

CITY OF TROY

2020-2024 CONSOLIDATED PLAN & 2020 ANNUAL PLAN



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
ENTITLEMENT PROGRAM



CITY OF TROY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



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WHAT IS THE CONSOLIDATED PLAN?

The U.S. Department of Housing & Urban Development (HUD), allocates funds every year to cities for activities that benefit low and moderated income person's or area's where they live.

- ✓ City population
- ✓ Poverty
- ✓ Age of housing stock
- ✓ Level of disinvestment

WHAT IS THE CONSOLIDATED PLAN?

In order to get funding the City has to submit a
“5 Year Consolidated Plan”

- A strategy on how we intend to spend HUD funds.
 - ✓ Housing
 - ✓ Our living environment
 - ✓ Economic Development
- Covers a period of 5 Funding Years
 - ✓ Funding years run from July 1st – June 30th

WHAT IS THE ANNUAL PLAN?

“One Year Annual Action Plan”

- ❑ Shorter version of the Consolidated Plan
- ❑ Supports the goals and objectives, and strategy of the 5-year plan.
- ❑ Yearly application to HUD to request funds
- ❑ Covers a period of 1 Funding Year

CITIZEN PARTICIPATION

- ❑ Required by the U.S. Department of HUD
- ❑ Important in Developing the 5-Year Plan and Annual Plan
- ❑ Troy Residents should know how the funds are used

FUNDING SOURCES

Home Investment Partnerships Program
(HOME)

Emergency Solutions Grant
(ESG)

Community Development Block Grant
(CDBG)

WHAT IS HOME?

The HOME Investment Partnership Program

Grants given to states and local government to implement housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income individuals

□ Homeownership

- ✓ H.I.P. Program - Down Payment Assistance to First Time Home Buyers

□ Housing Rehabilitation

- ✓ CHDO (Community Housing Development Organization) Rehabilitation of vacant buildings to create new Affordable Housing

□ New Construction of Affordable Housing

- ✓ CHDO (Community Housing Development Organization) Projects

WHAT IS ESG?

Emergency Solutions Grant

The Emergency Solutions Grant (ESG) program provides funding to assist homeless persons with basic shelter and supportive service needs.

- Emergency Shelter**
 - ✓ Operation Costs of Emergency Shelters, Etc...
- Rapid Rehousing**
 - ✓ Rental / Utility Assistance, Moving Costs, Etc...
- Homelessness Prevention**
 - ✓ Rental / Utility Assistance, Moving Costs, Etc...
- Homeless Management Information System**

WHAT IS CDBG?

Community Development Block Grant

The CDBG program provides annual grants to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities.

- Benefits Low / Mod Income Persons / Areas**
 - ✓ Target Infrastructure Improvement
 - ✓ Income Eligible Housing Rehabilitation
- Address Slums and Blight**
 - ✓ Demolition / Stabilization of city owned buildings
- Meet an Urgent Community Need**

CDBG Eligible Activities

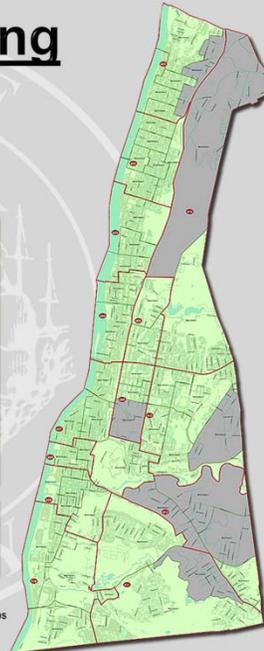
- ✓ Infrastructure
- ✓ Public Facilities
- ✓ Parks and Recreation
- ✓ Public Service programs
- ✓ Demolition/Stabilization
- ✓ Acquisition of Property
- ✓ Street Paving
- ✓ Code Enforcement
- ✓ Housing Rehabilitation
- ✓ Economic Development
- ✓ Administration Expenses

CDBG Funding

Eligible vs. Non-Eligible Low/Mod Areas City of Troy

TRACT	BLCKGRP	LOWMOD	LOWMODUNIV	LOWMOD_PCT
401	1	1110	1410	78.72%
401	2	560	1150	48.70%
401	3	180	290	62.07%
401	4	460	710	64.79%
401	5	630	695	90.65%
402	1	420	635	66.14%
402	2	1100	1260	87.30%
402	3	860	1165	73.82%
402	4	800	1100	72.73%
402	5	355	415	85.54%
402	6	275	495	55.56%
403	1	420	815	51.53%
403	2	505	715	70.63%
403	3	870	1165	74.68%
404	1	940	1080	87.04%
404	2	885	1005	88.06%
405	1	930	1110	83.78%
405	2	670	1070	62.62%
406	1	535	675	79.26%
406	2	430	795	54.21%
406	3	10	35	28.57%
407	1	810	940	86.17%
407	2	505	715	70.63%
407	3	760	1070	71.03%
407	4	970	1060	91.51%
408	1	725	900	80.56%
408	2	505	950	53.16%

TRACT	BLCKGRP	LOWMOD	LOWMODUNIV	LOWMOD_PCT
409	1	475	685	69.34%
409	2	300	500	60.00%
409	3	670	975	68.72%
409	4	530	640	82.81%
410	1	785	1305	60.15%
410	2	670	845	79.29%
410	3	990	1605	61.68%
411	1	1395	2165	64.44%
411	2	1285	2215	58.01%
411	3	440	1030	42.72%
412	1	240	580	41.38%
412	2	315	565	55.73%
412	3	235	835	28.14%
412	4	400	850	47.06%
413	1	405	665	60.90%
413	2	205	565	36.28%
413	3	400	750	53.33%
413	4	200	375	53.33%
413	5	315	550	57.27%
414	1	1760	2875	61.22%
414	2	395	1160	34.05%



LMISD Data by block group based on the 2011-2015 American Community Survey (ACS) - APRIL 1, 2019
<https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-summarized-block-groups>

CDBG Funding

Community Development Block Grant (CDBG) program are designed to benefit low- and moderate-income (LMI) persons, aid in the prevention or elimination of slums or blight, or meet a community development need having a particular urgency.

2019 HUD Income Limits

	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits	\$31,500.00	\$36,000.00	\$40,500.00	\$44,950.00	\$48,550.00	\$52,150.00	\$55,750.00	\$59,350.00
Extremely Low (30%) Income Limits	\$18,900.00	\$21,600.00	\$24,300.00	\$26,950.00	\$30,170.00	\$34,590.00	\$39,010.00	\$43,430.00
Low (80%) Income Limits	\$50,350.00	\$57,550.00	\$64,750.00	\$71,900.00	\$77,700.00	\$83,450.00	\$89,200.00	\$94,950.00

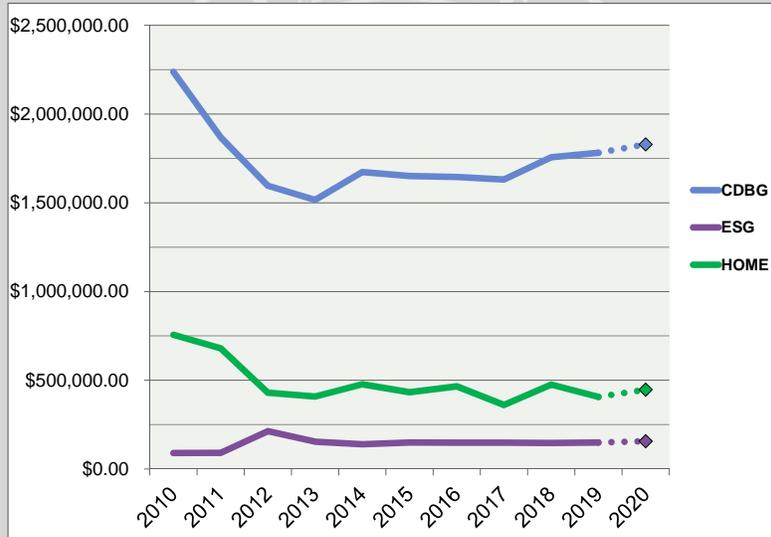
2020 ENTITLEMENT FUNDS



HISTORY OF ENTITLEMENT FUNDING

Program Year	CDBG	ESG	HOME	Total
2010	\$2,237,674.00	\$90,498.00	\$755,942.00	\$3,084,114.00
2011	\$1,868,971.00	\$90,658.00	\$679,688.00	\$2,639,317.00
2012	\$1,596,533.00	\$212,846.00	\$429,966.00	\$2,239,345.00
2013	\$1,516,707.00	\$153,759.00	\$408,468.00	\$2,078,934.00
2014	\$1,673,386.00	\$139,900.00	\$477,033.00	\$2,290,319.00
2015	\$1,651,237.00	\$149,000.00	\$432,579.00	\$2,232,816.00
2016	\$1,645,167.00	\$148,644.00	\$465,966.00	\$2,259,777.00
2017	\$1,630,991.00	\$148,110.00	\$360,958.00	\$2,140,059.00
2018	\$1,756,812.00	\$146,826.00	\$475,465.00	\$2,379,103.00
2019	\$1,781,861.00	\$149,069.00	\$406,222.00	\$2,337,152.00
2020	\$1,829,201.00	\$156,568.00	\$447,081.00	\$2,432,850.00

HISTORY OF ENTITLEMENT FUNDING



FIVE-YEAR STRATEGIC PLAN

Community Development Block Grant

CDBG

The City proposes to focus on the following target areas within Troy over the next 5-years:

- ❑ Target Area #1 – South Central / Little Italy
- ❑ Target Area #2 – Downtown
- ❑ Target Area #3 – Lansingburgh

TARGET AREA #1

2 1/2 Year Investment
July 1, 2020- June 30, 2023

South Central / Little Italy

3rd Street (Ida – Adams St.)
4th Street (Ida – Division St.)

\$2.5 MILLION DOLLARS

2020 - \$1,200,000.00
2021 - \$1,000,000.00
2022 - \$300,000.00



TARGET AREA #2

1 Year Investment
July 1, 2022- June 30, 2023

Downtown
State Street
(River – 2nd St.)

**\$400 THOUSAND
DOLLARS**

2022 - \$400,000.00



TARGET AREA #3

2 1/2 Year Investment
July 1, 2022- June 30, 2025

Lansingburgh
2nd Ave. (101st – 104th St.)
5th Ave. (101st – 104th St.)

\$2.3 MILLION DOLLARS

2022 - \$300,000.00

2023 - \$1,000,000.00

2024 - \$1,000,000.00



ONE YEAR ACTION PLAN

CDBG Funds - \$1,829,201

Planning & Administration

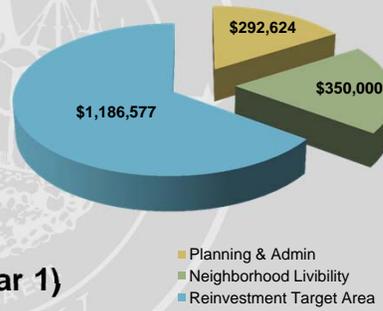
- CDBG Administration – \$292,624

Neighborhood Livability

- Code Enforcement – \$275,000
- Parks & Recreation – \$75,000

Reinvestment Target Area (Year 1)

- Little Italy / South Central – \$1,186,577



ONE YEAR ACTION PLAN

HOME Funds - \$447,081

Planning & Administration

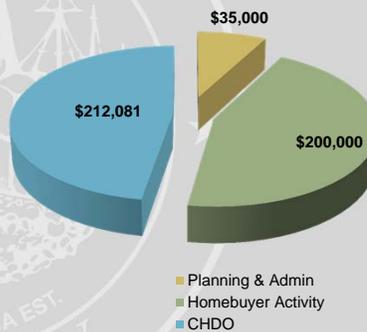
- HOME Administration – \$35,000

Homebuyer Activity

- Homebuyer's Incentive Program – \$200,000

CHDO

- CHDO Housing Project Rehab/New Construction – \$212,081



ONE YEAR ACTION PLAN

ESG Funds - \$156,568

Planning & Administration

- CARES of NY, INC.

Emergency Shelter

- Unity House / Joseph's House

Homelessness Prevention

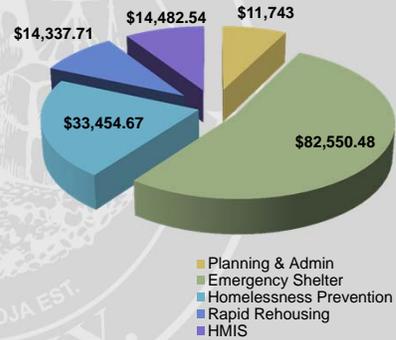
- Unity House / TAUM / YWCA / Roarke Center

Rapid Rehousing

- TAUM

HMIS

- CARES of NY, INC.



PROPOSED ACTIVITIES

Infrastructure Improvements:

- ✓ Street Improvements (Paving)
- ✓ Sidewalks & Curbing
- ✓ Street Lighting
- ✓ Water & Sewer Improvements
- ✓ Catch Basin Improvements
- ✓ Handicap Access Improvements
- ✓ Street Trees

Code Enforcement:

- ✓ General Code Enforcement Activities
- ✓ Targeted Code Enforcement (NICE)

Housing:

- ✓ Homeownership Down payment Grants
- ✓ Homeowner Housing Rehabilitation Grant
- ✓ New Construction
- ✓ Property Acquisition
- ✓ Vacant Building Demolition
- ✓ Vacant Building Stabilization

Parks & Recreation:

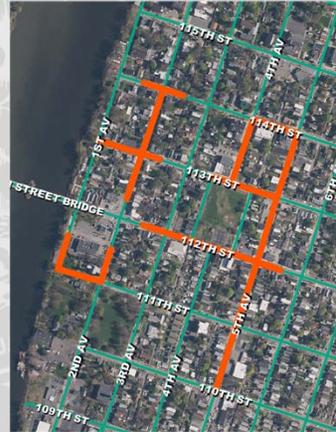
- ✓ New Playground Equipment
- ✓ Park Improvements

Prior Reinvestment Areas



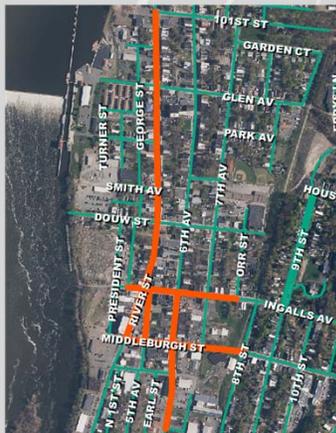
South Troy (FY 2017-2019)

Legend
— Street Paving, Sidewalks & Lighting Improvements
— Street Paving Only



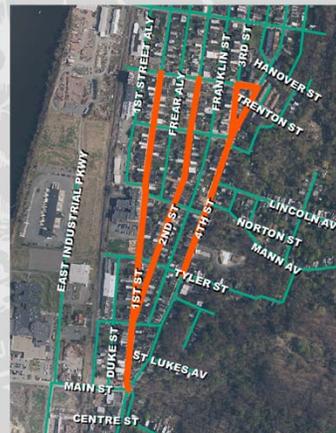
Lansingburgh (FY 2015-2017)

Prior Reinvestment Areas



North Central (FY 2012-2014)

Legend
— Street Paving, Sidewalks & Lighting Improvements
— Street Paving Only



South Troy (FY 2010-2012)

OTHER INVESTMENT IN TARGET AREAS

- ❑ **Troy Housing Authority**
- ❑ **Habitat for Humanity**
- ❑ **Troy Community Land Bank**
- ❑ **CDTA - Capital District Transportation Authority**
- ❑ **TRIP - Troy Rehabilitation and Improvement Program**
- ❑ **ONE TROY – Empire State Poverty Reduction Initiative**



TROY HOUSING AUTHORITY

- ❑ **Revitalization of the Martin Luther King Apartments**
 - ✓ Demo and remodel of the current buildings
 - ✓ Townhouse style
 - ✓ Reducing units at that location
- ❑ **Redevelopment of Taylor Apartments**
- ❑ **Developing Units in the North Central Neighborhood**
 - ✓ De-densification of apartment complexes
- ❑ **Development of Diverse Housing Opportunities**

TROY HOUSING AUTHORITY

“Martin Luther King Apartments”



Old Building Style



New Building Style

Redevelopment of Townhome Style Apartments

TROY HOUSING AUTHORITY

“John P. Taylor Apartments”



Potential Redevelopment of the Taylor Apartments site

HABITAT FOR HUMANITY

- ❑ **Develops Affordable Housing in the Capital District**
 - ✓ New Construction and Rehabilitation
 - ✓ Owner Occupied

- ❑ **CHDO Partner for the City of Troy**
 - ✓ Community Housing Development Organization

- ❑ **Leverages State and Local Matching Funds**
 - ✓ State Grants, Bank / Private Funding and gift-in-kind donations

- ❑ **Built or Rehabilitated 21 Homes in Troy** (since 7/1/2010)
 - ✓ HOME Funded

HABITAT FOR HUMANITY

“Habitat 5th Avenue Project”



Rehabilitation and New Construction on 5th Avenue

HABITAT FOR HUMANITY

“Fox Hollow Project”



New Construction on Burden Avenue and Cross Street

TROY COMMUNITY LAND BANK

- Development of Affordable Housing**
 - ✓ Co-Development of housing with the City of Troy and Habitat for Humanity

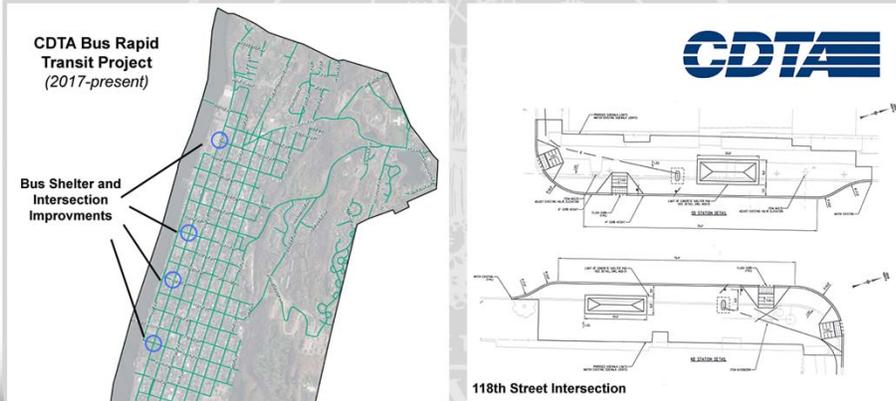
- Leverages state and local matching funds**
 - ✓ State Grants, Bank / Private Funding

- Target Area in North Central Troy**
 - ✓ Ingalls Avenue to Grace Court, from the River to the Uncle Sam Bikeway

- Potential Co-Development with CDTA (BRT Station)**

CDTA

“BRT Station and Signal Improvement ”



New sidewalks, crosswalks and bus shelters

Troy Rehabilitation & Improvement Program

- ❑ **Development and Management of Affordable Housing**
 - ✓ Management of 270 Residential Units
 - ✓ Mostly in the Hillside North Neighborhood (8th, 9th and 10th Streets)
- ❑ **Projects Currently in Planning / Development**
 - ✓ “Hillside North SRDI” - 10 New Construction Units (2019 and early 2020)
 - ✓ “Hillside Views” - 52 New Construction Units (2021 and early 2022)
 - ✓ “Hillside Redevelopment” – Rehabilitation of 24 Units (2021)
- ❑ **City of Troy’s Homebuyers Incentive Program (HIP)**
 - ✓ Administers HIP Program
 - ✓ Provides Homebuyers Orientation and Education Courses
 - ✓ Assisted 80 First Time Home Buyers from 2010 to current

Troy Rehabilitation & Improvement Program

“Hillside North Neighborhood”



New Construction and Rehabilitation of 86 Units of Affordable Housing

ONE TROY

- Empire State Poverty Reduction Initiative Grant**
 - ✓ \$1.5 Million Dollar Grant from the State
 - ✓ Administered by the Commission on Economic Opportunity (CEO)
 - ✓ Partnering with local Nonprofit Agencies

- Target Area in North Central / Hillside Neighborhood**
 - ✓ Hoosick St. to Ingalls Ave., from the River to 10th St.

- Areas of Investment**
 - ✓ Youth, Community Revitalization, Safety, Housing, Workforce Development

ONE TROY

“Building Our City Together”



Community Partners

- ✓ City of Troy
- ✓ CEO
- ✓ TRIP
- ✓ Capital Roots
- ✓ Troy Drug Free Community Coalition
- ✓ Unity House
- ✓ Capital Car Share
- ✓ Employer Resource Network
- ✓ TAP
- ✓ Collective effort
- ✓ Boys & Girls Clubs of the Capital Area
- ✓ ARK, Inc.
- ✓ Troy L.O.O.K.
- ✓ 518 Positive Reinforcement
- ✓ Arts Center of the Capital Region

Working to reduce poverty in North Central and Hillside Communities

CONSOLIDATED PLAN PROCESS

- Draft of the 5 Year Consolidated Plan will be submitted to City Council approximately March, 2020.
- A Public hearing will be held by the Housing & Community Development Department and then One by City Council on the Final 5 Year Consolidated Plan and the One Year Action Plan approximately April 2020.
- Final draft of the 5 year Consolidated Plan and One Year Action Plan submitted to the City Council for final approval on May 7, 2020.
- Submitted to HUD by May 15, 2020.

CITIZEN PARTICIPATION

October 24, 2019
Italian Community Center
1450 5th Avenue
6:00 - 8:00 p.m.

October 29, 2019
Lansingburgh B&G Club
501 4th Avenue
6:00 – 8:00 p.m.

November 12, 2019
Troy City Hall
433 River Street
6:00 – 8:00 p.m.

November 14, 2019
Arnold E Fallon Community Center
102 W. Glen Ave
6:00 – 8:00 p.m.

March 4, 2020
Troy City Council / Troy City Hall
433 River Street
6:00 – 8:00 p.m.

April 16, 2020
Troy City Hall
433 River Street
6:00 – 8:00 p.m.
Final 5 Year & Annual Action Plan

TARGET AREA SUCCESSES

South Troy Target Area



Under Construction – South Troy Target Area (1st Street)

South Troy Target Area



Before / Current – Park at 2nd & Jackson Streets (*Under Construction*)

North Central Target Area



5th Avenue / River Street Intersection - Google Earth Image

Lansingburgh Target Area



5th Avenue between 112th and 113th Streets - Google Earth Image

“The Phoenix House”



Complete rebuild of a vacant building that was damaged by fire in the 90's

COMMENTS