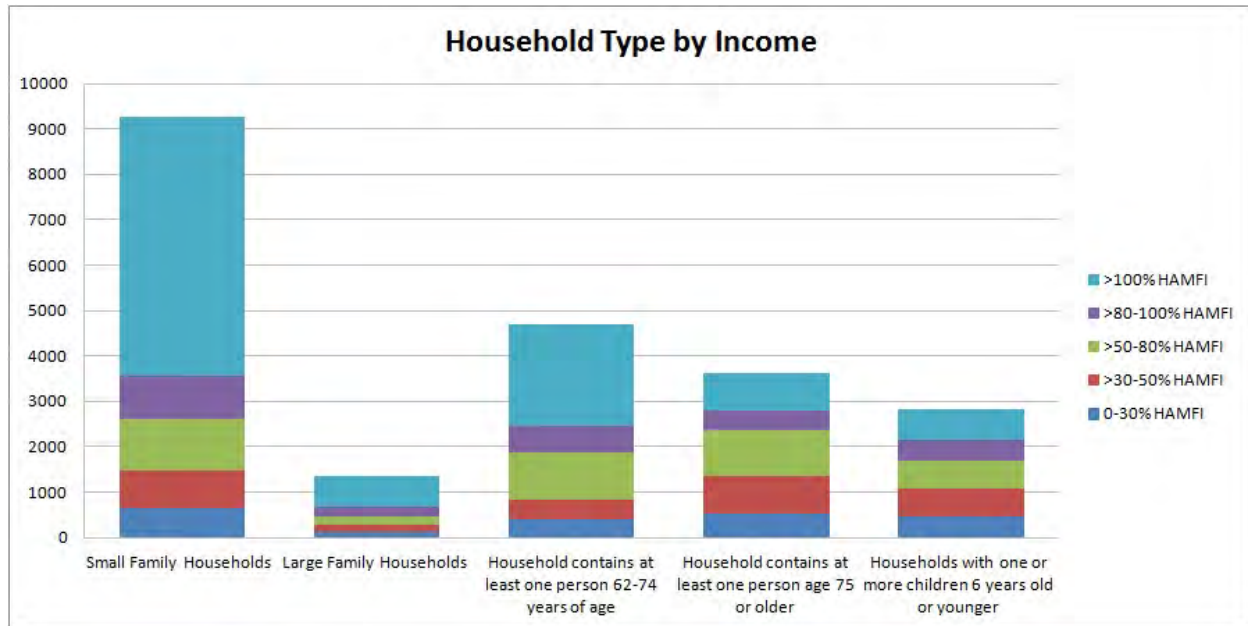
Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,640	2,965	4,560	2,590	11,795
Small Family Households *	645	825	1,125	970	5,705
Large Family Households *	110	160	200	215	675
Household contains at least one person 62-74 years of age	400	430	1,045	584	2,225
Household contains at least one person age 75 or older	514	825	1,010	440	845
Households with one or more children 6 years old or younger *	469	619	590	474	675

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

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS



Household Type by Income

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

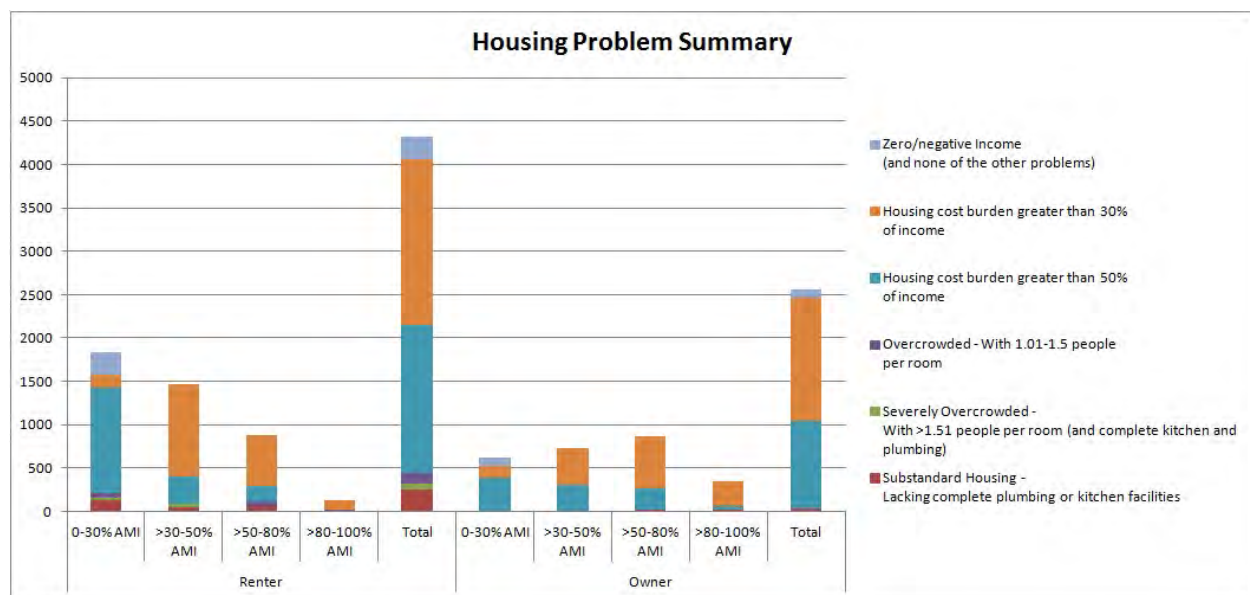
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	45	65	10	255	0	0	15	15	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	45	0	0	70	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	0	50	10	115	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,210	320	180	0	1,710	395	315	250	50	1,010
Housing cost burden greater than 30% of income (and none of the above problems)	155	1,060	590	110	1,915	130	415	600	280	1,425

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	255	0	0	0	255	100	0	0	0	100

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:



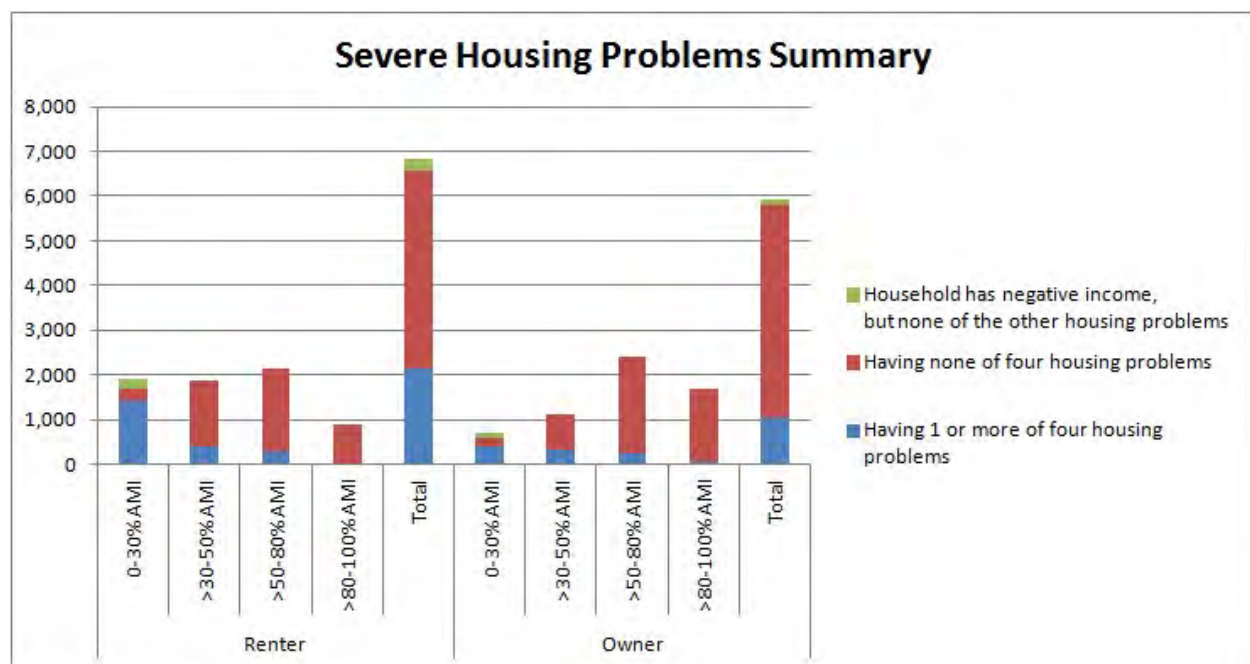
2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,420	410	295	20	2,145	395	315	265	60	1,035
Having none of four housing problems	255	1,450	1,850	870	4,425	205	795	2,155	1,635	4,790

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	255	0	0	0	255	100	0	0	0	100

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

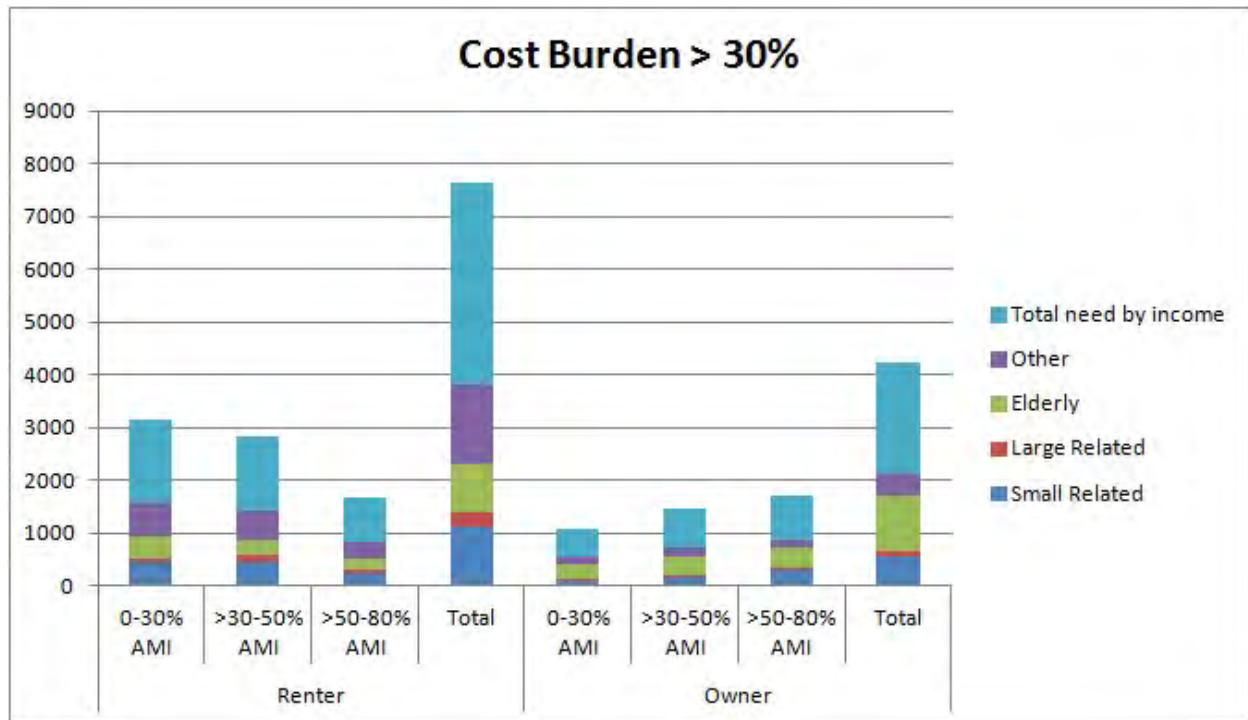


3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	440	445	225	1,110	98	164	300	562
Large Related	75	135	70	280	35	25	35	95
Elderly	415	295	210	920	290	365	399	1,054
Other	640	540	330	1,510	110	174	114	398
Total need by income	1,570	1,415	835	3,820	533	728	848	2,109

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

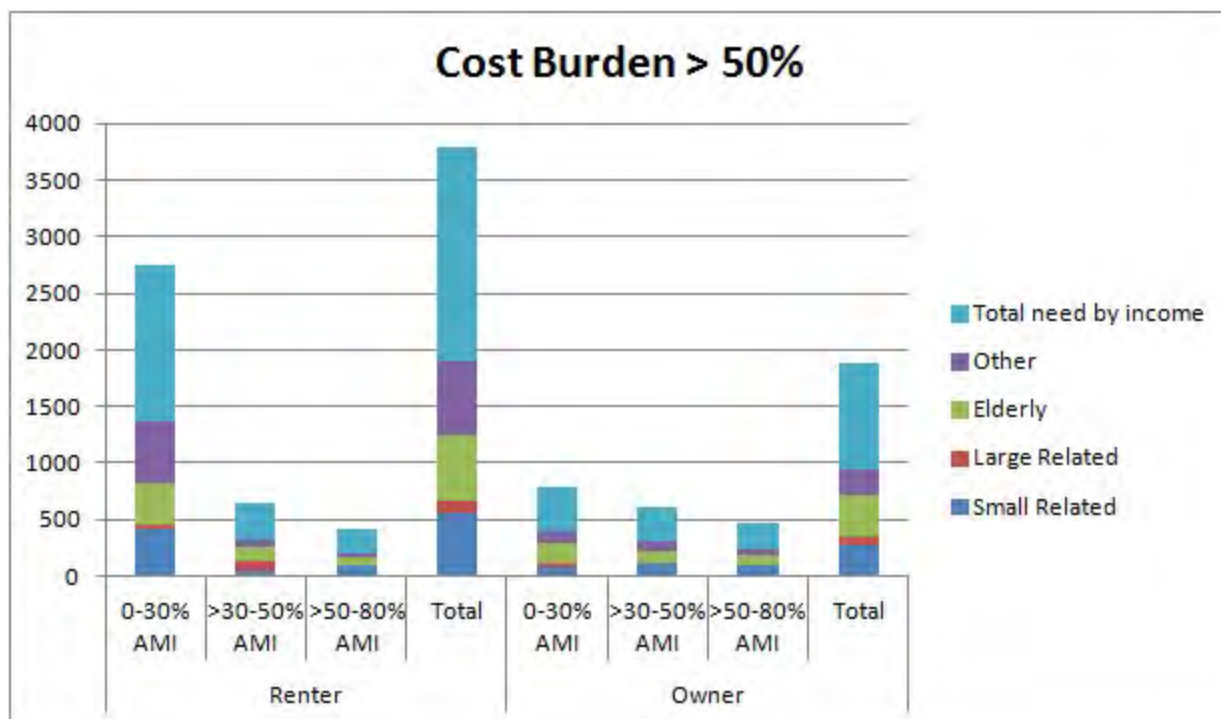


4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	425	50	90	565	79	110	90	279
Large Related	20	80	0	100	35	15	10	60
Elderly	385	125	80	590	185	100	89	374
Other	540	65	35	640	95	84	49	228
Total need by income	1,370	320	205	1,895	394	309	238	941

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

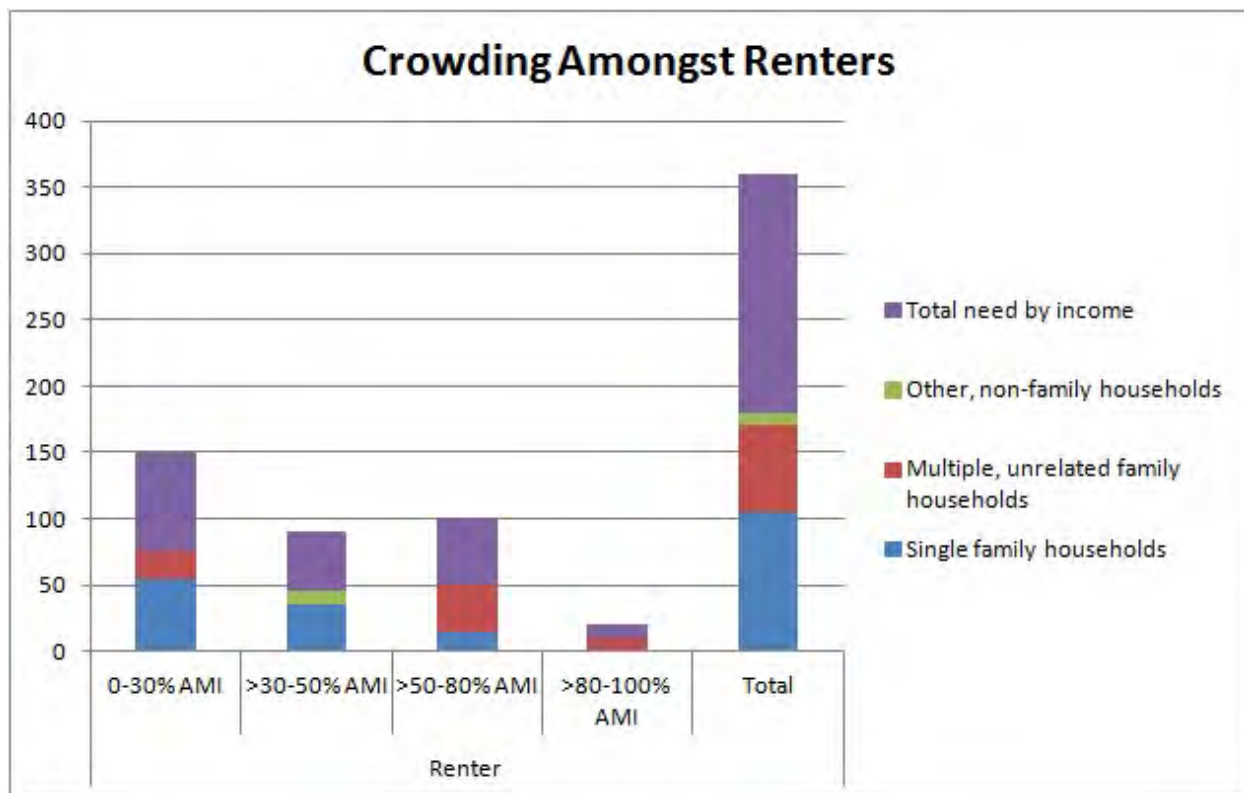


5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	35	15	0	105	0	0	0	0	0
Multiple, unrelated family households	20	0	35	10	65	0	0	0	0	0
Other, non-family households	0	10	0	0	10	0	0	0	0	0
Total need by income	75	45	50	10	180	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data: 2007-2011 CHAS
Source:



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

Single persons who are low to moderate-income likely need housing assistance. Data is not provided for this household type.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to data reported by the New York State Division of Criminal Justice, Broome County had nearly 10,000 instances of domestic violence reported in the year 2012. This number was higher than any surrounding county. The only shelter in the immediate area that specifically serves women and children has been operating at much higher occupancy. The cause of this increased utilization of the

shelter is unclear and may be due to increased marketing and awareness of the shelter within the community.

What are the most common housing problems?

Cost burden is a housing problem across all income levels and is prevalent amongst renters and owners. Crowding is an issue that is restricted to renters, particularly in single-family households. Substandard housing also appears to be more common amongst renters as compared to owners.

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

The elderly population seems to be particularly affected by cost burden. Seniors also face a decreased ability to remain in their current homes due to rising maintenance costs, loss of loved ones, and/or loss of mobility. Small related households also appear to be affected by housing problems more than other groups. Renters as a whole experience housing problems at a higher rate than owners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

These populations need improved access to safe and affordable housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not available.

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

Housing cost burden, severe cost burden, overcrowding, and substandard conditions experienced by extremely low-income and low-income renters as compared to the jurisdiction as a whole create unstable conditions that may increase the risk of homelessness.

Discussion

As indicated in the tables above, the Town of Union has insufficient affordable housing for low to moderate-income renters. At this time the major obstacles to meeting unserved needs is financial. Both

CDBG funds and Section 8 Housing Choice Voucher Program funds have been reduced over the past several years.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD standards, disproportionately greater need is determined to exist for a particular racial or ethnic group when members of the group experience housing problems 10 percentage points or more than the jurisdiction as a whole for that income level.

As an example, there are 2,640 households earning 0-30 percent of area median income in the Town of Union. Of this total, 1,945 (73.67%) have one or more housing problem. Any racial or ethnic group having 83.67% or more of its households with one or more housing problem indicates a disproportionate need for that particular group.

Housing problems in the CHAS data include: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded (more than one person per room); and 4) household is cost burdened. A household is considered to have a housing problem if it experiences one or more of these four problems.

Based on the HUD-generated tables in the subsequent pages, certain racial or ethnic groups experience disproportionate need in terms of housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,495	205	280
White	2,070	190	205
Black / African American	150	0	10
Asian	115	0	65
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	80	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Share of Households Earning 0-30% of Area Median Income Experiencing At Least One Housing Problem	
<i>Jurisdiction as a whole</i>	92.41%
White	91.59%
Black/African American	93.75%
Asian	63.89%
American Indian/Alaska Native	40.00%
Pacific Islander	0.00%
Hispanic	100.00%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,900	1,000	0
White	1,750	925	0
Black / African American	105	10	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Share of Households Earning 30-50% of Area Median Income Experiencing At Least One Housing Problem	
<i>Jurisdiction as a whole</i>	65.51%
White	65.42%
Black/African American	91.30%
Asian	33.33%
American Indian/Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	0.00%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,640	3,270	0
White	1,440	3,095	0
Black / African American	105	60	0
Asian	50	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	25	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Share of Households Earning 50-80% of Area Median Income Experiencing At Least One Housing Problem	
<i>Jurisdiction as a whole</i>	33.40%
White	31.75%
Black/African American	63.64%
Asian	66.67%
American Indian/Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	66.67%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	465	2,060	0
White	430	1,995	0
Black / African American	10	30	0
Asian	15	15	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Share of Households Earning 80-100% of Area Median Income Experiencing At Least One Housing Problem	
<i>Jurisdiction as a whole</i>	18.42%
White	17.73%
Black/African American	25.00%
Asian	50.00%
American Indian/Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	0.00%

Discussion

Although the percentage of Hispanics experiencing severe housing problems in the income level 0-30% area median income is not a full 10 percentage points higher than the jurisdiction as a whole, it is still appropriate to say this group experiences a disproportionate need since 100% of the group experiences one or more housing problem. Among households earning 30-50% area median income, Blacks/African Americans experience a disproportionate need at 91.30%. Three groups earning 50-80% of area median income experience disproportionate need; Blacks/African Americans at 63.64%, Asians at 66.67% and Hispanics at 66.67%. Only Asians (50.00%) earning 80-100% of area median income experience disproportionate need.

Further analysis is needed to determine possible factors contributing to the disproportionate need experienced by these groups.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD standards, disproportionately greater need is determined to exist for a particular racial or ethnic group when members of the group experience housing problems 10 percentage points or more than the jurisdiction as a whole for that income level.

As an example, there are 2,640 households earning 0-30 percent of area median income in the Town of Union. Of this total, 1,945 (73.67%) have one or more housing problem. Any racial or ethnic group having 83.67% or more of its households with one or more housing problem indicates a disproportionate need for that particular group.

Severe housing problems according to HUD include: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is severely overcrowded (more than one and a half person per room); and 4) household is cost burdened greater than 50%. A household is considered to have a severe housing problem if it experiences one or more of these four problems.

Based on the HUD-generated tables that follow certain racial and ethnic groups in different income ranges experience disproportionate need in terms of severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,945	750	280
White	1,540	715	205
Black / African American	150	0	10
Asian	95	20	65
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	80	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Share of Households Earning 0-30% of Area Median Income Experiencing At Least One Severe Housing Problem	
<i>Jurisdiction as a whole</i>	73.67%
White	68.30%
Black/African American	93.75%
Asian	82.61%
American Indian/Alaska Native	40.00%
Pacific Islander	0.00%
Hispanic	100.00%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	2,315	0
White	485	2,180	0
Black / African American	60	55	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	50	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Share of Households Earning 30-50% of Area Median Income Experiencing At Least One Severe Housing Problem	
<i>Jurisdiction as a whole</i>	20.31%
White	18.20%
Black/African American	52.17%
Asian	33.33%
American Indian/Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	0.00%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	4,575	0
White	280	4,260	0
Black / African American	35	125	0
Asian	0	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	50	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Share of Households Earning 50-80% of Area Median Income Experiencing At Least One Severe Housing Problem	
<i>Jurisdiction as a whole</i>	6.82%
White	6.17%
Black/African American	21.88%
Asian	0.00%
American Indian/Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	0.00%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	100	2,425	0
White	100	2,325	0
Black / African American	0	40	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Share of Households Earning 80-100% of Area Median Income Experiencing At Least One Severe Housing Problem	
<i>Jurisdiction as a whole</i>	3.96%
White	4.12%
Black/African American	0.00%
Asian	0.00%
American Indian/Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	0.00%

Discussion

Among households earning 0-30% of area median income, Blacks/African Americans (93.75%) and Hispanics (100.00%) experience disproportionate need in terms of severe housing problems. Blacks/African Americans as well as Asians earning 30-50% of area median income experience disproportionate need at 52.17% and 33.33%, respectively. Of households earning 50-80% of area median income, only Blacks/African Americans (21.88%) experience disproportionate need. No racial or ethnic group experiences disproportionate need among households earning 80-100% of area median income.

Further analysis is needed to determine possible factors contributing to the disproportionate need experienced by these groups.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD standards, disproportionately greater need is determined to exist for a particular racial or ethnic group when members of the group experience housing problems 10 percentage points or more than the jurisdiction as a whole for that income level.

As an example, there are 2,640 households earning 0-30 percent of area median income in the Town of Union. Of this total, 1,945 (73.67%) have one or more housing problem. Any racial or ethnic group having 83.67% or more of its households with one or more housing problem indicates a disproportionate need for that particular group.

A household is considered cost burdened when the percent of household income used to pay for housing is 30% or greater.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,495	4,050	2,815	280
White	16,535	3,710	2,325	205
Black / African American	310	185	215	10
Asian	240	85	105	65
American Indian, Alaska Native	30	0	10	0
Pacific Islander	0	0	0	0
Hispanic	185	50	90	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Housing Cost Burden	< 30%	30-50%	50-80%	No/ negative income (not computed)
<i>Jurisdiction as a whole</i>	71.00%	16.44%	11.42%	1.14%
White	72.60%	16.29%	10.21%	0.90%
Black/African American	43.01%	25.70%	29.87%	1.40%
Asian	48.48%	17.17%	21.21%	13.13%
American Indian/Alaska Native	75.00%	0.00%	25.00%	0.00%
Pacific Islander	0.00%	0.00%	0.00%	0.00%
Hispanic	56.92%	15.38%	27.70%	0.00%

Discussion:

Among households 50-80% of area median income, Blacks/African Americans (29.87%), American Indians/Alaska Natives (25.00%) and Hispanics (27.70%) experience disproportionate need in terms of housing cost burden. Asians with no/negative income experience disproportionate housing cost burden at 13.13%.

Further analysis is needed to determine possible factors contributing to the disproportionate need experienced by these groups.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based upon the previous analysis, Hispanics earning 0-30% and 50-80% area median income experience housing problems, severe housing problems and cost burden at a disproportionate rate. Blacks/African Americans in all levels of area median income experience disproportionate need in terms of housing problems, severe housing problems and cost burden. Asians earning 30-50%, 50-80% and 80-100% of area median income experience both housing problems and severe housing problems disproportionately. American Indians/Alaska Natives experience disproportionate need only in terms of cost burden. Pacific Islanders and Whites do not experience disproportionate need.

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

Disproportionate housing needs span 4 of the 6 defined racial or ethnic groups. The needs of these groups reflect the need faced by the town in terms of the low income population as a whole and general lack available affordable housing stock that is not substandard. Although these groups face housing problems and cost burden at a higher rate than other groups, it does not change the nature of the overall housing need in the town.

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

According to HUD's CPD Maps Blacks/African Americans are concentrated in the Fairmont Park, Central Johnson City, Central Endicott, Southside Riverview Endicott and Roundtop neighborhoods. Hispanics are concentrated in North Endwell West, Central Endwell and Central Johnson City neighborhoods. Asians are concentrated in Floral Park.

NA-35 Public Housing – 91.205(b)

Introduction

The Town of Union does not manage or oversee any public housing units. It does, however, provide a Section-8 Housing Choice Voucher Rental Assistance Program. The information within this section is pre-populated by HUD through the IDIS system using PIC (PIH Information Center) data. It is assumed that this data accurately reflects the assistance program as no survey has been conducted to determine if these numbers are current or accurate. The following tables and narrative will reflect the need for affordable housing and overall supply of affordable housing only in terms of the Section-8 rental assistance program.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	373	0	373	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,822	0	12,822	0	0
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	1	0	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	125	0	125	0	0
# of Disabled Families	0	0	0	184	0	184	0	0
# of Families requesting accessibility features	0	0	0	373	0	373	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	311	0	311	0	0	0
Black/African American	0	0	0	61	0	61	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	23	0	23	0	0	0
Not Hispanic	0	0	0	350	0	350	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Not applicable.

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

There are currently 373 vouchers in use. As of June 2015 there is a long waiting list for the program; at the time of writing the waiting list is closed. This indicates a lack of available funding to aid all persons in need of assisted housing.

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

These needs intrinsically reflect the needs of the overall low-income population. There is a lack of accessibility to affordable and adequate housing for persons within the Section-8 rental assistance program, those on the waiting list, and other low-income persons within the town.

Discussion

The Town of Union recognizes a significant need for funding for persons seeking Section-8 assistance who currently are not served due to inadequate resources.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

As per HUD guidelines, information on the homeless and sub-populations of homeless may be drawn from administrative record keeping, enumerations, statistically reliable samples, and other sources that include proportional representation, local reached, and/or expert opinion.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	19	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	7	195	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Town of Union does not receive any dedicated homeless funds. Data was not available from the Continuum of Care for these categories.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	214	7
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	214	7

Data Source

Comments:

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

Families with children were all sheltered.

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

The 214 homeless persons reported in the above table were all White.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the homeless estimates on a given night, 214 were sheltered and 7 were unsheltered. The 7 unsheltered were all households with adults only. Households with children were all sheltered (19).

Discussion:

Homeless persons have needs that go beyond the provision of shelter. Circumstances leading up to homelessness such as unemployment, eviction, domestic violence, transiency, relocation, and natural disaster require more thorough examination when considering current services and prevention against future homelessness. A significant portion of Union's homeless population has service needs related to mental illness, chemical dependence, domestic violence and/or HIV/AIDS. These persons may require: outreach, case management, detoxification, food, clothing, shelter, counseling to meet their physical, emotional and psychological needs or to confront or avoid an abuser, and assistance related to employment and job training.

Local service providers have identified a problem in regards to homeless youth and intensive at-risk of becoming homeless youth. Many homeless youth and at-risk of becoming homeless youth have been or are hospitalized due to mental illness. These youth spend time in psychiatric wards often because parents cannot or do not want them to return home. There are no other accommodations for them. In addition, there is a lack of adequate outreach to mentally ill children and a lack of commitment on the part of service providers in keeping children in the community. An overall need exists in Union for foster homes for youth, respite care and youth shelters with accompanying support services. Many homeless youth experiencing mentally illness may be victims of domestic violence which forced them into becoming homeless. There is a need to address the survival needs of youth in terms of housing and food, as well as counseling services to help homeless youth transition into safe living environments.

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

Introduction:

The Town of Union's special needs populations require supportive care services and housing that is decent, safe, accessible, and affordable.

Describe the characteristics of special needs populations in your community:

For the purpose of this assessment, the non-homeless special needs population includes:

- Elderly
- Frail elderly
- Persons with disabilities (physical, developmental or mental)
- Persons with HIV/AIDS and their families

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

Housing and supportive service needs of these populations are determined by the service providers for each targeted population in the Town of Union. Supplemental determinations are provided through studies or annual plans and the Continuums of Care.

Area agencies serving the elderly as well as agencies serving persons with disabilities advocate the need for housing that is handicap accessible. The aging nature of the local demographic has increased the need for accessible housing for the disabled elderly. Due to the aged nature of the housing stock in the Town of Union, many units have small bathrooms and doors, multiple levels, narrow door frames, and high countertops. First floor apartments are in extremely high demand.

Since the Broome County Developmental Center is due to close by March of 2016, there is also a pressing need for support services and housing for individuals currently residing at the center. Transitioning to living in the community will require a great deal of support from agency providers and will likely increase the demand for housing opportunities for persons with disabilities.

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

A significant portion of the population with HIV/AIDS in Broome County is made up of males, aged 50 or over without young children. The Southern Tier AIDS Program (STAP) has seen an increase in individuals engaged in services as compared to the last five-years but not necessarily an increase in the number of

persons with HIV/AIDS in Broome County. While the overall population of persons with HIV/AIDS is fairly stable, there is a population of relocated persons with HIV/AIDS in need of access to better services and specialty medical care.

Housing is a priority need due to waiting lists in the region for Section 8 housing assistance and for HOPWA. At the time of writing, short-term housing provided by STAP is operating at capacity. This need was exacerbated by the 2011 flood event which impacted the already limited supply of available affordable housing stock.

Transportation is another unmet need for persons with HIV/AIDS. This need is especially important in terms of accessing specialty medical care. Many individuals reported in STAP surveys that bus transportation, especially in the Town of Union, was burdensome in terms of finance and time.

Access to Medicaid eligible services in the area is a recurring need in the STAP survey results. Coverage for mental health services, especially psychiatric services for difficult cases, is particularly problematic.

Opportunities for social interaction and events were also identified as an unmet need. STAP currently hosts two meal events every year open to persons with HIV/AIDS and affected persons. There are few supportive social opportunities in the area or accessible transportation to social opportunities for persons with HIV/AIDS and the low to moderate-income population at large.

Food pantries were reported among the most used/helpful services for clients.

Discussion:

Housing is a major need for the special needs populations in the Town of Union. Accessibility and affordability of housing are particularly important to these groups due to physical, mental, emotional or financial obstacles to overcome. Transportation is another important issue. Individuals do not always have many options as to where they live in order to find a unit that meet their needs and thus they do not necessarily have immediate access to the type of or most efficient form of transportation they need to access work, medical appointments, and/or social opportunities.

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

Describe the jurisdiction's need for Public Facilities:

Public investment in infrastructure and public facilities, if carefully planned and managed, contribute to maintaining economic competitiveness and resilience. There is a positive correlation between the level of public investment in infrastructure and regional economic performance. The Town of Union has identified the following infrastructure and public facility needs:

The tables and narrative that follow show the town's most pressing non-housing community development needs. For the purpose of this analysis, the town categorizes the needs into the following categories:

- **Public Services:** elderly services, youth services, childcare, health services including HIV/AIDS services, substance abuse, family services, and services to persons with disabilities*
- **Public Facilities/Infrastructure:** parking facilities, youth centers/neighborhood facilities, water/sewer/storm drain infrastructure, streets/sidewalks, and park improvements
- **Economic Development:** town economic development, downtown revitalization, and workforce deployment

*Disability may be defined as: developmental, learning, intellectual, physical, chronic illness, accident, birth defect, psychiatric, emotional disorder, or mental illness.

How were these needs determined?

In documenting non-housing community development needs of the town, the lead agency has performed a review of CDBG funding requests from recent years and looked at current town-wide community documents, programs, and applications. It has also incorporated the input from municipal agencies, non-profits, and citizens in the needs section.

Describe the jurisdiction's need for Public Improvements:

The villages of Endicott and Johnson City regulate parking and operate several parking facilities. According to comments from the public and town officials, there is concern about off-street parking as buildings are rehabilitated and/or developed. There is need to plan for well-designed and attractive off-street parking for businesses.

As the community continues to develop its neighborhoods, the need for a facility for youth will become essential. Youth centers have been extremely successful in other communities in getting youth more

involved in the community and engaged in productive activities. They act as meeting and gathering sites for other community activities in which both children and adults could participate.

Economic development for business and industry is dependent on adequate water supply, wastewater disposal and proper storm drainage. Provision of water and sewer services provides a stimulus to industrial and commercial development. Most areas are served by municipal water. There exists a need for continual maintenance and upgrading of the system to ensure safe, reliable delivery of water to residents and commercial or industrial areas.

Streets and sidewalks provide access to jobs, services and recreation in the town. Maintenance and improvement of streets and sidewalks are essential to continued viability and resilience. It improves overall streetscape aesthetics, functional access to commercial districts and accessibility to persons without access to vehicles or public transportation. There is also a need to improve streets and sidewalks in CDBG eligible neighborhoods to complement housing rehabilitation activities.

Most of the town's low and moderate-income residents live in urban multi-family housing units with little or no green space. Therefore, these residents rely on the town's municipal parks as a primary recreational resource. The town calculates park service areas based on the National Recreation and Park Association method.

How were these needs determined?

These needs were determined through public comment, an online survey open to the public, and discussion with other municipal agencies.

Describe the jurisdiction's need for Public Services:

The increase in median age of the population in the town indicates increased needs for the elderly population. Agencies that serve the elderly express the following needs: meaningful employment; transportation to medical and social facilities; access to vibrant social and economic opportunities; meal programs; supportive counseling; health advocacy; case assistance; information and referral services.

The following needs were identified for youth: medical and mental healthcare for youth experiencing mental illness; dental care; adequate and safe housing; employment opportunities for youth and their families; timely transportation for low-income youth and their families; extra-curricular activities for school-age children.

Problems with childcare can be attributed to affordability rather than availability. Exceptions may include care for infants, sick children, and special needs children. Lack of affordable care contributes to inefficiency in the workplace when productivity of the parent(s) is lost due to childcare issues.

Lack of access to affordable healthcare is problematic for many populations in the town. The following needs have been identified: insurance payment/reimbursement; low cost/accessible screening; dental care; prevention/education services; intervention/treatment programming; transportation; lack of follow-up; case management for persons who use emergency rooms as primary care; lack of awareness of services; gaps in Medicaid.

In terms of HIV/AIDS the following needs were identified: education and awareness amongst the public; awareness of available services; advocacy of community based, cost effective preventive health services; outreach to persons engaging in high-risk behavior; dialogue between service providers.

There are gaps in services that address the substance abusing population and affected persons including the following: support to agencies providing programs to substance abusers; support for community-wide education programs; expansion of drug and alcohol free recreational opportunities for youth and adults; treatment centers addressing prenatal and postpartum needs of addicted mothers and children; outpatient counseling and inpatient treatment; prevention programs in schools including active outreach and enforcement of drug-free zones; parenting education to prevent abuse; substance abuse networks/support groups; stronger links among schools, community based agencies, and local law enforcement.

Families in need of services come from all socio-economic backgrounds as lost incomes increase stress in family units. The following service needs have been identified: counseling, rehabilitation, and education; self-help groups; legal assistance programs; financial assistance programs; family therapists, doctors and case managers; family centers; early childhood programs; parenting education; recreational programs and social opportunities to foster family activities; support systems for parents going through transitional changes; support for families of HIV/AIDS patients; job skills training; programs for victims or secondary victims of abuse.

There is a need to affirm, document, and respond urgently to abuse, neglect, and violence in the community. Doing so requires development of financial and human resources to address these problems and increased coordination between public and private sector agencies.

Persons with disabilities often experience social stigma/ discrimination. The following needs were identified: funding/programming for day/residential/in-home care facilities; employment; staffing of persons trained to work with persons with disabilities; transportation to needed services and medical care; crisis beds at local facilities; community acceptance of programming; safe, and affordable housing with handicap accessibility; affordable access to existing services/facilities

How were these needs determined?

Needs were determined through collaboration with non-profits and various public service agencies in the town.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The most prominent trends in the housing market include wealthier households moving into the suburban/rural sections of the part-town area and increased homeownership in the urban areas of the Villages of Johnson City and Endicott. These urban homes, however, are typically lower value than those in the suburban/rural areas. The housing market overall is weaker than in recent years with a surplus of unsold homes taking longer to sell. Average housing prices have increased. Current economic conditions and owner resistance factors have decreased the ability for households to become homeowners. Housing stock has also been influenced by the 2011 flood event which reduced the overall number of available housing in the town. As a whole, the town has a better housing market than the surrounding metropolitan region.

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

Introduction

The Town of Union housing market is defined by its large portion of single family detached structures and its smaller but significant portion of multi-family units. In terms of assisted housing, the town has an inventory developed over the years by public and quasi-public agencies to serve a broad range of owner and renter housing needs for low and moderate-income families and elderly within the town.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,180	59%
1-unit, attached structure	731	3%
2-4 units	6,216	23%
5-19 units	2,534	9%
20 or more units	1,607	6%
Mobile Home, boat, RV, van, etc	170	1%
Total	27,438	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	348	4%
1 bedroom	211	1%	2,926	31%
2 bedrooms	2,406	16%	3,967	42%
3 or more bedrooms	12,476	83%	2,195	23%
Total	15,108	100%	9,436	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

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

It is not anticipated that any of the town's housing units will be lost from the assisted housing inventory due to conversion, demolition, or other reasons.

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

No.

Describe the need for specific types of housing:

After meeting with various public-service agencies across the area, there is an overarching need for affordable housing options that are decent, safe, and sanitary. Multiple agencies brought up the lack of available housing options for persons requesting services, a need that has been exacerbated since the 2011 flood event.

Discussion

Due to exceedingly high costs of construction, the lack of available sites, and lack of funding mechanisms there has been little publicly sponsored construction of dwelling units in the town. It is not anticipated that the construction of new affordable housing units would completely meet the current housing needs in an efficient manner. The construction of the new Cardinal Cove Apartments by SEPP, Inc. will help offset some need within that flood-damaged neighborhood but will not meet the town's housing need a whole. At this juncture, it is more appropriate the support and look for opportunities to rehabilitate and/or revitalize existing housing units within the town.

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

Introduction

The following tables provided by HUD show increased home value and increased contract rent between the years 2000 and 2011.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	74,900	99,700	33%
Median Contract Rent	408	547	34%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	3,690	39.1%
\$500-999	4,957	52.5%
\$1,000-1,499	361	3.8%
\$1,500-1,999	300	3.2%
\$2,000 or more	128	1.4%
Total	9,436	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	240	No Data
50% HAMFI	2,944	1,425
80% HAMFI	6,044	4,040
100% HAMFI	No Data	6,010
Total	9,228	11,475

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No.

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

Housing affordability has decreased due to increased home values and rent costs.

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

The Town of Union does not receive funds under the HOME program.

Discussion

The problem of securing affordable, quality housing affects most areas of the Northeast. In the 1980's the rising cost of housing throughout Broome County created a situation whereby the middle-income residents of the town could not afford to purchase a home. Further, cooperative and condominium conversions and construction in the 1980s also added to the upward pressure on housing costs, particularly for rental units. According to Census Bureau, the median housing value of owner occupied units for Union was: \$99,700 in 2011 up from \$93,300 in 2008 and \$74,900 in 2000. Median rent has also increased from \$408/month in 2000 to \$547/month in 2011 placing a particular burden on renters earning 30% of area median income.

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

Introduction

The incidence of physical inadequacy, which does not necessarily overlap with the HUD definition of housing problems, in the town's renter and owner-occupied units is difficult to determine. Various statistical indicators including age of housing stock, lack of complete plumbing facilities, and method of sewage disposal, can be used to determine substandard conditions. However, each indicator provides a different estimate and it is statistically problematic to add the indicators together, as many substandard properties will overlap in several indicator categories. The following provides an overview of units that are potentially considered substandard housing in the Town of Union.

Definitions

Standard Condition: Based upon a local determination, dwelling units shall be considered to be in standard condition if they provide decent, safe, and adequate housing, are generally well maintained, and are structurally sound without visible deterioration or readily observable defects.

Substandard Condition but Suitable for Rehabilitation: Based upon a local determination, dwelling units that do not meet the local definition of standard condition but are both cost efficient and structurally feasible for rehabilitation; this does not include units that require only cosmetic work, correction of minor livability defects, or routine maintenance work.

Substandard Condition and Not Suitable for Rehabilitation: Based upon a local determination, dwelling units that are in such a deteriorated condition as to be neither structurally nor financially sound for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,931	19%	3,825	41%
With two selected Conditions	13	0%	285	3%
With three selected Conditions	0	0%	103	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,164	81%	5,223	55%
Total	15,108	100%	9,436	100%

Table 33 - Condition of Units

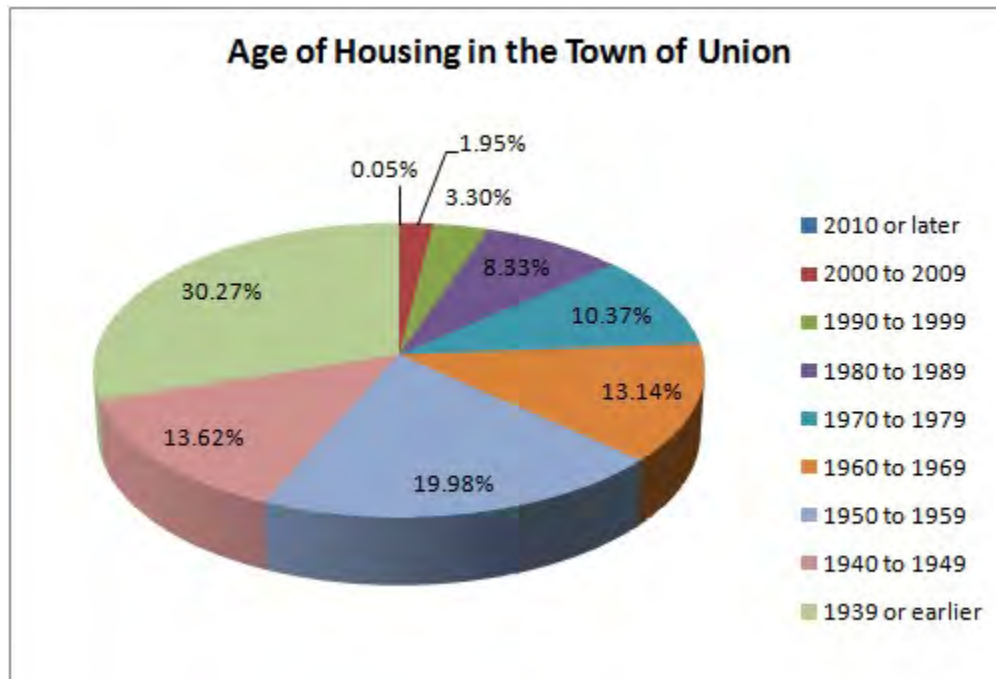
Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	348	2%	92	1%
1980-1999	1,629	11%	1,370	15%
1950-1979	7,186	48%	4,092	43%
Before 1950	5,945	39%	3,882	41%
Total	15,108	100%	9,436	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,131	87%	7,974	85%
Housing Units build before 1980 with children present	239	2%	89	1%

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

As indicated by the tables above, a majority of the Town of Union's housing stock is aged and potentially requires updating and rehabilitation.

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

The Town of Union follows HUD guidelines in regards to lead-based paint hazards. If a unit is built pre-1978 and has a child under six years of age living in the unit, it is considered a lead-based paint hazard. According to the above table provided by HUD, 13,131 owner-occupied units and 7,974 renter occupied units were built pre-1980. Of the owner-occupied units, 239 had children under six years of age present. Of the renter occupied units, 89 had children under six years of age present.

Discussion

Given the age of units in the town and the high percentage of households experiencing housing problems there is a need for rehabilitation programs in Union, particularly for low to moderate-income families.

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

Introduction

The Town of Union does not own or operate public housing developments. It does, however, have an inventory of assisted housing developed over the years by public and quasi-public agencies to serve a broad range of owner and renter housing needs for low to moderate-income families and elderly in the town.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				522			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in the Town of Union. There are, however, assisted housing units available that target different populations.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Not applicable.

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

Not applicable.

Discussion:

See above.

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

Introduction

The town has compiled a brief inventory of facilities and services that assist homeless individuals and families. Services include outreach and assessment, emergency shelter, transitional housing, access to permanent housing, counseling, and activities to prevent low-income persons from becoming homeless. Services have been developed and supported with the goal of providing a continuum of care that encourages homeless persons to move from homelessness to self-sufficiency.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	81	7	37	0	0
Households with Only Adults	47	3	127	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	4	0	0
Unaccompanied Youth	0	0	11	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Special needs populations in the Town of Union, including persons with chemical dependency, mentally ill persons, persons with HIV/AIDS, domestic abuse victims, and runaway youth are served by a number of programs. Organizations included in the Continuum of Care listed below have broad experience with case management and long-term counseling of persons and families striving to achieve self-sufficiency.*

*List is not meant to be all inclusive

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of local homeless shelters in the Town of Union and Broome County:

- Alcohol Crisis Center (Binghamton): 24-hour crisis program serving alcoholics/substance abusers; only emergency shelter in Broome County that will admit persons under the influence of alcohol or other drugs
- SOS Shelter/ DBA: Rise (Endicott): provides counseling, childcare, and meals for women only, with or without children, who are victims of domestic violence
- Salvation Army Open Door Program (Binghamton): provides counseling and meals to men 16-21 years of age
- Volunteers of America: provides emergency, transitional and permanent housing for men, women and families.
- YMCA Emergency Housing (Binghamton)
- YWCA Emergency Housing (Binghamton): emergency shelter for women, with or without children

The following is a list of agencies that provide homeless assistance, prevention, outreach, and assessment services:

- First Call for Help: provides phone assistance and referral services
- Mental Health Association: provides prevention, information, and referral services to the community involving all aspects of mental health care and alcohol/substance abuse primary prevention services
- Project Uplift: (sponsored by Mental Health Association) provides outreach, referral, advocacy, and case management to mentally ill individuals who are homeless or are at risk of becoming homeless
- The Veterans Homeless Outreach Program: provides outreach, assessment, referral, and management services to homeless veterans

- YWCA: provides street-based outreach for youth, 16-18 years of age
- The Salvation Army: provides street-based outreach for youth, 16-18 years of age
- Fairview Recovery Services Inc.: provides outreach target to alcoholic and substance abusing homeless persons
- Broome County Department of Social Services: provides assessment, referral, public welfare, and other services to homeless persons/families
- Berkshire Farms: provides school-based outreach for youth
- STAP: through the federal Housing Opportunities for People With AIDS (HOPWA) program STAP has funding available to assist eligible clients in meeting their rent, mortgage, and utility needs; also has additional grant funds that can assist eligible clients with finding appropriate housing and learning about housing-related issues and concerns.

The following is a list of agencies that provide transitional housing:

- Fairview Recovery Services Inc: provides transitional and supportive living programs for substance abusers
- Catholic Charities of Broome County: provides emergency assistance, counseling, transitional living, and permanent housing for homeless mentally ill individuals and families; the Teen Transitional Living Program is a subset of Catholic Charities that specifically targets youth
- The Salvation Army: provides a rehabilitation service for men
- YWCA: provides the Clear Visions Program which is a supportive housing program for women recovering from alcoholism and substance abuse

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

Introduction

There is a need in the town to address the housing as well as non-housing needs of non-homeless persons with special needs. Based on the Continuum of Care, there is a particular need to provide housing and companion support services to persons with mental/emotional/physical disabilities, persons with chemical dependence/substance abuse problems, elderly persons, and persons with HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The following tables show the location and type of supportive housing in the Town of Union for elderly persons and persons with developmental, intellectual, and mental disabilities.

Assisted Living Facilities			
Name	Address	Capacity	Type
United Methodist Hilltop Manor West	287 Deyo Hill Road, Johnson City	98	Not-for-Profit Home for Adults
Ideal Senior Living Center	601 High Avenue, Endicott	150	Health Related Facility
Sullivan Park Health Care Center	Nantucket Drive, Endicott	160	Nursing Home
Sullivan Park Health Care Center	Nantucket Drive, Endicott	20	Health Related Facility
Endicott Nursing Home & Health Facility	Nantucket Drive, Endicott	100	Combined Nursing Home & Health Related Facility
James G. Johnston Memorial Nursing Home	285 Deyo Hill Road, Johnson City	80	Combined Nursing Home & Health Related Facility
United Health Services Wilson IP Unit	33-57 Harrison Street, Johnson City	52	Psychiatric Center
Susquehanna Nursing Home	282 Riverside Drive, Johnson City	160	Combined Nursing Home & Health Related Facility
United Health Services Wilson CS	33-57 Harrison Street, Johnson City	422	Hospital Based SNF
Wilson Hospital SNF	33-57 Harrison Street, Johnson City	100	Nursing Home

*Data from 01/17/2014

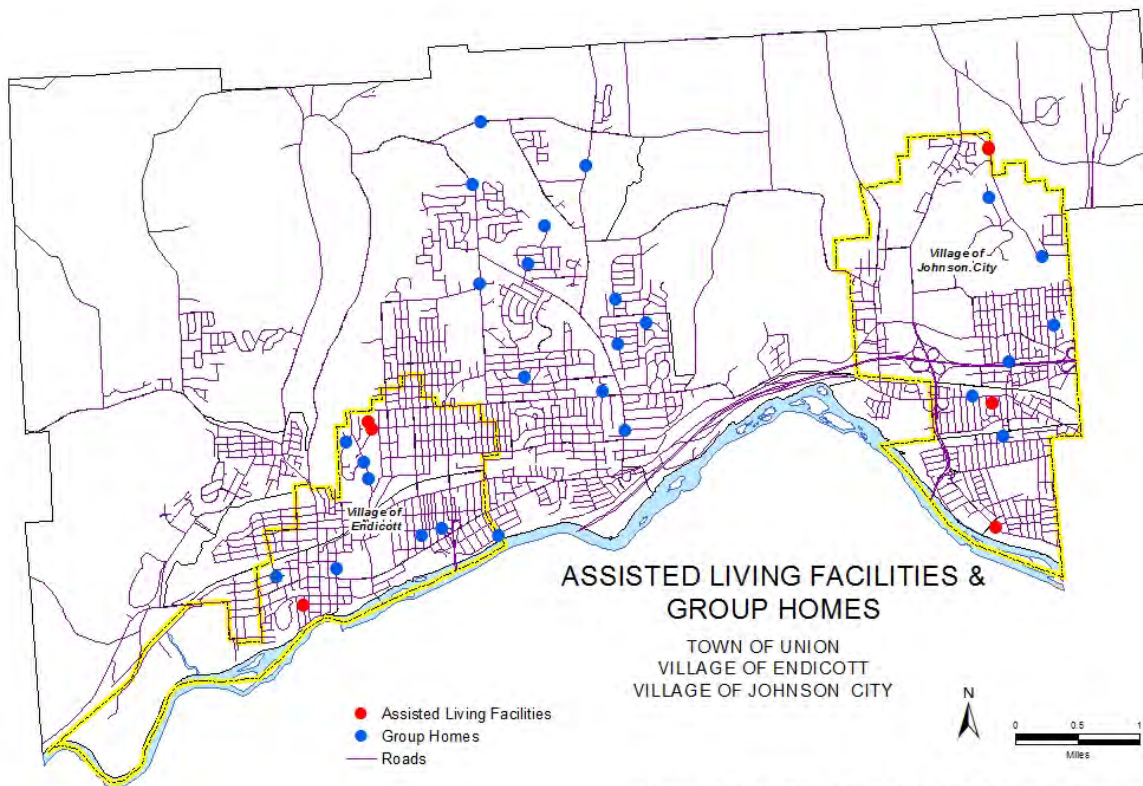
Assisted Living Facilities Locations and Types

Group Homes

Name	Address	Capacity	Type
3600 Hoover Avenue IRA	3600 Hoover Ave, Endwell	6	Proprietary Home for Adults
6 Greenwood Circle IRA	6 Greenwood Circle, Endwell	4	Proprietary Home for Adults
209 South Loder Avenue IRA	209 South Loder Avenue, Endicott	12	Individual Residential Alternative
1019 Taft Avenue IRA	1019 Taft Avenue, Endicott	8	Individual Residential Alternative
2724 Hamilton Drive IRA	2724 Hamilton Drive, Endicott	6	Proprietary Home for Adults
3601 Scribner Drive IRA	3601 Scribner Drive, Endwell	6	Individual Residential Alternative
506 Patterson Court IRA	506 Patterson Court, Endwell	4	Individual Residential Alternative
95 Skye Island Drive IRA	95 Skye Island Drive, Endicott	6	Individual Residential Alternative
1406 Broad Street IRA	1406 Broad Street, Endicott	12	Individual Residential Alternative
68 Gouverneurs Lane IRA	68 Gouverneurs Lane, Endicott	8	Individual Residential Alternative
Madison House	210 Madison Avenue, Endicott	14	Community Residence/ Supervised Living
2003 Riverview Drive IRA	2003 Riverview Drive, Endicott	6	Individual Residential Alternative
414 Fifth Street IRA	414 Fifth Street, Endicott	4	Individual Residential Alternative
3714 Maplehurst Drive IRA	3714 Maplehurst Drive, Endwell	4	Individual Residential Alternative
2916 Ricky Drive IRA	2916 Ricky Drive, Endwell	4	Individual Residential Alternative
3601 Wildwood Drive IRA	3601 Wildwood Drive, Endwell	4	Individual Residential Alternative
21 Carlton Street IRA	21 Carlton Street, Johnson City	14	Individual Residential Alternative
33-37 Rose Lane IRA	33-37 Rose Lane, Johnson City	6	Individual Residential Alternative
415 Main Street IRA	415 Main Street, Johnson City	6	Individual Residential Alternative
Bridgeway	Vestal Bridge, Johnson City	12	Community Residence/ Supervised Living
Deyo Hill Road Center IRA	67 Deyo Hill Road, Johnson City	6	Individual Residential Alternative
100 Virginia Avenue IRA	100 Virginia Avenue, Johnson City	2	Individual Residential Alternative
109 Skye Island Road IRA	109 Skye Island Drive, Endicott	4	Individual Residential Alternative
1198 Taft Avenue IRA	1198 Taft Avenue, Endicott	12	Individual Residential Alternative
1441 Farm-To-Market Road IRA	1441 Farm-To-Market Road, Endwell	14	Individual Residential Alternative
N/A	343 Twist Run Road	5	Community Residence/ Supervised Living

*Data from 01/17/2014

Group Home Locations and Types



Assisted Living and Group Homes Map

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

The inventory below includes services for individuals who are mentally and/or developmentally disabled, mentally ill and/or have problems related to substance abuse and/or HIV/AIDS. There are many agencies, facilities, and services to assist persons who require supportive housing and this list is not meant to be all inclusive.

ACHIEVE: provides services and support for individuals with intellectual and developmental disabilities.

Addiction Center of Broome County: provides licensed comprehensive outpatient drug and alcohol treatment services, including services targeted to mentally ill chemical abusers (MICA); the agency services homeless persons in emergency shelters, transitional housing, and permanent housing and typically has no waiting list.

Broome Developmental Center: provides services, support, and housing to individuals with developmental disabilities, intellectual disabilities and mental illness; will be closing by March, 31, 2016.

Broome County Department of Social Services: provides grants for emergency shelter to applicants during the eligibility process; also makes provisions for voucher payments to landlords and provides security deposits

Broome County Health Department: provides health-related services to the homeless including HIV/AIDS services

Broome County Mental Health Department: provides community mental health services to homeless persons in transitional and permanent housing with an emphasis on the chronically mentally ill; typically has a waiting list for non-emergency services

Broome Legal Assistance Corporation: provides legal services to homeless persons

CHOW: a service of the Broome County Council of Churches; provides food and other necessities to the area's needy population including the homeless

Opportunities for Broome: provides emergency rent payments

Project Uplift: provides case management and referrals

Southern Tier Independence Coalition (STIC): provides services and support for individuals with intellectual and developmental disabilities, including housing assistance

The Salvation Army: provides a soup kitchen, emergency food, utility assistance, clothing, and furniture

The Southern Tier AIDS Program (STAP): provides HIV/AIDS training and services to the community; provides rental assistance

United Health Services Hospitals: provides comprehensive health care services

Volunteers of America: provides case management, counseling, food and clothing

The Veterans Homeless Outreach Program: provides outreach, case management and referral to homeless veterans

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See Projects section.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Within the Town of Union, cost of land and costs incurred to bring structure up to current standards and codes are barriers to affordable housing. Requirements of the town may limit incentives to develop, maintain, or improve affordable housing. Building codes and property taxes can impact the return on residential investment. For example, if a property owner desires to improve his or her property the owner must spend more money to bring the property up to current codes and may incur increased property tax as a result of the improvements. Because of this, many property owners either avoid property improvements or complete improvements but increase rent to make up for the additional costs. This creates a two-fold barrier: 1) affordable units remain unimproved and in poor condition; 2) units which are improved require persons of higher income due to increased rent thus removing a unit from the town's affordable housing stock.

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

Introduction

The town has catalogued the existence of human resource development problems and has found some general problems and needs of the town's work force. Details on those problems and needs are explained below. The following tables provide information on the Town of Union's workforce and educational attainment.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	61	17	0	0	0
Arts, Entertainment, Accommodations	2,367	2,467	13	11	-2
Construction	716	696	4	3	-1
Education and Health Care Services	4,595	6,468	25	29	4
Finance, Insurance, and Real Estate	925	828	5	4	-1
Information	422	274	2	1	-1
Manufacturing	3,089	4,665	17	21	4
Other Services	895	1,090	5	5	0
Professional, Scientific, Management Services	1,196	1,307	7	6	-1
Public Administration	0	0	0	0	0
Retail Trade	2,717	3,710	15	17	2
Transportation and Warehousing	386	160	2	1	-1
Wholesale Trade	922	602	5	3	-2
Total	18,291	22,284	--	--	--

Table 40 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	29,239
Civilian Employed Population 16 years and over	27,185
Unemployment Rate	7.02
Unemployment Rate for Ages 16-24	28.70
Unemployment Rate for Ages 25-65	4.41

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,719
Farming, fisheries and forestry occupations	1,292
Service	2,921
Sales and office	7,442
Construction, extraction, maintenance and repair	1,690
Production, transportation and material moving	1,178

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,060	89%
30-59 Minutes	1,938	8%
60 or More Minutes	808	3%
Total	25,806	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

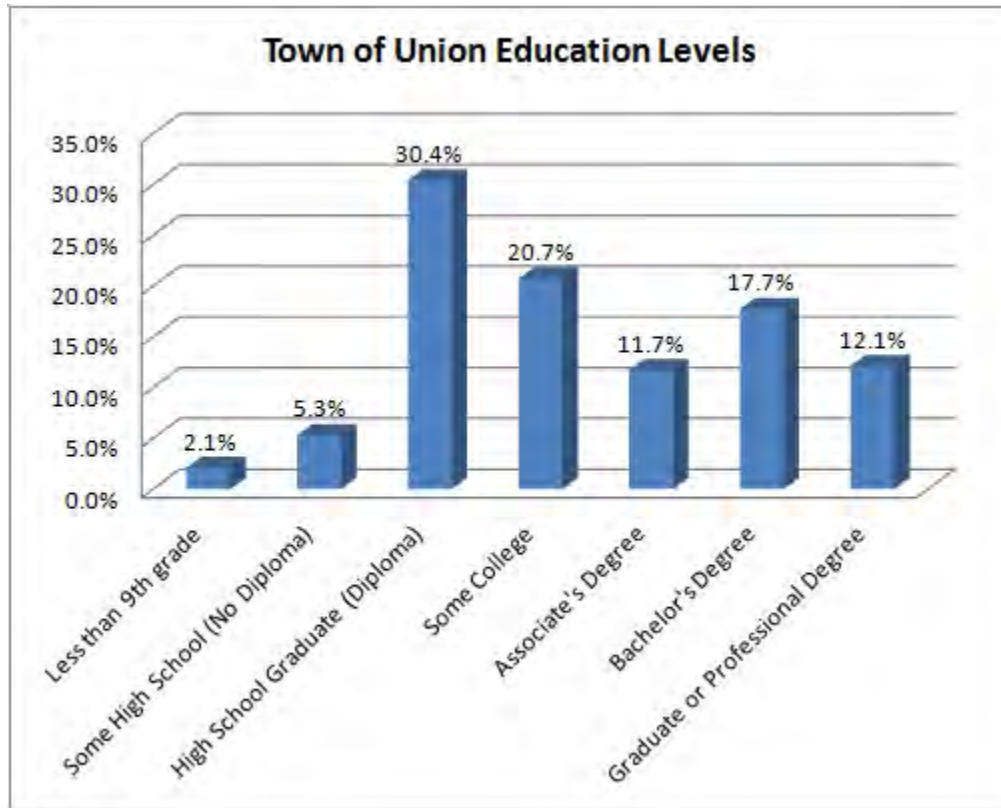
Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,033	173	873
High school graduate (includes equivalency)	6,306	328	2,185
Some college or Associate's degree	7,553	554	1,916

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	7,823	273	1,057

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS



Education Levels ACS 2013 Estimates

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	36	63	126	312	660
9th to 12th grade, no diploma	669	449	377	752	1,210
High school graduate, GED, or alternative	1,030	2,301	1,698	4,820	4,314
Some college, no degree	1,706	1,531	1,516	2,763	1,493
Associate's degree	187	1,033	939	2,268	707
Bachelor's degree	654	1,631	1,073	2,521	718
Graduate or professional degree	114	1,045	954	1,939	850

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services is the largest employment sector followed by manufacturing and retail trade, respectively.

Describe the workforce and infrastructure needs of the business community:

There is a need for jobs geared towards persons between 16-24 years of age (unemployment rate of 28%). There is also a travel time greater than 30 minutes for 89% of the workforce, indicating the need for improved transportation.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

See discussion below.

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

Educational attainment levels

Education is an important resource that contributes to the town's reputation, economic vitality, residential and industrial attractiveness, and overall quality of life. Educational training is instrumental in preparing a work force to assume work responsibilities, negotiate a structured work environment, and respond well to the expectations of authority. There is a need to further develop educational services within the town.

Job readiness and job related skills

While job training, preparation, and skills programs exist in the area, the services offered are not broad enough to serve the demand for job readiness within lower income populations. These programs must be expanded and made readily available to residents in order to be more effective.

Skills training needs

Skills training programs often become enabling factors in preparing a work force to become better equipped to complete skill-oriented work tasks and to improve overall quality of life. Skills programs provide financial management training, child care training, home buying assistance, and various related life tasks.

Literacy and Language Needs

Many residents of the town are in need of literacy training classes as well as English as a Second Language (ESL) classes. The need for reading and comprehension skills is important and necessary to secure employment and build required job skills.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are county-wide programs that address the following workforce needs: academic remediation, employability skills and work training, psychological, educational and vocational mobilization, rehabilitation for the disabled, youth employment, assessment of motivation, social functioning skills training and employment referrals including a child care component, and partial income during transition into jobs.

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

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Town of Union participates with the Southern Tier East Regional Planning Development Board to identify and address multi-county issues in order to improve the quality of life within the region. The following is a list of economic development goals and project priorities identified by the Southern Tier East Regional Planning Development Board:

Goal 1: Support Broadband Infrastructure Investment and Development

Benefits of technology based economic development include increased rural competitiveness and access to local, regional, and global markets. Technology based economic development provides another tool for shovel ready site development opportunities and can help improve overall condition of local economies.

Goal 2: Promote Renewable Energy Opportunities

Benefits of renewable energy sources include increased profitability and growth of small to medium businesses, energy sustainability, cost avoidance, and improved overall condition of local economies.

Goal 3: Stimulate the Craft Beverage Industry Production

Benefits of facilitating craft industries include increased profitability of farms, strengthened on-farm investment decisions, increase in actively farmed land, improved local tourism destinations and tourism economies, and improved overall condition of local economies

Discussion

The town recognizes the need to improve and broaden its economic base. To do so, the town will maintain existing economic development efforts, particularly in regard to rehabilitation of blighted commercial and industrial structures, improvement of infrastructure, and micro-business development. Wherever feasible, funding will be provided to finance infrastructure improvements that will benefit industrial and commercial properties to serve as a catalyst for private investment. Efforts will be made to identify or leverage alternate sources of funding for such improvements. The town will also encourage the development of programs designed to provide start-up capital to small businesses in an effort to increase the number of small, locally owned businesses. Continued support will be given to economic development technical assistance programs and projected related to redevelopment and revitalization of the downtown districts in the villages of Endicott and Johnson City. This includes administration of revolving loan programs and support for facade improvements of downtown buildings.

MA-50 Needs and Market Analysis Discussion

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

The Town of Union has a largely aged housing stock with one or more housing problem. The instance of housing problems is generally consistent across the jurisdiction. Census tract 130 (Fairmont Park) does experience severe cost burden for persons with extremely low income at a greater rate (>87.76%) as compared to surrounding census tracts.

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

Minority impacted areas are considered to be those areas that exceed the town wide percentage. Based on the 2010 Census the town wide minority was 12.7%. The following census tracts exceed that percentage: 135 (Central Endicott), 139 (Central Johnson City), and 140 (Floral Park).

Poverty impacted areas are considered to be those areas that exceed the town wide percentage. Based on the 2010 Census the town wide percentage of persons below the poverty level was 11.1%. Census tracts 131 (Riverhurst/South Endwell), 134 (Northside East/West Endicott), 135 (Central Endicott), 136 (Central West Endicott), 137 (Roundtop), 139 (Central Johnson City), 140 (Floral Park), and 141 (Southside Johnson City) all exceeded the town wide percentage.

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

According to CHAS and ACS (2005-2009) data from HUD, census tracts 135, 139 and 140 all have 52-80% of renter occupied housing built pre-1949. Median home values in those three census tracts are all below \$140,400. These tracts also have lower owner occupancy than surrounding census tracts at less than 18%. Census tracts 139 and 140 also have the highest vacancy rate in the town at 18-35% and the highest rate of renters paying greater than 30% of income on rent at 44.93%-72.98%.

Are there any community assets in these areas/neighborhoods?

Census tract 135 is located adjacent to the Boys and Girls Club of Western Broome.

Are there other strategic opportunities in any of these areas?

The town will look into strategic opportunities for these areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The mission of the Town of Union and its two partners, the villages of Endicott and Johnson City, is to use the limited amount of Community Development Block Grant (CDBG) funding awarded as a means of stimulating additional public and private investment in target areas throughout the community.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Townwide
	Area Type:	Geographic area includes the entire town.
	Other Target Area Description:	Geographic area includes the entire town.
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	CDBG eligible Low/Mod CensusTract Block Group or Service Area
	Area Type:	CDBG eligible Low/Mod CensusTract Block Group or Service Area
	Other Target Area Description:	CDBG eligible Low/Mod CensusTract Block Group or Service Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	

	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

The street reconstruction projects are allocated based upon CDBG target area low/mod data. Park improvement projects are based upon the size of the service area utilizing standards created by the National Recreation and Park Association. First Time Home Buyer and Home Improvement activities are operated on a town wide basis since they are based upon the income of participants and not the location of the housing.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Priority 1 - Housing Affordability
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Provide Rental Assistance To VLI Households
	Description	Provide extremely low, very low, and low-income renters with rental assistance to alleviate rent cost burden (paying more than 30% of gross income for rent) and excessive rent cost burden (paying more than 50% of gross income for rent and provide renters with a choice of affordable decent, safe, and sanitary rental units.
	Basis for Relative Priority	In a random survey prepared as part of the citizen participation processes for the Consolidated Plan, 42% of respondents indicated that providing rental assistance was a high priority.
2	Priority Need Name	Priority 2 - Homeownership
	Priority Level	High
	Population	Moderate Middle Large Families Families with Children

	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Provide Assistance To First Time Home Buyers
	Description	Promote homeownership as the preferred form of housing tenure by maintaining the existing affordable housing stock and by providing financial assistance for the purchase of existing housing.
	Basis for Relative Priority	In a random survey prepared as part of the citizen participation process for the Consolidated Plan 77.5% said payment assistance of some type was a high priority.
3	Priority Need Name	Priority 3 - Preservation of Housing Stock
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Owner Occupied Housing Rehabilitation
	Description	Preserve the existing housing stock by providing financial assistance for the rehabilitation of existing housing.
	Basis for Relative Priority	In a random survey prepared as part of the citizen participation process for the Consolidated Plan 52% indicated that housing rehabilitation was a high priority and 48% said that energy efficiency improvements were a high a priority.
4	Priority Need Name	Priority 4 - Eldery Housing/Support Services
	Priority Level	High

	Population	Extremely Low Low Elderly Elderly Frail Elderly
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Provide Housing Services To The Elderly
	Description	Provide the elderly with housing opportunities and support services necessary to maintain their independence.
	Basis for Relative Priority	Priority was established through the citizen participation survey and through meetings with local agencies and service providers. Providers indicated that access to appropriate housing and support services for the elderly are needed in the town. In the survey, 75% responded that housing for the elderly was a high priority and 58% responded that elderly services were a high priority.
5	Priority Need Name	Priority 5 - Special Needs Housing/Support Service
	Priority Level	Low
	Population	Extremely Low Low Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Provide Services To The Disabled
	Description	Promote additional affordable housing units and support services for persons with a wide range of special needs
	Basis for Relative Priority	In a survey prepared for the citizen participation of the Consolidated Plan, 56% responded that services for the disabled were a low priority; 28% responded that housing for the disabled was a low priority.

6	Priority Need Name	Priorty 6 - Homeless Housing and Support Services
	Priority Level	Low
	Population	Extremely Low Individuals Mentally Ill Victims of Domestic Violence
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Provide Services To Homeless Persons/Families
	Description	Promote the provision of additional outreach services, supportive housing, and permanent housing for the homeless and those at-risk of becoming homeless.
	Basis for Relative Priority	In a random survey, 19% of respondents said homeless facilities were a low priority. In terms of homeless services, 36% of respondents said street outreach was a low priority and 28% said life skills training was a low priority.
7	Priority Need Name	Priority 7 - Neighborhood Preservation
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	CDBG eligible Low/Mod CensusTract Block Group or Service Area
	Associated Goals	Neighborhood Preservation

	Description	Preserve and enhance the quality of life in older neighborhoods by providing sustainable high quality public amenities such as parks, public facilities, and infrastructure to eliminate blight, reduce the number of deteriorated and deteriorating housing units, and create an environment conducive to attracting additional public and private investment.
	Basis for Relative Priority	The Town of Union, in cooperation with the villages of Endicott and Johnson City, completed a long term capital plan for park improvements throughout the town. A number of parks serve low and moderate income areas where recreational opportunities are otherwise restricted due to a lack of green space in the more urbanized parts of the town. Public parks serve as the primary source for recreational opportunities. 70% of respondents were moderately satisfied with parks in their neighborhoods. The following areas were identified by respondents as high priority improvements: 84% street improvements, 52% sidewalk improvements, 16% tree planting, 28% fire stations/equipment, 20% asbestos removal, 24% solid waste disposal improvements, 88% flood drainage improvements, 52% water/sewer improvements.
8	Priority Need Name	Priority 8 - Public Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Provide Public Services Targeted to Youth Provide Public Services Targeted To The Elderly Provide Services To The Disabled
	Description	Provide services and support for the elderly, youth, disabled, and other extremely low-, very low-, and low-income people in a manner that encourages public, private, and non-profit sector collaboration and reduces program duplication. -

	Basis for Relative Priority	In a survey for the citizen participation section, the following public services were ranked as high priority by respondents: 58% senior services, 85% youth services, 52% child care services, 28% disabled services, 20% legal services, 44% transportation services, 58% services for battered and abused spouses, 56% substance abuse services, 68% services for abused/neglected children, 68% mental health services, 32% health services, 44% employment training, 28% tenant/landlord counseling, 24% housing counseling, 61% food banks, 25% screening for lead poisoning, 25% fair housing activities.
9	Priority Need Name	Priority 9 - ADA Enhancements
	Priority Level	Low
	Population	Persons with Physical Disabilities
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Provide Services To The Disabled
	Description	Promote accessibility to public facilities and places by removal of architectural barriers.
	Basis for Relative Priority	A number of local non-profits have been actively working on improving facilities with ramps and elevators in order to provide equal access for persons with disabilities.
10	Priority Need Name	Priority 10 - Historic Preservation
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Neighborhood Preservation
	Description	Preserve buildings and neighborhoods of local, state, and national historic importance and/or architectural significance.

	Basis for Relative Priority	In a random survey, 48% of respondents indicated residential historic preservation was a low priority and 54% responded that non-residential historic preservation was a low priority.
11	Priority Need Name	Priority 11 - Economic Sustainability
	Priority Level	Low
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Low/Mod Job Creation
	Description	Enhance job creation/retention for low and moderate income persons by improving the viability of target area neighborhood business districts, promoting the rehabilitation of commercial/industrial structures, improving target area infrastructure such as street amenities and parking facilities in order to stimulate private investment, and providing technical assistance to new and established businesses.
	Basis for Relative Priority	Several business districts in the town are designated as New York Empire Zones and provide a primary source of goods and services for surrounding low and moderate income target areas. In a random survey for the citizen participation section of the Consolidated Plan, respondents indicated the following as high priorities: 71% infrastructure development, 17% direct financial assistance to for-profit businesses, 32% micro-enterprise assistance.
12	Priority Need Name	Priority 12 - Fair Housing Education
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly

	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Grant Administration/Oversight
	Description	Provide educational resources to the public regarding fair housing issues.
	Basis for Relative Priority	The town wants to raise the general awareness of fair housing law and of the specific application requirements of these laws.
13	Priority Need Name	Priority 12 - Lead Based Paint Education
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Families with Children
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Owner Occupied Housing Rehabilitation Provide Assistance To First Time Home Buyers Neighborhood Preservation
	Description	Provide education and referral services regarding lead-based paint hazards.
	Basis for Relative Priority	In a random survey, 50% of respondents indicated that lead poisoning screening was a low priority. The town wants to educate the general public, program participants, and contractors about lead-based paint hazards, and provide referral information about resources for assessment and abatement.
14	Priority Need Name	Priority 14 - Program Administration
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Grant Administration/Oversight
	Description	Provide administrative, planning activities, and monitoring necessary for the successful implementation of the objectives, actions, and programs outlined in the Consolidated Plan and Annual Action Plans.
	Basis for Relative Priority	The town feels this priority is necessary in order to continue to meet all federal program requirements including plan submission, annual reporting, and monitoring.
15	Priority Need Name	Priority 15 - Disaster Recovery/Resiliency
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Geographic area includes the entire town.
	Associated Goals	Neighborhood Preservation Flood Recovery
	Description	Enhance the town's ability to respond to and recover from future flood events by promote best practice sustainability construction methods in infrastructure replacement and/or expansion projects.
	Basis for Relative Priority	The town feels this is a high priority due to the damage done in numerous flood events, especially the 2006 and 2011 flood events.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	There is a major gap between affordable housing units and the needs of low-income to moderate-income households. Reduction in funding for tenant assistance has exacerbated this issue. As a result, the waiting list for Section 8 vouchers in the Town of Union is quite long; it may take a considerable amount of time for applicants to move to the top of the list.
TBRA for Non-Homeless Special Needs	See above.
New Unit Production	The Town of Union does not oversee the production of any public housing units.
Rehabilitation	The town offers the Home Improvement Program to aid in rehabilitation of the aging housing stock. The town is looking into a repair assistance program for homes damaged during the 2011 flood event.
Acquisition, including preservation	The town has used funds over the past few years to acquire parcels damaged by flooding.

Table 49 – Influence of Market Conditions

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

Introduction

The primary funding sources expected to be available for one or more years of the 2015-2019 Consolidated Plan include the following:

- HUD Community Development Block Grant (CDBG)
- HUD Community Development Block Grant-Disaster Recovery (CDBG-DR)
- NY Rising Community Reconstruction Program (HUD CDBG-DR funds through New York State)
- HUD Housing Choice Voucher Program

The town will attempt to leverage these resources with other grant funds from state and federal programs as Notices of Funding Availability are issued.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,091,175	195,000	0	1,286,175	4,000,000	Annual CDBG entitlement formula allocation as a Metropolitan City.

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: \$		
Section 8	public - federal	Housing	1,315,523	0	0	1,315,523	5,262,092	Housing Choice Voucher program Housing Assistance Payment Budget Authority (2014 level)
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements	5,917,685	0	0	5,917,685	0	In 2012, the Town of Union received a direct CDBG-DR allocation of \$10,137,818 to address the impacts of Hurricane Irene and the remnants of tropical Storm Lee. The town submitted an Action Plan for Disaster Recovery in July of 2012 outlining the proposed uses of the funding. As of 3/31/15, \$4,220,133.65 of this grant has been expended.
Other	public - state	Public Improvements	9,600,000	0	0	9,600,000	0	NY Rising funds were appropriated to NYS through a CDBG-DR allocation to address the impacts of the flood event that occurred in 2011. NYS has awarded up to \$3,600,000 to the Town of Union and \$3,000,000 each to the Village of Johnson City and Village of Endicott. Each community has submitted a proposed list of projects that are being reviewed for final eligibility.

Table 50 - Anticipated Resources

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

There are no match requirements for any of the funding sources listed. CDBG funds allocated for First Time Home Buyer and Economic Development loan activities are typically leveraged by bank loans and owner equity.

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

The town has used CDBG-DR funds to acquire a number of parcels for future redevelopment as flood resilient housing or other non-residential uses. Parcels acquired through the FEMA buyout program will be considered for drainage improvements and/or passive recreational uses as permitted by FEMA post acquisition redevelopment restrictions.

Discussion

The CDBG program is significantly impacted by the continued reduction of federal funding. Similar reductions in administrative funds for the Housing Choice Voucher program are also impacting delivery of the program.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ACHIEVE	Non-profit organizations	public services	Jurisdiction
JOHNSON CITY COMMUNITY ACTION TEAM	Non-profit organizations	public services	Jurisdiction
JOHNSON CITY SENIOR CITIZEN CENTER	Non-profit organizations	public facilities public services	Jurisdiction
BOYS AND GIRLS CLUB OF WESTERN BROOME	Non-profit organizations	public facilities public services	Jurisdiction
Mom's House	Non-profit organizations	public services	Jurisdiction
MEALS ON WHEELS	Non-profit organizations	public services	Region
CATHOLIC CHARITIES	Community/Faith-based organization	Homelessness	Region
BROOME COUNTY OFFICE FOR AGING	Government	public facilities public services	Region
Berkshire Farm Center	Non-profit organizations	Homelessness	Jurisdiction
CORNELL COOPERATIVE EXTENSION.	Non-profit organizations	public services	Region
FIRST WARD ACTION COUNCIL	Non-profit organizations	Ownership	Jurisdiction
TOWN OF UNION LOCAL DEVELOPMENT CORPORATION	Non-profit organizations	Economic Development	Jurisdiction
HABITAT FOR HUMANITY BROOME COUNTY CHAPTER	Community/Faith-based organization	Ownership	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strength of the CDBG delivery system is the relationship between local government and community-based organizations. The town provides administration, oversight, and prioritization of needs while community organizations develop projects and implement CDBG funded activities. The gap in the

system comes from the ongoing challenge to provide requested levels of assistance for diverse activities with decreasing funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Supportive services for homeless persons or persons at risk of becoming homeless are available within the town through local service providers. However, it is important to note that access to these services may not be broadly available.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength lies in the communication and coordination between the town and the various service providers for these populations.

A gap exists related to the economic conditions associated with assisting persons with extremely low incomes or special needs. Funding projects that rely in part on factors tied to a persons income requires much more funding if a person has an income below 30% of median income as compared to a person with an income 50-80% of median income. Operating and maintenance costs for facilities and programs are increasing while persons often have low or fixed-incomes; at the same time CDBG funds are decreasing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The town will continue to work with service providers and other agencies to improve service delivery and reduce operating costs for facilities and programs that provide support services to the community.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	Townwide	Priority 3 - Preservation of Housing Stock Priority 12 - Lead Based Paint Education	CDBG: \$500,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Provide Assistance To First Time Home Buyers	2015	2019	Affordable Housing	Townwide	Priority 2 - Homeownership Priority 12 - Lead Based Paint Education	CDBG: \$250,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
3	Provide Public Services Targeted to Youth	2015	2019	Non-Housing Community Development	Townwide	Priority 8 - Public Services	CDBG: \$437,500	Public service activities other than Low/Moderate Income Housing Benefit: 3700 Persons Assisted
4	Provide Public Services Targeted To The Elderly	2015	2019	Non-Housing Community Development	Townwide	Priority 8 - Public Services	CDBG: \$276,000	Public service activities other than Low/Moderate Income Housing Benefit: 12705 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Services To The Disabled	2015	2019	Non-Housing Community Development	Townwide	Priority 5 - Special Needs Housing/Support Service Priority 8 - Public Services Priority 9 - ADA Enhancements	CDBG: \$9,500	Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted
6	Provide Services To Homeless Persons/Families	2015	2019	Homeless	Townwide	Prioirty 6 - Homeless Housing and Support Services	CDBG: \$102,500	Homeless Person Overnight Shelter: 175 Persons Assisted Homelessness Prevention: 800 Persons Assisted
7	Provide Housing Services To The Elderly	2015	2019	Affordable Housing	Townwide	Priority 4 - Eldery Housing/Support Services	CDBG: \$90,000	Homeowner Housing Rehabilitated: 300 Household Housing Unit
8	Provide Rental Assistance To VLI Households	2015	2019	Affordable Housing	Townwide	Priority 1 - Housing Affordability	Section 8: \$6,577,615	Tenant-based rental assistance / Rapid Rehousing: 1750 Households Assisted
9	Grant Administration/Oversight	2015	2109	Grant Administration	Townwide	Priority 12 - Fair Housing Education Priority 14 - Program Adminstration	CDBG: \$825,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Low/Mod Job Creation	2015	2109	Non-Housing Community Development	Townwide	Priority 11 - Economic Sustainability	CDBG: \$1,350,000	Jobs created/retained: 25 Jobs
11	Neighborhood Preservation	2015	2109	Non-Housing Community Development	CDBG eligible Low/Mod CensusTract Block Group or Service Area	Priority 7 - Neighborhood Preservation Priority 10 - Historic Preservation Priority 12 - Lead Based Paint Education Priority 15 - Disaster Recovery/Resiliency	CDBG: \$2,500,000	Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit Other: 10 Other
12	Flood Recovery	2015	2019	Non-Housing Community Development	Townwide	Priority 15 - Disaster Recovery/Resiliency	NY Rising Community Reconstruction Program: \$9,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	Rehabilitation of owner occupied housing.

2	Goal Name	Provide Assistance To First Time Home Buyers
	Goal Description	Proovide funding for downpayment or closing costs for first time home buyers.
3	Goal Name	Provide Public Services Targeted to Youth
	Goal Description	Provide financial assitance to organizations providing services to youths.
4	Goal Name	Provide Public Services Targeted To The Elderly
	Goal Description	Provide funding for organizations providing services targeted to senior citizens.
5	Goal Name	Provide Services To The Disabled
	Goal Description	Provide funds to organizations for public services targeted to the disabled.
6	Goal Name	Provide Services To Homeless Persons/Families
	Goal Description	Provide funds to assist organizations providing services to homeless individuals and/or families.
7	Goal Name	Provide Housing Services To The Elderly
	Goal Description	Provide funds for a minor home repair program to allow senior citizens to maintain their independence.
8	Goal Name	Provide Rental Assistance To VLI Households
	Goal Description	Provide rental assistance the Housing Choice Voucher Program to very low income households to maintain housing stability.
9	Goal Name	Grant Administration/Oversight
	Goal Description	Provide grant administration and oversight.

10	Goal Name	Low/Mod Job Creation
	Goal Description	Create job opportunities for persons of low and moderate income.
11	Goal Name	Neighborhood Preservation
	Goal Description	Preserve and enhance the sustainability of neighborhoods through investments in public infrastructure.
12	Goal Name	Flood Recovery
	Goal Description	Repairs/improvements to address the impacts of the 2011 flood event.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Town of Union does not receive HOME 91.315(b)(2) funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Town of Union is a Section 8 only Public Housing Agency and does not own or operate public housing units.

Activities to Increase Resident Involvements

The Town of Union is a Section 8 only Public Housing Agency and does not own or operate public housing units.

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

No

Plan to remove the ‘troubled’ designation

Does not apply.

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

Barriers to Affordable Housing

Within the Town of Union, cost of land and costs incurred to bring structure up to current standards and codes are barriers to affordable housing. Requirements of the town may limit incentives to develop, maintain, or improve affordable housing. Building codes and property taxes can impact the return on residential investment. For example, if a property owner desires to improve his or her property the owner must spend more money to bring the property up to current codes and may incur increased property tax as a result of the improvements. Because of this, many property owners either avoid property improvements or complete improvements but increase rent to make up for the additional costs. This creates a two-fold barrier: 1) affordable units remain unimproved and in poor condition; 2) units which are improved require persons of higher income due to increased rent thus removing a unit from the town's affordable housing stock.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The town plans to continue its First Time Home Buyer and Home Improvement programs to help overcome barriers to affordable housing and maintain the current affordable housing stock.

SP-60 Homelessness Strategy – 91.215(d)

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

Local providers direct outreach efforts to vulnerable persons in their service areas. The Southern Tier Homeless Coalition prepares the Continuum of Care and provides an inventory of available services within Broome County. Assessments are used to direct persons who are homeless to appropriate service providers with the goal of transitioning persons or families to self-sufficiency with no later return to homelessness.

Addressing the emergency and transitional housing needs of homeless persons

The only emergency shelter located within the Town of Union jurisdiction is the SOS Shelter (DBA: Rise). Funding is provided to the shelter upon approval of a submitted CDBG application.

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 town provides the First Time Homebuyer Program, Home Improvement Program, and Section 8 rental assistance to help prevent homelessness. Case management is provided to try and prevent eviction.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Service providers conduct evaluation to identify households or persons at-risk of becoming homeless. They have policies and programs in place with the goal of preventing clients from existing into homelessness.

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

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

The town's lead-based paint activities consist primarily of education/outreach and referral services. The town provides lead hazard information to all new participants in the Housing Choice Voucher Program during the initial program briefing. The town also provides the same information to all participants in the First Time Home Buyer and Home Improvement Programs. Prior to providing access to CDBG funding the town conducts a visual assessment survey of each property to determine if there are defective paint surfaces that exceed the de-minimus levels established by HUD. Under the First Time Home Buyer Program participants can only receive up to \$5,000 for rehabilitation activities. Under the Home Improvement Program participants can only receive up to \$10,000 for rehabilitation work.

Town staff worked with the Broome County Health Department to support an application for a HUD Lead-Based Paint Hazard Control Grant. Broome County received the HUD Lead-Based Paint Hazard Control Grant to address lead-based paint in homes. The grant would allow Broome County to eliminate or contain lead-based paint in homes.

On April 16, 2010, the Town of Union Planning Department co-sponsored a lead paint safe work practices training course for contractors participating in the town's housing programs. The course was conducted at Town Hall. Additional course to allow contractors to be certified under the new Environmental Protection Agency requirements is under discussion.

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

Since a majority of the Town of Union's housing stock was built pre-1978 the potential risk for elevated blood lead levels is very prominent. According to 2012 New York State health data, there were 26 instances of childhood elevated blood lead levels.

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

The Town of Union has integrated information sheets on lead based paint into the initial briefing for the Section 8 program and into the application process for the First Time Home Buyer Program and Home Improvement Program.

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

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

The incidence of poverty is a problem more directly related to regional and national issues. As a general unit of local government, there are many factors that contribute to poverty that are beyond the scope of services typically provided by town government.

The purpose of an anti-poverty strategy is to highlight programs, goals and policies that are specifically focused upon addressing the causes and problems associated with poverty and the ways in which these efforts might be better coordinated with other public and private agencies to ultimately reduce the number of households within the jurisdiction that fall below the poverty line.

The Town of Union will utilize all means, programs, and services available to reduce the number of households in the community with incomes at or below the poverty level. The Town will provide support and funding to facilitate their efforts to reduce the number of these households. Furthermore, coordination of these efforts will be overseen by the lead agency.

This anti-poverty strategy, which is referred to below and also described in the one year Annual Action Plan, includes a discussion of the activities, programs and policies which it will fund to directly or indirectly reduce the number of households with incomes below the poverty line, and the level of coordination which may be achieved with other public and private agencies in the delivery of housing and related services to those at or below the poverty line.

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

The Town of Union will undertake a variety of programs and policies designed to reduce the number of households with incomes below the poverty line. The specific steps that will be taken through the expenditure of CDBG funds during the next program year are discussed in detail in other sections of this Annual Plan. Programs include those directed to providing child care that allows a head of household to work and rental assistance programs such as the Housing Choice Voucher program that limits rent payment to 30% of a household's adjusted gross income. Through the CDBG public service allocation process, the town attempts to reduce poverty levels by providing financial resources to human service agencies providing support services to households whose income falls below the poverty level. By providing CDBG funding the cost of offering basic services such as housing and child care can be reduced and programs offering parenting skills and other life skills can be sustained.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring activities are undertaken in several forms. As lead agency, the planning department routinely monitors program activity. For example, after each drawdown of funds through the Integrated Disbursement and Information System (IDIS) a reconciliation process involving the town comptroller's office takes place to ensure that IDIS and the town's accounting system are in agreement. This review takes place approximately every two weeks. A review also takes place several times per year to monitor planning/administration and public service expenditures to ensure that they are within the respective 20% and 15% caps. A periodic review is also completed to monitor the timeliness of expenditures requirement. Reviews are also undertaken to review the 70% low/mod benefit requirement.

Construction activities are monitored for compliance with Davis Bacon Act (prevailing wage) requirements. Contractors submit certified payrolls (Form WH-347) that may be randomly supplemented with field interviews. The town has relatively few activities such as street reconstruction that will trigger Section 3 requirements and even in those cases the work is typically carried out by existing employees and there is generally no new hiring.

Procedure for Conducting CDBG Subrecipient Monitoring Visits

Documentation of National Objective:

Direct Benefit:

Subrecipients are asked if and how client income is verified. The subrecipient is asked to show documentation, such as a W-2 form or pay stub, from a randomly selected client. Proof of eligibility for other programs, such as reduced and free school lunches, that have income levels at or below that of CDBG, are also accepted.

Limited Clientele:

The client is qualified by "Presumed Benefit" if they are abused children, battered spouses, elderly, homeless, illiterate adults, persons living with HIV/AIDS, disabled adults, or migrant farm workers. Subrecipients are asked to show proof that the client is in one of these groups.

Area Benefit:

Benefits all the residents of an area that is primarily residential and where at least 51 percent of the residents are of low to moderate income. This is determined by use of Census data prior to the site-monitoring visit.

Record Keeping

The subrecipient is asked if financial and activity records are kept in an automated information system. They are asked what files, datasets or software are used. If the records are maintained on paper, they are asked if the records are readily available and arranged in a logical order. The subrecipients are asked how long records are kept.

Financial Management

The subrecipient is asked if a separate budget or line item is kept for CDBG funds. A randomly selected financial report submitted with the payment request is reviewed prior to the site visit. The subrecipient is asked to show invoices, receipts, time sheets, etc. to support the report.

Procurement

Durable goods purchased with CDBG funds are observed to determine if the items delivered correspond to purchase orders or invoices. When reviewing purchased orders, checks, etc. it is determined if signatures are from authorized officials.

Most of the agencies use automated information systems to maintain financial and client records. The agencies determine client eligibility by verifying income and, if serving a limited clientele, keep records to determine if the client meets the “presumed benefit” requirements. Both automated and paper records show detailed accounting of employee records and invoices. Authorized officials sign invoices, employee time sheets, and other documents, and items or services delivered match invoices.

Expected Resources

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

Introduction

The primary funding sources expected to be available for one or more years of the 2015-2019 Consolidated Plan include the following:

- HUD Community Development Block Grant (CDBG)
- HUD Community Development Block Grant-Disaster Recovery (CDBG-DR)
- NY Rising Community Reconstruction Program (HUD CDBG-DR funds through New York State)
- HUD Housing Choice Voucher Program

The town will attempt to leverage these resources with other grant funds from state and federal programs as Notices of Funding Availability are issued.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
							\$	

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	1,091,175	195,000	0	1,286,175	4,000,000	Annual CDBG entitlement formula allocation as a Metropolitan City.
Section 8	public - federal	Housing	1,315,523	0	0	1,315,523	5,262,092	Housing Choice Voucher program Housing Assistance Payment Budget Authority (2014 level)
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements	5,917,685	0	0	5,917,685	0	In 2012, the Town of Union received a direct CDBG-DR allocation of \$10,137,818 to address the impacts of Hurricane Irene and the remnants of tropical Storm Lee. The town submitted an Action Plan for Disaster Recovery in July of 2012 outlining the proposed uses of the funding. As of 3/31/15, \$4,220,133.65 of this grant has been expended.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Public Improvements	9,600,000	0	0	9,600,000	0	NY Rising funds were appropriated to NYS through a CDBG-DR allocation to address the impacts of the flood event that occurred in 2011. NYS has awarded up to \$3,600,000 to the Town of Union and \$3,000,000 each to the Village of Johnson City and Village of Endicott. Each community has submitted a proposed list of projects that are being reviewed for final eligibility.

Table 54 - 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

There are no match requirements for any of the funding sources listed. CDBG funds allocated for First Time Home Buyer and Economic Development loan activities are typically leveraged by bank loans and owner equity.

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

The town has used CDBG-DR funds to acquire a number of parcels for future redevelopment as flood resilient housing or other non-residential uses. Parcels acquired through the FEMA buyout program will be considered for drainage improvements and/or passive recreational uses as permitted by FEMA post acquisition redevelopment restrictions.

Discussion

The CDBG program is significantly impacted by the continued reduction of federal funding. Similar reductions in administrative funds for the Housing Choice Voucher program are also impacting delivery of the program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	Townwide	Priority 3 - Preservation of Housing Stock	CDBG: \$245,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Provide Assistance To First Time Home Buyers	2015	2019	Affordable Housing	Townwide	Priority 1 - Housing Affordability Priority 2 - Homeownership	CDBG: \$50,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Provide Public Services Targeted to Youth	2015	2019	Non-Housing Community Development	Townwide	Priority 8 - Public Services	CDBG: \$37,500	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
4	Provide Public Services Targeted To The Elderly	2015	2019	Non-Housing Community Development	Townwide	Priority 4 - Eldery Housing/Support Services Priority 8 - Public Services	CDBG: \$55,200	Public service activities other than Low/Moderate Income Housing Benefit: 3341 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Services To The Disabled	2015	2019	Non-Housing Community Development	Townwide	Priority 8 - Public Services	CDBG: \$1,900	Public service activities other than Low/Moderate Income Housing Benefit: 340 Persons Assisted
6	Provide Services To Homeless Persons/Families	2015	2019	Homeless	Townwide	Prioirty 6 - Homeless Housing and Support Services Priority 8 - Public Services	CDBG: \$20,500	Public service activities other than Low/Moderate Income Housing Benefit: 185 Persons Assisted
7	Provide Housing Services To The Elderly	2015	2019	Affordable Housing	Townwide	Priority 4 - Eldery Housing/Support Services	CDBG: \$18,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
8	Provide Rental Assistance To VLI Households	2015	2019	Affordable Housing	Townwide	Priority 1 - Housing Affordability	Section 8: \$1,315,523	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted
9	Grant Administration/Oversight	2015	2109	Grant Administration	Townwide	Priority 14 - Program Adminstration	CDBG: \$165,000	Other: 1 Other
10	Low/Mod Job Creation	2015	2109	Non-Housing Community Development	Townwide	Priority 4 - Eldery Housing/Support Services Priority 11 - Economic Sustainability	CDBG: \$270,000	Jobs created/retained: 5 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Neighborhood Preservation	2015	2109	Non-Housing Community Development	CDBG eligible Low/Mod CensusTract Block Group or Service Area	Priority 7 - Neighborhood Preservation	CDBG: \$224,970	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 29 Households Assisted Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	Rehabilitation of owner occupied housing.
2	Goal Name	Provide Assistance To First Time Home Buyers
	Goal Description	Down payment and closing costs.
3	Goal Name	Provide Public Services Targeted to Youth
	Goal Description	Funds will be directed to provide operational support for youth centers and programs.

4	Goal Name	Provide Public Services Targeted To The Elderly
	Goal Description	Funds will be directed to provide operational support for senior citizen centers and meal programs serving seniors.
5	Goal Name	Provide Services To The Disabled
	Goal Description	Funds will be directed to provide funds for summer programs directed to disabled youths.
6	Goal Name	Provide Services To Homeless Persons/Families
	Goal Description	Funds will be directed to undertake capital improvements at a local shelter for victims of domestic violence and to provide services for at risk youths.
7	Goal Name	Provide Housing Services To The Elderly
	Goal Description	Funds will be directed to provide minor home repairs for senior citizen.
8	Goal Name	Provide Rental Assistance To VLI Households
	Goal Description	Provide tenant-based rental assistance under the Housing Choice Voucher program.
9	Goal Name	Grant Administration/Oversight
	Goal Description	Provide grant administration/oversight services.
10	Goal Name	Low/Mod Job Creation
	Goal Description	Create job opportunities for persons of low and moderate income.
11	Goal Name	Neighborhood Preservation
	Goal Description	Public infrastructure improvements. Neighborhood facilities. Elimination of slums and blight.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following table provides information on projects for FFY 2015.

Projects

#	Project Name
1	Johnson City Senior Center
2	Western Broome Senior Center
3	Meals on Wheels
4	Catholic Charities Teen Transitional Program
5	First Time Home Buyer Mortgage Assistance Program
6	Owner Occupied Home Improvement Program
7	Berkshire Farms Homeless Prevention Program
8	SOS Shelter (DBA Rise-NY) Capital Improvements
9	ACHIEVE Summer Camp for Children
10	Johnson City Community Action Team
11	Boys and Girls Club Arts and Science Program
12	Parent Resource Center
13	Town of Union Local Development Corporation Loan Programs
14	Dilapidated Structure Removal
15	Boys and Girls Club of Western Broome Capital Improvements
16	Citizen Participation/Outreach
17	Mom's House Childcare Services
18	Village of Endicott Capital Improvements
19	Village of Johnson City Capital Improvements
20	General Management, Oversight, and Coordination
21	Comptroller's Office Expenses
22	Fair Housing Activities (FHEO)
23	Economic Development Administration/Project Delivery Costs
24	FWAC Home Repairs For Seniors Program
25	Rental Assistance-Housing Choice Voucher Program

Table 56 – Project Information

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

The town has allocated these projects based on consultation with various community agencies, public agencies, nonprofits, and results from a survey prepared as part of the citizen participation process. Reduced funding is the major obstacle to addressing underserved needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Johnson City Senior Center
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted To The Elderly
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$16,200
	Description	Programs and services for persons aged 60 and older to help maintain independence and to provide socialization. Funds will be used for a portion of Executive Director's and Assistant Director's salaries.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,600 persons total; 1,800 residing in the Town of Union.
	Location Description	30 Brocton Street, Johnson City, New York, 13790
	Planned Activities	Reimbursement of operating costs.
2	Project Name	Western Broome Senior Center
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted To The Elderly
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$15,000
	Description	Funding will be used to support increasing operational costs at the Broome West Senior Center in the Town of Union.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	1,690 persons total; 1,216 persons residing in the Town of Union.
	Location Description	60 Hawley Street, Binghamton, New York, 13902
3	Project Name	Meals on Wheels
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted To The Elderly
	Needs Addressed	Priority 8 - Public Services

	Funding	CDBG: \$24,000
	Description	Meals on Wheels of Western Broome is a not-for-profit organization that provides and delivers nutritious meals to homebound elderly and handicapped persons in the community so they may maintain their independence and quality of life.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	400 persons total; 325 residing in the Town of Union.
	Location Description	705 West Main Street, Endicott, New York, 13760
	Planned Activities	Reimbursement of operating costs.
4	Project Name	Catholic Charities Teen Transitional Program
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted to Youth Provide Services To Homeless Persons/Families
	Needs Addressed	Priorirty 6 - Homeless Housing and Support Services
	Funding	CDBG: \$18,000
	Description	TTLP provides a safe and structured living environment for up to 21 months, males and females, ages 16-21. It allows youth to focus on improving well-being and developing skills to move towards independence and self-sufficiency.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 persons total; 10 residing in the Town of Union.
	Location Description	86-88 Walnut Street, Binghamton, New York, 13905
	Planned Activities	Reimbursement of operating costs.
5	Project Name	First Time Home Buyer Mortgage Assitance Program
	Target Area	Townwide
	Goals Supported	Provide Assistance To First Time Home Buyers
	Needs Addressed	Priority 2 - Homeownership
	Funding	CDBG: \$50,000

	Description	Down payment and closing cost assistance to first time home buyers.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	10 moderate income samll families.
	Location Description	Townwide.
	Planned Activities	Downpayment and closing cost assistance.
6	Project Name	Owner Occupied Home Improvement Program
	Target Area	Townwide
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	Priority 3 - Preservation of Housing Stock
	Funding	CDBG: \$245,000
	Description	DEFERRED PAYMENT LOANS FOR INCOME ELIGIBLE HOMEOWNERS TO CORRECT CODE VIOLATIONS, DEFERRED MAINTENANCE, AND/OR HANDICAPPED ACCESSIBILITY IMPROVEMENTS. INCLUDES PROJECT DELIVERY COSTS.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	15 low and moderate income households.
	Location Description	Townwide.
	Planned Activities	Housing rehabilitation.
7	Project Name	Berkshire Farms Homeless Prevention Program
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted to Youth Provide Services To Homeless Persons/Families
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$2,500
	Description	Counseling activities for teen homeless prevention.
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	150 total persons, all residing in the Town of Union
	Location Description	2-8 Hawley Street, Binghamton, New York, 13901
	Planned Activities	Reimbursement of operating costs.
8	Project Name	SOS Shelter (DBA Rise-NY) Capital Improvements
	Target Area	Townwide
	Goals Supported	Provide Services To Homeless Persons/Families
	Needs Addressed	Prioirty 6 - Homeless Housing and Support Services
	Funding	CDBG: \$30,000
	Description	Homeless shelter capital improvenments including reconstruction of kitchen.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	250 persons total; 170 residing in the Town of Union.
	Location Description	P.O. Box 393, Endicott, New York, 13760
	Planned Activities	Capital improvements, kitchen rehabilitation.
9	Project Name	ACHIEVE Summer Camp for Children
	Target Area	Townwide
	Goals Supported	Provide Services To The Disabled
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$1,900
	Description	PROGRAM OPERATES FOR SIX WEEKS DURING THE SUMMER WITH THE AIM OF BROADENING THE LIFE EXPERIENCES OF CHILDREN WITH DISABILITIES BY EXPOSING THEM TO A VARIETY OF ACTIVITIES, WHILE PROVIDING BASIC LEARNING CONCEPTS.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100 children total;15 children from low income households residing in the Town of Union

	Location Description	125 Cutler Pond Road, Binghamton, New York 13905
	Planned Activities	Reimbursement of operating costs.
10	Project Name	Johnson City Community Action Team
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted to Youth
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$10,500
	Description	OPERATION AND MAINTENANCE OF BUILDING AND STAFFING FOR CENTER. ACTIVITIES AT CENTER INCLUDE: TEEN CENTER, DIVERSITY TRAINING, PARENT-TO-PARENT COUNSELING AND NATIONAL ISSUES FORUM.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	225 persons total; 200 residing in the Town of Union.
	Location Description	67 Broad Street, Johnson City, New York, 13790
	Planned Activities	Reimbursement of operating costs.
11	Project Name	Boys and Girls Club Arts and Science Program
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted to Youth
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$7,500
	Description	AFTER SCHOOL ARTS/SCIENCE PROGRAM FOR SCHOOL AGED CHILDREN TO EXPOSE THEM TO VARIOUS ASPECTS OF THE ARTS AND SCIENCES, PARTICULARLY FOR THOSE WHO MIGHT NOT OTHERWISE GAIN EXPOSURE TO THIS TYPE OF PROGRAMMING.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	500 total persons all of which are Town of Union residents.
	Location Description	1 Clubhouse Road, Endicott, New York, 13762
	Planned Activities	Reimbursement of operating costs.

12	Project Name	Parent Resource Center
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted to Youth
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$9,500
	Description	STAFFING FOR RESOURCE CENTER. CENTER PROVIDES TRAINING IN CHILD REARING AND HOUSEKEEPING ORIENTED TO VERY LOW AND LOW-INCOME FAMILIES.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	250 persons total; 200 residing in the Town of Union.
	Location Description	840 Upper Front Street, Binghamton, New York, 13905
	Planned Activities	Reimbursement of operating costs.
13	Project Name	Town of Union Local Development Corporation Loan Programs
	Target Area	Townwide
	Goals Supported	Low/Mod Job Creation
	Needs Addressed	Priority 11 - Economic Sustainability
	Funding	CDBG: \$165,000
	Description	RECAPITALIZATION OF LOAN FUNDS, INCLUDES \$105,000 IN PROGRAM INCOME FROM PRIOR LOANS.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	3111 E. Main St., Endwell, NY 13760
	Planned Activities	Loan programs for businesses to create low and moderat income job opportunities.
14	Project Name	Dilapidated Structure Removal
	Target Area	Townwide
	Goals Supported	Neighborhood Preservation

	Needs Addressed	Priority 7 - Neighborhood Preservation
	Funding	CDBG: \$52,000
	Description	DEMOLITION OF HOMES OR STRUCTURES ACQUIRED THROUGH TAX FORECLOSURE PROCESS.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	None.
	Location Description	Townwide.
	Planned Activities	Demolition of blighted structures.
15	Project Name	Boys and Girls Club of Western Broome Capital Improvements
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted to Youth
	Needs Addressed	Priority 7 - Neighborhood Preservation
	Funding	CDBG: \$30,970
	Description	Energy efficiency improvements/replacement of lighting.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,000 persons total; 1,900 residing in the Town of Union.
	Location Description	1 Clubhouse Road, Endicott, New York, 13760
	Planned Activities	Expand energy management system.
16	Project Name	Citizen Participation/Outreach
	Target Area	Townwide
	Goals Supported	Grant Administration/Oversight
	Needs Addressed	Priority 14 - Program Administration
	Funding	CDBG: \$2,105
	Description	ADVERTISEMENTS AND PUBLIC NOTICES TO INFORM THE GENERAL PUBLIC ABOUT THE AVAILABILITY OF PROGRAMS AND TO REPORT ON PROGRAM PROGRESS.
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Does not apply.
	Location Description	311 E. Main St. Endwell, NY 13760
	Planned Activities	Public outreach advertising.
17	Project Name	Mom's House Childcare Services
	Target Area	Townwide
	Goals Supported	Provide Public Services Targeted to Youth
	Needs Addressed	Priority 8 - Public Services
	Funding	CDBG: \$10,000
	Description	SUPPORT SERVICES AND CHILDCARE SERVICES FOR SINGLE PARENTS.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	80 persons total; 40 residing in the Town of Union.
	Location Description	770 Harry L. Drive, Johnson City, New York, 13790
	Planned Activities	Reimbursement of operating costs.
18	Project Name	Village of Endicott Capital Improvements
	Target Area	CDBG eligible Low/Mod CensusTract Block Group or Service Area
	Goals Supported	Neighborhood Preservation
	Needs Addressed	Priority 7 - Neighborhood Preservation
	Funding	CDBG: \$250,000
	Description	Loder Ave. (200 Block)reconstruction, Phase 2.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	N. Loder Ave., Endicott, NY 13760
	Planned Activities	Street reconstruction.
19	Project Name	Village of Johnson City Capital Improvements

	Target Area	CDBG eligible Low/Mod CensusTract Block Group or Service Area
	Goals Supported	Neighborhood Preservation
	Needs Addressed	Priority 7 - Neighborhood Preservation
	Funding	CDBG: \$150,000
	Description	Reconstruction of Hudson St. from Grand Ave. to dead-end.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 Housing Units
	Location Description	Hudson St., Grand Ave. to Dead End., Johnson City, NY 13790
	Planned Activities	Street reconstruction including drainage improvements.
20	Project Name	General Management, Oversight, and Coordination
	Target Area	Townwide
	Goals Supported	Grant Administration/Oversight
	Needs Addressed	Priority 14 - Program Administration
	Funding	CDBG: \$165,000
	Description	SALARIES, BENEFITS, AND SUNDRY EXPENSES INCLUDING AUDIT EXPENSES.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Does not apply.
	Location Description	3111 E. Main St., Endwell, NY 13760
	Planned Activities	Administrative activities.
21	Project Name	Comptroller's Office Expenses
	Target Area	Townwide
	Goals Supported	Grant Administration/Oversight
	Needs Addressed	Priority 14 - Program Administration
	Funding	CDBG: \$16,000

	Description	REIMBURSEMENT TO THE TOWN OF UNION GENERAL FUND FOR COSTS INCURRED (SALARIES AND BENEFITS) BY TOWN EMPLOYEES FOR ACCOUNTING AND DATA PROCESSING SERVICES DIRECTLY RELATED TO THE CDBG PROGRAM.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Does not apply.
	Location Description	3111 E. Main St., Endwell, NY 13760
	Planned Activities	Reimbursement for financial/accounting services.
22	Project Name	Fair Housing Activities (FHEO)
	Target Area	Townwide
	Goals Supported	Grant Administration/Oversight
	Needs Addressed	Priority 12 - Fair Housing Education
	Funding	CDBG: \$2,000
	Description	ADVERTISEMENTS AND PUBLIC NOTICES TO ADVISE THE GENERAL PUBLIC ABOUT FAIR HOUSING ISSUES.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Does not apply.
	Location Description	3111 E. Main St., Endwell, NY 13760
	Planned Activities	Fair Housing outreach/advertising.
23	Project Name	Economic Development Administration/Project Delivery Costs
	Target Area	Townwide
	Goals Supported	Low/Mod Job Creation
	Needs Addressed	Priority 11 - Economic Sustainability
	Funding	CDBG: \$105,000
	Description	PROJECT DELIVERY COSTS FOR TECHNICAL ASSISTANCE TO BUSINESSES AND ADMINISTRATION OF ECONOMIC DEVELOPMENT LOAN FUNDS.
	Target Date	9/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3111 E. Main St., Endwell, NY 13760
	Planned Activities	Project delivery costs for economic development loan programs.
24	Project Name	FWAC Home Repairs For Seniors Program
	Target Area	Townwide
	Goals Supported	Provide Housing Services To The Elderly
	Needs Addressed	Priority 4 - Eldery Housing/Support Services
	Funding	CDBG: \$18,000
	Description	FIRST WARD ACTION COUNCIL PROVIDES EMERGENCY REPAIRS FOR VERY LOW- AND LOW-INCOME SENIORS. THE FIRST WARD ACTION COUNCIL STAFF PERFORMS THE MAJORITY OF THE REPAIRS.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	230 persons; 60 (unduplicates) residing in the Town of Union.
	Location Description	167 Clinton Street, Binghamton, New York, 13905
	Planned Activities	Reimbursement of operating costs for minor repair program.
25	Project Name	Rental Assistance-Housing Choice Voucher Program
	Target Area	Townwide
	Goals Supported	Provide Rental Assistance To VLI Households
	Needs Addressed	Priority 1 - Housing Affordability
	Funding	Section 8: \$1,315,523
	Description	Provide tenant based rental assistance through the Housing Choice Voucher program.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	375 Households.
	Location Description	Townwide.

	Planned Activities	
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The town provides funds for town wide projects and projects in CDBG eligible Census Tract Block Groups or Service Areas.

Geographic Distribution

Target Area	Percentage of Funds
Townwide	
CDBG eligible Low/Mod CensusTract Block Group or Service Area	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The street reconstruction projects are allocated based upon CDBG target area low/mod data. Park improvement projects are based upon the size of the service area utilizing standards created by the National Recreation and Park Association. First Time Home Buyer and Home Improvement activities are operated on a town wide basis since they are based upon the income of participants and not the location of the housing.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The one-year goals for affordable housing vary by program and population served; some of the data in the tables below may overlap.

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	365
Special-Needs	60
Total	575

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	350
The Production of New Units	0
Rehab of Existing Units	70
Acquisition of Existing Units	5
Total	425

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG funds are used to support affordable housing, housing rehabilitation, and the homeless population through the SOS Shelter (DBA: NY Rise), First Ward Action Council, and the First Time Homebuyer and Home Improvement programs so long as these activities are priorities and CDBG applications are submitted. The Town of Union Section 8 rental assistance currently provides 350 vouchers.

AP-60 Public Housing – 91.220(h)

Introduction

The Town of Union is a Section 8 only Public Housing Agency (NY505) and does not own or operate public housing units.

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

The Town of Union is a Section 8 only Public Housing Agency and does not own or operate public housing units.

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

The Town of Union is a Section 8 only Public Housing Agency and does not own or operate public housing units.

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

Does not apply.

Discussion

After many years of being rated as a High Performing Agency under the Section Eight Management Assessment Program (SEMAP), in 2014 the agency was designated as a Standard Performer due exclusively to HUD's practice over the past several years of pro-rating Administrative Fees owed to PHAs. The withholding of administrative funds forced the town to reduce full-time case worker staffing levels by 33% which resulted in a delay of replacing families who left the program. While the town was able to expend 90% of its approved Budget Authority, it received zero points for that indicator/rating category as points are only granted for a 95% or higher expenditure level. HUD recently released the results of a detailed study which highlighted the impacts that these Administrative Fee reductions have had on PHA, in particular small agencies. The study recommended that HUD implement a new formula for Administrative Fees. Under the proposed formula, for calendar year 2014 the Town of Union would have received a 57 % increase (\$210,167 to \$329,564) in Administrative fees which would have allowed the town to retain the full-time case worker position that was eliminated. If the new fee formula is implemented for 2015, the town expects to be able to reestablish its High Performer rating in the near future.

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

Introduction

Local service providers are primarily responsible for homelessness outreach and assessment.

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

Local providers direct outreach efforts to vulnerable persons in their service areas. The Southern Tier Homeless Coalition prepares the Continuum of Care and provides an inventory of available services within Broome County. Assessments are used to direct persons who are homeless to appropriate service providers with the goal of transitioning persons or families to self-sufficiency with no later return to homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The only emergency shelter located within the Town of Union jurisdiction is the SOS Shelter (DBA: Rise) and it is specifically for women, with or without children, who are victims of domestic abuse. It provides services beyond just emergency shelter. Funding is provided to the shelter upon approval of a submitted CDBG application.

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 town provides the First Time Homebuyer Program, Home Improvement Program, and Section 8 rental assistance to help prevent homelessness. Case management is provided to try and prevent eviction.

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

Service providers conduct evaluations to identify households or persons at-risk of becoming homeless. They have policies and programs in place with the goal of preventing clients from exiting into homelessness.

Discussion

The town recognizes the need to prevent homelessness and assist persons and households experiencing homelessness transition to self-sufficiency.

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

Introduction:

The town is committed to furthering fair housing, alleviating housing discrimination within its jurisdiction and promoting fair housing choice for all persons.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The town plans to continue its First Time Home Buyer and Home Improvement programs to help overcome barriers to affordable housing and maintain the current affordable housing stock.

Discussion:

See above.

AP-85 Other Actions – 91.220(k)

Introduction:

The following actions are planned for the course of the Consolidated Plan from 2015-2019.

Actions planned to address obstacles to meeting underserved needs

The biggest obstacle to meeting underserved needs is the lack of funding. Decreasing financial resources has led to decreased human resources and exacerbates the gap between people's incomes and costs associated with housing and services. The town will continue to advocate for more resources and use those funds it does receive carefully and strategically.

Actions planned to foster and maintain affordable housing

The town uses CDBG funds to foster and maintain affordable housing through the First Time Homebuyer and Home Improvement programs.

Actions planned to reduce lead-based paint hazards

The Town of Union housing stock continues to age and the likelihood of deteriorating lead-based paint (LBP) hazards will potentially increase. The majority of the housing was built pre-1978 and even if LBP hazards are not currently present, the possible physical deterioration of units increases the risk for exposure to LBP. The town will continue to monitor grantees to ensure compliance with HUD lead-based paint regulations and will continue to provide lead-based paint educational sheets to program participants.

Actions planned to reduce the number of poverty-level families

Various agencies and community based organizations actively pursue the elimination of poverty. The town will continue to provide support for these agencies and work to promote resiliency, economic development, and partnership between agencies and persons seeking support services.

Actions planned to develop institutional structure

The Town of Union will continue to foster open communication and cooperation between community based organizations, local agencies, and units of local government to strengthen partnerships and facilitate program delivery to the community.

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

The town does not oversee any public housing units. It will, however, work to provide coordination

between for-profit and nonprofit organizations involved in the provision of affordable housing, public services and economic development.

Discussion:

The above actions will allow the town to address various issues throughout implementation of the 2015-2019 Consolidated Plan.

Program Specific Requirements

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

Introduction:

The following table shows program income for CDBG funded activities. Program income is defined as gross income received by the recipient or subrecipient directly generated from the use of CDBG funds.

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	0
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:	0

Other CDBG Requirements

1. The amount of urgent need activities	52,000
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.	95.30%

Discussion:

Overall benefit period for calculating overall Low/Mod benefit is 2013, 2014, and 2015.

Appendix - Alternate/Local Data Sources