

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
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**CITY OF SCHENECTADY
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
FY 2009-2010**

A. INTRODUCTION

Every five years, the City of Schenectady is required by law to prepare a Consolidated Plan in order to receive federal funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan combines in one report important information about City of Schenectady demographics and economic activity as well as detailed information on the housing and job needs of its residents. The City of Schenectady's 2005-2009 Consolidated Plan for housing and community development guides the allocation of federal resources received by the City of Schenectady from HUD.

For each succeeding year, the City of Schenectady is required to prepare a one-year Action Plan to notify citizens and HUD of the City's intended actions during that particular fiscal year. This plan includes citizen input and is due to the HUD Field Office in Buffalo, New York no later than the middle of May, annually.

At the end of each fiscal year, the City must also prepare a CAPER to provide information to HUD and citizens about that year's accomplishments. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped to meet the City's five-year goals and to address priority needs identified in the Consolidated Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually no later than the end of September.

The Department of Development is designated by the City as the single point of contact with HUD and lead agency for grant administration of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) funds, and Emergency Shelter Grant (ESG) funds. As the single point of contact with HUD, the Department of Development is responsible for coordinating the development of the FY 2009-2010 CAPER.

The CAPER was prepared with the involvement of several City departments, non-profit organizations, community groups and private investors. The citizen participation process for the CAPER involves a public review and comment period, followed by a public hearing scheduled for October 13 in the City Council Chambers to allow Schenectady citizens the opportunity to evaluate the CAPER.

The draft report was available for public review and comment beginning September 29, 2010, through October 14, 2010. Copies were placed at the Schenectady County Public Library (intersection of Liberty and Clinton Streets), in the City Clerk's Office, Room 107, and the Department of Development, Room 14, City Hall, at Carver Community Center, 700 Craig Street, and at the Schenectady Municipal Housing Authority, 375 Broadway.

B. EXECUTIVE SUMMARY

The City of Schenectady has made substantial progress in the 2009 FY (July 1, 2009 – June 30, 2010) to provide decent, affordable housing; to provide suitable living environments; and to create economic opportunities for citizens of the City of Schenectady.

Through funding from the U.S. Department of Housing and Urban Development (HUD), the City of Schenectady expended Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) dollars including the Homelessness Prevention and Rapid Re-Housing Program (HPRP). In addition, CDBG-Recovery (CDBG-R) funding was also expended.

The City of Schenectady has continued to follow previously implemented performance measurements to aggregate performance data at the national level as prescribed by HUD. All activities funded address one of the three primary objectives and one of the three outcomes that benefit low and moderate income people. They are as follows:

Objectives	Outcomes
1. Suitable Living Environment	1. Availability/Accessibility
2. Decent Housing	2. Affordability
3. Creating Economic Opportunity	3. Sustainability/Promoting Livable or Viable Communities

ASSESSMENT OF THE ONE-YEAR GOALS AND OUTCOMES

\$2,505,265 in **CDBG** funds were expended in 2009 for the following types of activities:

Activity	Expenditures	Percent
Public Infrastructure Projects	\$26,520	1%
Housing Activities	\$1,195,028	48%
Public Service Activities	\$575,529	23% (adjusted to %15)
Program Administration	\$515,723	21% (adjusted to 19%) with program income).
Economic Development Activities	\$130,451	6%
Acquisition/Demolition	\$ 62,014	1%

\$1,359,455 in **HOME** funds was expended in 2009 for the following types of activities:

Activity	Expenditures	Percent
Homebuyer Program Activities including Housing Rehabilitation and New Construction for Affordable Housing Development	\$1,359,455	100%

\$135,139 in **ESG** funds were expended in 2009 for the following type of activity:

Activity	Expenditures	Percent
Operations Support and Essential Services	\$135,139	100%

\$411,912 in **HPRP** funds were expended in 2009 for the following types of activities:

Activity	Expenditures	Percent
Homeless Prevention	\$35,480	13%
Administration	\$32,680	5%
Homeless Assistance/ Rapid Re-Housing	\$343,752	82%

\$349,029 in **CDBG-R** funds were expended in 2009 for the following type of activity:

Activity	Expenditures	Percent
CDBG Target Area Street Rehabilitation	\$349,029	100%

These expenditures helped accomplish the following:

Sustainability for the Purpose of Providing Decent Affordable Housing

- Construction began on eight (8) of the ten (10) universally designed, green/affordable prototype homes during July 2009. Homes will be completed on a staggered basis through Spring 2011.
- Fifty two (52) homeowners sustained decent, affordable housing through a housing rehabilitation program designed to maintain, upgrade, and make the housing stock code compliant and lead safe.

Accessibility for the Purpose of Providing Decent Affordable Housing

- Twenty three (23) low-income households in the SHDFC's Second Mortgage Program purchased homes to provide access to decent, affordable housing through the HOME/CDBG programs.
- 113 homeless people were sheltered and received support services.

Accessibility for the Purpose of Creating a Suitable Living Environment

- 6,659 persons with 6,581 being of low-and moderate-income were provided access to needed public services in 2009. These services included, but were not limited to: health care, cultural/educational services, homeless services, youth services, case management for persons with disabilities, and services for persons affected by HIV/AIDS.
 - 86% were extremely low-income persons;
 - 12% were low-income persons;
 - 2% were moderate-income persons;
 - Approximately 16% of the persons served were White, 79% were African-American, 1% were Asian, 2% were American Indian/Alaskan, and 2% were Pacific Islander.

Accessibility for the Purpose of Creating Economic Opportunities

- One (1) entrepreneur was provided a loan through the City's CDBG-funded Schenectady Local Development Corporation to establish or expand an existing business for the purpose of creating economic opportunities.

Sustainability for the Purpose of Creating a Suitable Living Environment

- Three (3) street projects, Stanley Street, Grove Place, Foster Avenue, were completed in CDBG low-income target areas (multi-year project).
- Four (4) street projects, Second Street, Seneca Street, Duane Avenue, Stanley Street, were begun in CDBG low-income target areas (multi-year project) using CDBG-R funding.

For all CDBG expenditures made during the 2009 FY (\$2.505,265), the City of Schenectady:

- Expended \$575,529 on Public Services activities. This represents an adjusted 14.91% of its funding. This is less than HUD's requirement that not more than 15% of funds be expended on Public Service activities.
- Four (4) street projects, Second Street, Seneca Street, Duane Avenue, Stanley Street, were begun in CDBG low-income target areas (multi-year project) using CDBG-R funding.

The City

- Expended \$515,723 on Planning and Administration. This represents 19.25% of its funding (the current year's entitlement and the current year's program income). This is less than HUD's requirement that not more than 20% of funds be spent on Planning and Administration.
- Expended 100 % of its annual CDBG funding to benefit low-and moderate-income persons. This exceeds HUD's requirement that a grantee spend at least 70% of its

annual CDBG funding (excluding planning and administration expenses) to benefit low-and moderate-income persons over a one-year period. The City has met and exceeded this standard since the inception of the CDBG program.

2009-2010 ACCOMPLISHMENTS – HIGHLIGHTS

The Executive Summary is designated to provide residents and HUD with a quick overview of project goals and accomplishments during the 2009-2010 program year and shows the relationship between these projects and the priorities and the strategies established by the City and HUD.

Affordable Housing and Related Programs

A major emphasis in the CAPER this year continues to be on the City's overall housing strategy as presented in the City's 2009 Action Plan. In 2009, the City funded a diverse group of affordable housing programs.

Universal/Green Affordable Housing Project

In 2009, The City partnered with Schenectady's two, non-profit, HOME Certified Community Housing Development Organizations: Better Neighborhoods, Inc., (BNI) and the Community Land Trust of Schenectady, Inc., (CLTS) and multiple community partners, to develop ten single-family homes, constructed and sold in the affordable housing industry, which are USGBC LEED Certified at the Platinum and Gold levels, super-energy efficient, universally designed, and reflect the historic character of the City. The ten unit project is modeled after the Universal Design/Green Affordable Housing Prototype project that was completed in 2008. This project built three single-family homes, one of which was the first USGBC LEED Platinum certified residential home in New York State.

Priority was given to create homes that were sustainable to both new homeowners and the community. High priority was given to reducing overall energy use and monthly utility costs for the low-income, first-time home buyer. The homes are 1650sq ft, 2 floors, full basement, 4 bedrooms, 2 baths and are universally designed to allow "aging in place."

The ten unit project began construction in July 2009. Homes will be completed on a staggered basis through spring 2011. Currently, eight of the ten units are under construction. One unit has sold and three are under contract to be sold when construction is complete. The four remaining units are currently being marketed for sale.

Through the use of energy efficient design and renewable energy, the homes generate 40% to 60% of their own electric and hot water needs. Total utility costs (heat, hot water and electric) average less than \$140.00 per month. Owners have been required to submit monthly utility bills. Based on actual bills, the homes are more energy efficient than expected. The renewable energy systems are producing energy at the high end of the estimate, nearly 60%. This yields an even greater savings for the low-income, first-time homeowner.

In 2010, partners have applied for grant funds to leverage additional funds continue additional affordable green homes development.

Community Housing Development Organizations (CHDO) Activity

In 2009, the City continued funding two, successful, long-term certified CHDO's: Better Neighborhoods, Inc. and Community Land Trust of Schenectady, Inc. The City also assisted the City of Troy to re-certify, as a CHDO, the Troy Rehabilitation and Improvement Program (TRIP). Programs funded include: green housing rehabilitation (both substantial and moderate), program delivery for housing rehabilitation specialists for CHDO projects, senior and non-senior emergency repairs, new construction of green, energy efficient homes, homebuyer counseling and foreclosure counseling.

Subrecipient Activities:

The City continued funding a successful, long-term non-profit sub recipient, the Schenectady Housing Development Fund Corporation, to provide first-time homebuyer, down payment and closing cost assistance.

The City funded Bethesda House, a non-profit homeless center, to assist in the new construction of a 16 unit rental project for the homeless.

The City funded Habitat for Humanity of Schenectady County, Inc. to provide substantial housing rehabilitation of two homes that will be sold to low-income, first-time homebuyers.

2010-2011 Upcoming Initiatives:

- Neighborhood Stabilization Program (NSP1) currently being funded in the 10 unit, Universal/Green Affordable Housing Project for the new construction and redevelopment of 10 abandoned and foreclosed home sites.
- Universal Design Green Homes: development of 4 newly constructed single-family green homes.
- Green housing rehabilitation: produce 7 substantially rehabilitated, single family homes to be sold affordably. Homes will meet green and energy efficiency standards.
- Homeowner Occupied housing rehabilitation: 16 units of moderate and substantial housing rehabilitation for low and moderate income homeowners.
- Weatherization: working with multiple partners to create a local weatherization company.

Homeless/Special Needs Assistance

Through the efforts of the City's Continuum of Care providers, 4,917 households with 8,743 homeless clients were assisted, and recorded into the Homeless Management Information System (HMIS).

The Schenectady Housing Development Funding Corporation (SHDFC)

Funded with CDBG and HOME monies, the SHDFC provides downpayment assistance for first-time homebuyers. During the 2009 FY, the SHDFC assisted 23 low and moderate income persons who purchased their first homes in the City of Schenectady.

Housing Counseling

Two (2) Community Housing Development Organizations (CHDOs) provide housing counseling services. Both CHDOs combined provided 222 individuals (BNI-197; CLT-25) with housing counseling services.

PUBLIC SERVICES

CDBG funds continued to be focused on a strategy of achieving individual and family self-sufficiency during the 2009-2010 reporting period.

Public safety continued to be a high priority for CDBG public service funding.

During 2009, \$300,734 in CDBG funding was allocated for seven (7) community police officers serving in low and moderate income areas of the City of Schenectady.

The City of Schenectady expended \$575,529 in CDBG funds for public service activities (including NRSA activities), amounting to 14.91% of total CDBG expenditures (adjusted).

ECONOMIC DEVELOPMENT

Program emphases during 2009-2010 continued to include: 1) attraction and retention of high quality businesses; 2) assistance to the retail, growth, and micro-business sectors; and 3) the provision of needed employment, business technical assistance, and training services for small business, particularly those owned by low and moderate income persons.

One (1) economic development loan was made during 2009, and one (1) low and moderate income FTE job was created as a result of federal CDBG funding for economic development activities through the City's "Schenectady Local Development Corporation" (SLDC).

PUBLIC FACILITIES

Attention continued to be paid to targeting of CDBG funds for the renovation of senior, youth, multipurpose and general community centers located primarily in low income areas with high

concentrations of minorities. These facilities provide needed public services, including youth employment and training, adult day care, mentoring, literacy programs, educational and cultural activities, programs for the developmentally and physically disabled, and other activities that encourage family self-sufficiency. CDBG funds were used to renovate or rehabilitate five (5) community projects and other facilities for families, youth and children during Program Year 2009-2010. This figure represents multi-year project funding.

CODE ENFORCEMENT ANALYSIS

The results of an extensive neighborhood public comment process for the City of Schenectady's new comprehensive plan ("Vision Plan 2020") adopted in early 2008 indicated that the number one and number two neighborhood revitalization priorities were increased code enforcement and increased community police presence.

This was requested in each of the City's ten (10) neighborhoods, including all CDBG-targeted low and moderate income neighborhoods.

Based on the recommendation of the City's CDBG-funded Comprehensive Plan, three (3) additional code enforcement/housing inspectors were hired during 2006 to deliver professional services in our low and moderate income neighborhoods.

Approximately 2,000 inspections are conducted per Code Enforcement Officer. CDBG funds leveraged over \$195,000 in matching funding for code enforcement activities.

Recognizing that increased code enforcement, creating an inventory of "nuisance" properties and identifying unsafe buildings for immediate demolition are key elements for neighborhood revitalization, the City of Schenectady uses a multi-departmental approach in resolving code violations in designated low and moderate income areas throughout the City.

Quality of life enforcement activities are coordinated using code enforcement personnel, property management (SNAP and Department of Development), the Law Department, and the Police Department to provide enhanced neighborhood sustainability.

Most notable actions undertaken by the Bureau of Code Enforcement during FY 2009 include:

- Approximately \$800,000 was allocated for code enforcement and the lead paint program in low and moderate income areas;
- With an annual goal of 10,000 inspections, 21,000 inspections (approximately 9,639 units) were conducted in low and moderate income areas. This level of activity can be attributed to intensive code violation initiatives conducted in every low and moderate income neighborhood in the City of Schenectady at least once a year. These code enforcement initiatives were coordinated with the Schenectady Police Department via "Project Impact". The intent of these initiatives is to provide an increase in a visual impact and to improve the quality of the City of Schenectady's housing stock and to address quality of life issues within targeted areas;

- The Neighborhood Initiative Program, as part of the Schenectady Home Program (SHP), is used in targeted areas needing special attention. This program concentrates in designated areas using code enforcement to improve both quality of life and visual impact within those areas. This program was used to assist the CHDOs obtain eligible applicants for their rehabilitation assistance programs;

C. FAIR HOUSING PLAN

- The City of Schenectady continues to fund the position of Fair Housing Officer (Program Coordinator) who acts as a contact person for individuals in need of Fair Housing Equal Opportunity and/or general housing assistance and landlord and tenant issues. The Fair Housing office refers all relevant complaints to the appropriate local, state and federal agencies and works to resolve them to the extent of their legal capability.
- The Fair Housing Officer also performs the duties of the City of Schenectady's ADA Coordinator, which supervises and oversees the City's Office of Disability Services, its staff activities and all related ADA functions.
- The City of Schenectady's First Time Homebuyers program is directed by the Fair Housing Officer. Throughout the years this program has made it possible for many to achieve their American dream of becoming new homeowners for the first time. This program is currently using HOME and CDBG funds.
- The Fair Housing, ADA, and the City's first time homebuyer's informational web pages contain important as well as helpful information and links, to HUD, New York State, U.S. Department of Justice and various other helpful sites and may be accessed at www.cityofschenectady.com
- The City continues to administer its direct and indirect housing programs to make sure that no discrimination exists in the marketing of rental and ownership units for which City funds are provided. Advertisements for City funded housing programs shown in the community newspaper, the "Daily Gazette", and other media sources (internet, TV) are also monitored to ensure non-discriminatory marketing.
- The Fair Housing Office of the City of Schenectady on a regular basis meets with area banks and financial institutions to make sure lenders are in compliance with Fair Housing and Equal Housing Opportunity guidelines. The Fair Housing Officer works in cooperation with various community organizations and housing providers and has developed an educational and outreach program that is directed to all segments of City residents such as the Landlord Training Program and Tenants Training Program offered quarterly with no charge to City residents.
- The Fair Housing office co-sponsored with HUD Buffalo FHEO office and NBT Bank an educational luncheon and seminar, on April 17, 2010 at the Stockade Inn.

Mayor Brian Stratton, Robert Scofield, HUD Field Office Director, Albany NY, FHEO Specialist Joseph Butch and HUD FHEO specialist Raesa Waheed from New York City Office, Sharon Jordan, Chief of Staff, City of Schenectady, enlighten the audience of over 80 people with current Housing Trends and City of Schenectady Initiatives.

In attendance there were other State, County and City Legislators, their representatives, lenders, real estate agents, various City department heads, representatives of other housing counseling agencies, and various non-profit agencies, neighborhood association and religious organization representatives.

- Mayor Stratton proclaimed April as National Fair Housing Month in the City of Schenectady; the official proclamation was presented to Joseph Butch, and Raesa Waheed, HUD FHEO representatives.
- City of Schenectady and Sunrise Management Company signed an MOU to train multi-unit apartment owners and managers regarding various landlord issues. The Fair Housing officer was instrumental in the process and also provided Fair Housing training.
- The City of Schenectady's Fair Housing officer offers training seminars to those who are ordered by the court to receive Fair Housing training.
- Throughout the years the fair housing office has achieved a good working relationship with HUD FHEO Offices and with NY State Division of Human Rights.
- Due to cooperation with other City Departments and related agencies, City Hall and the City of Schenectady have become more accessible than prior years to people with disabilities., with improvement made to City Hall bathrooms, directional signs posted around the City Hall for guidance, accessible street ramps and curb cuts around on major City Streets, traffic signals around high traffic intersections, hearing devices for City Council meetings, newly constructed buildings are built in accordance with ADA. Also, the city has continued building new universally designed green homes to better serve our needed population.
- The City of Schenectady's Office of Fair Housing continues to distribute Fair Housing materials to the general public. Over 1500 informational packets concerning Fair Housing and Tenancy issues were mailed and handed out to persons who called or stopped in at the Office of Fair Housing for assistance. During the year an average of 150 phone calls per month were answered by this office regarding tenant, landlord and other housing related questions.
- The Office of Fair Housing has worked in conjunction with the Building Inspector and Code Enforcement Officers in the distribution of Fair Housing literature while conducting permit and code enforcement inspections. Officers have been instructed in Fair Housing and landlord/tenant laws and regulations and make referrals to the Office

of Fair Housing when appropriate. Schenectady Community Action Program also assists in handing out Fair Housing materials.

- The Office of Fair Housing has presented, at various housing agency meetings, information on the Fair Housing Plan, Education and Outreach initiatives for the City. These presentations included materials given to the agencies to assist them in furthering outreach for their constituent organizations and clientele.
- The Office of Fair Housing is actively involved with the Schenectady County Eviction Task Force, Schenectady County Department of Social Services, Schenectady Housing and Supportive Network, Continuum Care Group, United Way Emergency Shelter, Schenectady Build Your Money Coalition, Schenectady Housing Development, Affordable Housing Partnership, Schenectady Municipal Housing Authority and other agencies, groups and task forces.
- The Fair Housing Office is a member and attends regularly scheduled meetings of:
 - The Schenectady County United Way Emergency Food and Shelter Program
 - Schenectady County DSS Commissioner Advisory Board
 - Schenectady Housing Development Fund Corp.
 - Affordable Housing Partnership of the Capital Region.
 - Schenectady County Eviction Task Force.
- The Fair Housing Officer assisted United States Census 2010 and serve as liaison for the City of Schenectady. One of the major tasks was to make sure everyone in the City of Schenectady was counted. The Fair housing officer was fully involved and also served as 1st Vice Chair of the Schenectady County Complete Count Committee.
- In prior years, the City identified the lack of knowledge about existing fair housing laws as a major obstacle to fair housing choice. In response, the City is devoted to providing ongoing community education regarding general housing opportunities and the specifics of existing fair housing laws.
- The Fair Housing Office will be more involved in all Housing Activities that the City may, or will get involved in the future. By being more involved, the Fair Housing Office will be able to monitor and assist in fair decision making practices, and offer equal opportunities to all.
- The City of Schenectady's Office of Fair Housing requests more investigative powers and testers, to further test real estate agencies, landlords, lenders, and others by making sure that there is no one violating the Fair Housing laws, and those that are found to be in violation, must be prosecuted. An important function of this office is to monitor lenders in an effort to prevent predatory lending which makes this office in need of more funding and staffing so it can be able to monitor housing discrimination more efficiently, educate more citizens, and be able to have a dedicated hotline available to consumers.

- Due to the aging population and the growing number of disabled residents, the City is in need of more accessible housing units to better serve these protected groups.
- The major impediment currently observed is the deterioration of some poor neighborhoods. Most of the residents of these neighborhoods are protected under the fair housing act.

D. CONTINUUM OF CARE

Homelessness

The statistical data, the process, the needs, goals, and the gap analysis for this section are excerpted from the Continuum of Care.

Current Chronic Homelessness Strategy

The Schenectady County Homeless Services Planning Board is addressing the needs of the chronically homeless through:

- 1) The development of low demand housing
- 2) Increasing outreach efforts
- 3) Identifying needs through the HMIS, and
- 4) Coordination of services through the development of a Ten-Year Plan to End Homelessness

C. Development of Low-Demand Housing

Schenectady County has made a firm commitment to addressing the needs of chronically homeless persons primarily through the development of low –demand housing. Bethesda House has already created eleven units of housing using the “Housing First” model. The Currently, the Bethesda House proposed to create an additional 12 unit SRO program for chronically homeless persons. In addition other housing providers including Mohawk Opportunities, SCAP and the YMCA of Schenectady have initiated a process of giving housing priority to chronically homeless persons within their existing housing programs for homeless persons with disabilities.

D. Outreach

Bethesda House has continued to strengthen its street outreach efforts, using its extensive connection with chronically homeless person to identify places where other chronically homeless persons congregate. Bethesda House continues to expand the type and scope of services it offers at its Community Center/Day Shelter and has developed plans to move the center to a new, larger facility that will allow the program to continue to expand its efforts to fulfill the needs of the chronically homeless in Schenectady County.

E. HMIS

In order to adequately serve chronically homeless persons in Schenectady County, there must be an in-depth knowledge and understanding about the characteristics of this population. Therefore

the development of an HMIS is an integral part of Schenectady County's strategy for ending chronic homelessness. Schenectady County participates in the 17-county Capital Region HMIS and has actively participated in the HMIS since it was first implemented in 2004. The HMIS now incorporates information from nearly all homeless housing providers and provides valuable information about the extent of homelessness in Schenectady County.

F. Ten Year Plan to End Homelessness

The Schenectady County Ten Year Plan to End Homelessness was released in November of 2007 and is currently being implemented. The Plan was developed using information about the needs and characteristics of the homeless as gathered through the HMIS and used this information to develop a comprehensive plan for ending homelessness in Schenectady County. This Plan includes recommendations for the use of both private and public resources to create additional housing and services for all of Schenectady County's homeless residents, including families and the chronically homeless. The Plan's implementation is coordinated by the Schenectady County Homeless Services Planning Board (HSPB), which includes representatives of both government and non-for profit agencies. The HSPB meetings include discussion of the systemic issues that affect the housing and services for the homeless in a manner that allows for significant changes to benefit this population. These meetings also focus on the development of more effective discharge plans for persons leaving psychiatric facilities, correctional facilities, hospitals and foster care.

G. Number of Sheltered and Unsheltered Chronically Homeless Persons

There were 13 chronically homeless persons indicated as "sheltered" in the 2009 Continuum of Care: Homeless Populations and Subpopulations Chart, and 19 as "unsheltered".

The primary causal factors for homeless as determined using the data provided by service providers interacting with the population. These causes and their approximate percentile value, with a brief description, are listed below. The percentages equal more than 100% because of some multiple listing of causal factors.

H. Causes of Homelessness

Substance Abuse, 26% - This number represents persons with known "Alcohol Dependence". The number is not entirely representative of persons who demonstrate periodic "substance abuse". In reality, the alcohol/drug percentage is probably higher.

Dual Diagnosed/Mentally Ill - 15% to 19% All of this group has diagnosed mental illness. But this group is further subdivided with approximately 15% considered chemical abusers (MICA). The remaining 3 to 4% are not chemical abusers.

Shared Housing Fell Through (Prior living arrangement with another ceased) - 25 % - The number one stated reason for homelessness. Persons in this category are difficult to group because they also tend to appear in a number of the other groups. These other problems probably contribute to the loss of the shared housing.

Runaway/Throwaway Youth - 12% - Relates to Schenectady's high rate of teen pregnancy and family violence.

Domestic Violence - at least 12%.

Transient - at 8% - This is a rather low percentage. About 92% of all homeless in Schenectady originate in Schenectady. Contrast the 8% "out of town homeless" with Albany's 32% "out of town homeless".

Eviction - at 9%

Jail Release - at 8%. This population is a high risk group that frequently returns to prison. It is also a population that is outside the "Continuum of Care" since it is released directly onto the street without the intervention of any service providers.

Other Release - at 8%, generally from a rehabilitation facility. Note: Hospital Release Below Developmentally Delayed at 4% - 5%. This number represents that portion of the population with a very low intelligence quotient range. This population has great difficulty in living independently. This population probably connects directly with the "Shared Living Fell Through" category.

Unemployment - at %5.

AIDS - initially reported at 2%, is likely 8% because of the tendency of this population to hide the cause of their physical problem. The 8% figure is a national average.

Psych Hospital Release - at 2%

Med. Hospital Release - at 1%.

Fire - at least 1%

NY-507 Schenectady City and County Continuum of Care
2009 Project Applications

New Projects:

1. YWCA of Schenectady

- a. Rosa's House Expansion: The YWCA's Rosa's House will be expanding to meet the needs of homeless and chronically homeless women. The expansion will serve eight women in four scattered-site housing units. (\$144,703)

Renewal Projects:

1. Bethesda House of Schenectady, Inc.

- a. Day Shelter: The Day Shelter Drop-in Center for the homeless provides the primary point of contact and entry into the Continuum of Care for the Chronically Homeless in Schenectady. It provides a variety of unique support services for this sub-population including: showers, laundry, phone/fax/copier, mailboxes, daily meal, and clothing. (\$22,300)
- b. Case Management and Supportive Services: This project focuses on Housing Case Management – providing emergency shelter placement; assessment for housing programs, rehab and mainstream resources. The project also provides assistance for participants to obtain steady income and permanent housing. Representative Payee Services are provided to participants on SSI. (\$48,083)
- c. Supportive Services Expansion increases capacity of the above two projects. (\$63,564)
- d. The Lighthouse: The Lighthouse residence provides permanent supportive housing for ten formerly chronically homeless disabled adults. The Lighthouse is a Housing-First Model with a ninety-five percent success rate of participants remaining continuously housed for > three years. (\$152,738)

2. Legal Aid Society of Northeastern New York

- a. Legal Aid Society Homelessness Project for Schenectady: The Legal Aid Society Homelessness (LASH) Unit provides free civil legal services, including advice,

brief service, full representation and community legal education, to homeless individuals (including chronically homeless individuals and homeless families) in Schenectady. The population served is all homeless. The grant funds access to civil legal services to the homeless in locations in Schenectady. (\$30,120)

3. Mohawk Opportunities, Inc.

- a. Supported Housing Program: This program provides rental subsidies to 13 formerly homeless individuals with disabilities related to mental illness. (\$125,347)
- b. Permanent + Supported Housing: This program provides rental subsidies to six formerly homeless individuals with disabilities related to mental illness. (\$56,355)
- c. Permanent Housing for Chronically Homeless: In the past year, this program served eight individuals with histories of chronic homelessness and diagnoses of severe mental illness through the provision of rental subsidies and supportive services. (\$72,612)

4. SAFE Inc., of Schenectady

- a. Project SAFE/Life Skills Program: This program serves 80 individuals annually who have a dual diagnosis of homelessness and substance abuse or mental health disorders. The individuals in the program are provided with advocacy to ensure that they find and remain in safe permanent housing. These individuals are also provided with supportive services to ensure that they are able to increase their skills and/or income to help them become more self-sufficient. (\$48,297)

5. Schenectady Community Action Program, Inc.

- a. Sojourn House: This is a transitional housing program for homeless pregnant and/or parenting women and their children--the only program of its kind in Schenectady County. Sojourn is a congregate care facility that provides comprehensive services including meals, transportation, case management, housing location and supportive services. (\$165,905)
- b. Permanent Housing Program: This project provides 10 units of housing and comprehensive support services to homeless families with a diagnosed mental illness, substance abuse or HIV/AIDS condition who live in scattered site apartments. HUD funding pays for rental subsidies and case management. (\$163,073)
- c. Permanent Housing Program: expands the above program by 6 units. (\$110,205)

6. YWCA of Schenectady County

- a. Rosa's House: This project provides permanent housing and supportive services to homeless women with disabilities. The program provides single room occupancy units in a congregate setting and support services to deal with disabilities and barriers to remain permanently housed. (\$211,271)

7. City of Schenectady

- a. Schenectady YMCA Shelter Plus Care (10 Bed): This program serves men ages 18 and up who are Schenectady County Residents and are currently homeless with a disability. Each YMCA resident receives a room, case manager, mailbox and

personal needs items such as soap, shampoo, toothpaste, toothbrush, razors, towel and linen. All the men of the Shelter plus Care program are connected to an outpatient provider to address their disability. The case managers at the YMCA have weekly conferences with the clinical provider to ensure attendance and the follow through of the clinical requirements at the Residence Program. (\$61,800)

- b. Schenectady YMCA Shelter Plus Care (20 Bed): expands the above program by 20 units. (\$123,600)
8. NYS Office of Alcoholism and Substance Abuse Services
 - a. New Choices Recovery Center (34 units): Shelter Plus Care provides rental assistance and case management services for permanent housing for individuals/families with disabilities. Our primary target population are individuals with substance abuse histories. (\$309,263)
 - b. New Choices Recovery Center (25 Units): Expands the above program by 25 units. (\$230,592)
 9. Schenectady Municipal Housing Authority
 - a. SMHA Shelter Plus Care: This program provides permanent housing to Schenectady County Residents who are homeless and disabled due to serious mental illness, chronic substance abuse, and/or HIV/AIDS. The program is funded to provide 46 units of housing. (\$450,684)
 10. Corporation for AIDS Research, Education and Services, Inc.
 - a. Schenectady County Portion of the Capital Region HMIS: The Schenectady County Portion of the Capital Region HMIS collects client level data from 28 programs operated by 9 agencies. Participation in the HMIS is a requirement for all recipients of CoC, ESG and/or HPRP funds. (\$30,000)

E. OTHER ACTIONS

The City of Schenectady has taken the following steps to address issues discussed in the Consolidated Strategic and Action Plans:

(1) Under Served Needs:

To address under-served needs this year, the City of Schenectady provided space and administrative support via the CDBG program for the “Office of Disability Services”. Located at City Hall, this office provides persons with disabilities disability expertise and assistance with housing, employment, and advocacy services.

The City of Schenectady Office of Disability Services is contracted to provide services to City residents with disabilities for three (3) days per week. It is open on Monday, Tuesday, and Thursday, from 9:00 A.M. to 5:00 P.M.

During the year, 225 individuals with disabilities were provided assistance with advocacy; benefits advisement, information and referrals, peer counseling, independent living skills training and housing.

From the above, 120 were male and 105 were female disabled individuals. 21 of these individuals were Hispanic, 204 Non-Hispanic, 76 were Black, 148 were White, and 1 American Indian.

(2) **Affordable Housing:**

In regard to fostering and maintaining affordable housing, the City of Schenectady has partnered with two certified CHDOS (Better Neighborhoods, Inc. and the Community Land Trust) through both HOME and CDBG funding to match funds received from other sources as well as providing direct funding for projects proposed for rehabilitation and/or acquisition. The City provides technical assistance in project development, design and management and pass-through capabilities for the CHDOs to receive funds from other sources..

The City of Schenectady provided \$573,955 in HOME/CDBG operating and project funding to two CHDOs in 2009-2010. This amount illustrates the City's reliance on and partnership with our two CHDOs for the provision of affordable housing.

The City continues to provide affordable housing to eligible first-time homeowners through second mortgage assistance. Twenty three (23) households were able to purchase a home through City assistance. Properties were located in CDBG target areas, and recipients were of low and moderate income. This assistance was provided through the Schenectady Housing Development Fund Corporation (SHDFC), funded by CDBG and HOME monies.

There are a number of non-CHDO certified housing providers in the City which also have access to project financing, technical assistance and properties, including Habitat for Humanity. During 2009, Habitat for Humanity received \$50,000 for the acquisition and rehabilitation of two (2) units of affordable housing.

All of these agencies as well as other community organizations meet on a regularly scheduled basis to share information and concerns in a county-wide Housing Task Force to eliminate barriers to affordable housing.

(3) **Lead-Based Paint Hazard Reduction:**

During 2009, the City has not changed its policy of providing assistance to residents who need to eliminate lead paint hazards.

Three (3) Code Enforcement Officers have been trained and licensed by the State of New York as Risk Assessment Inspectors, giving a total of six (6) staff members cross-trained in NYS Code Enforcement and Lead Risk Assessment.

Unless found to be exempt, risk assessments, lead paint inspections, and final clearance examinations are a required part of each housing rehabilitation case. Upon receipt of the risk assessment or lead inspection report, the risk assessor writes specifications to include the appropriate levels of lead hazard reduction or abatement.

The City also continues to provide educational materials on lead-based paint to all housing subrecipients and non-profit agencies. This information describes the dangers of lead-based paint, symptoms of lead paint poisoning, instructions on actions to be taken if symptoms of lead-based paint poisoning are present, and how to properly maintain surfaces and or areas found to contain lead based paint to reduce exposure in the home. This notice is also made available to the general public.

During 2007, the City of Schenectady was awarded \$1,036,249 in HUD Lead Hazard Reduction Demonstration grant funding. This lead hazard reduction program was operative as of October 2007 and will be closed as of November 30, 2010.

During the 2009 program year, forty two (42) units were made lead safe by expending \$222,943 in lead program and CDBG funds.

(4) **Ensuring Compliance and Monitoring:**

The City of Schenectady ensures that all Consolidated Plan-funded activities are monitored for compliance with the applicable program requirements including minority business outreach and the comprehensive planning requirements. This is accomplished using the City's current monitoring/contract compliance process for Federal programs including quarterly reporting and on-site monitoring. FY 2009 monitoring has began on 28 programs representing 50 projects to date, 13 projects have been monitored with no concerns/findings.

Affirmative and Outreach Monitoring

During 2009, the City of Schenectady contracted with Schenectady County by using \$50,000 in CDBG monies to fund an Affirmative Action Manager. The Affirmative Action Manager is responsible for ensuring city affirmative marketing and minority outreach including Minority/Women Business Enterprise (M/WBE) compliance, by using existing standards and procedures as prescribed under the CDBG, ESG and HOME programs.

General Monitoring Standards

The City of Schenectady's Consolidated Plan application RFP requires upfront performance standard information per proposed activity. If funded, the specific RFP performance standards are incorporated as part of all contracts, providing a quantifiable

gauge for measurement purposes. Based on the City's outcome funding model RFP, project performance targets and Federal compliance requirements are assessed. In addition, technical assistance regarding all Federal regulation requirements is provided to all funded entities prior to contract execution by the Consolidated Plan Program Monitor.

General Monitoring Procedures

The City of Schenectady relies upon all Consolidated Plan-funded entities to complete a "Quarterly Performance Report (QPR) Form" to assess project progress. Accomplishments for the quarter are identified including measurable outcomes, client information, time frames and quarterly costs. Projects/program objectives for the next quarter are stated.

An on-site review of the Consolidated Plan-funded projects is undertaken one time per year. The Consolidated Plan Program Monitor completes a "Federal Consolidated Plan Subrecipient Monitoring Site Visitation Form" including comparison of QPR information and supporting on site information. All deficiencies are noted by the monitor. Technical assistance is provided by the Consolidated Plan Program Monitor, if necessary. Recommendations are made on the form to correct deficiencies.

Upon completion, the "Federal Consolidated Plan Subrecipient Monitoring Site Visitation Form" is provided to the Program Supervisor, the Program/Project Liaison and to the monitored Consolidated Plan-funded entity.

Through the efforts of Contract Compliance Officer and the Consolidated Plan Program Monitor, the City of Schenectady believes that the current Federal Consolidated Plan monitoring standards and procedures will ensure long term program compliance.

Compliance to regulations is also ensured by staff attending HUD-sponsored trainings and conferences, subscriptions to several community development publications, regular use of HUD's Office of Community Planning and Development website and consultation with local HUD Buffalo representatives.

(5) Reducing the Number of Persons Living Below the Poverty Level:

Most programs funded by the City target persons with incomes below poverty level. As explained under the Continuum of Care Narrative, an extensive network of service providers is in place to deliver services aimed at homeless or at-risk of homelessness populations in the community. A variety of human service programs address economic independence and target efforts to increase self-sufficiency.

The City of Schenectady concentrates its anti-poverty strategy on economic development projects which focuses on job creation that will be available to individuals having poverty level income. The majority of jobs created, will be at a level that will require little or no experience and a formal education level consistent with that of individuals living at or below poverty. Additionally, the City coordinates its job training efforts through its Federal Enterprise Community/Renewal Community Program and New York State

Enterprise Zone designation to address the needs of residents including those families living at poverty level. When jobs are created by the City of Schenectady's economic development programs, outreach through the New York State Division of Labor, social service agencies, neighborhood leaders and the Job Training Partnership Agency, is utilized to locate potential employees from those at poverty level whenever possible. The City of Schenectady continues to investigate programs which increase the employment viability of poverty level persons.

(6) Gaps in Institutional Structures

There are an inadequate number of affordable housing units for both homeowners and renters in the City of Schenectady. City staff meets monthly with the Schenectady County Housing Task Force to enhance efficient and coordinated use of public resources that address housing affordability.

Community Development staff also provides technical assistance to private and nonprofit developers for the development of affordable housing projects as well as being a member of the Schenectady County Housing and Supportive Services Network, the coordinating body for the Continuum of Care planning process.

F. 2005-2009 CONSOLIDATED PLAN FUNDING ANALYSIS

For the 2009 Consolidated Plan program year, the City of Schenectady continued its commitment to the use of the "Outcome Funding" model for the allocation of Federal resources. Using the same investor and implementor targets as required in 2008, the City of Schenectady required all funded projects/programs to meet one or more investor and implementor targets for the 2009 Consolidated Plan program. For the period under consideration, a review of the Priority Needs Table included in the City of Schenectady's 2009 Consolidated Plan with an analysis of the projects funded with CDBG monies under the plan illustrates that the priorities, objectives, and expenditures are all homogeneous. All projects funded met at least one of the plan's objectives. Additionally, all projects funded were identified as high priorities by the plan. One Hundred percent (100%) of all expenditures during this period benefited low/moderate income persons.

For FY 2009, the City of Schenectady has generally met or exceeded many 2009 annual goals in areas of investment including programs/projects that address a suitable living environment, decent housing, and creating economic opportunity.

For the 2005-2009 Consolidated Plan, the City of Schenectady utilized five (5) outcome statements as the investment portfolio for the allocation of Consolidated Plan funds. The five (5) outcome statements were "Families and Youth," "Housing," "Infrastructure," "Jobs and Employment" and "Neighborhoods."

Every outcome statement had related "Investor Result Targets" (City funding goals) along with related "Implementor Target Areas" (performance targets directly linked to the investor

result targets). All funded projects/programs in the 2005-2009 Consolidated Plan met one or more outcomes with related investor targets and implementor target areas.

In general, Consolidated Plan investment during the 2005-2009 period was positive in addressing community development and quality of life issues in the City of Schenectady. Projects/programs that did not receive Consolidated Plan monies were due to a lack of available funding, exceeding regulatory caps (i.e. for public services), and/or differing funding priorities from the City of Schenectady's priorities.

The following provides a performance analysis for each of the five (5) outcome statements.

Families and Youth/Neighborhoods

Funding areas of success for the 2005-2009 period include reducing homelessness, youth participation in neighborhood-based youth activities with substance abuse education, and Weed and Seed program initiatives. Capital improvements to community-based public service providers also met performance indicators.

One investor result target was addressed by Consolidated Plan investment for one (1) year (2005) involved increasing the number of older adults who live independently. For the next four years, no investment was made for this result target due to the closing of the senior service agency addressing this issue.

Funding from the Consolidated Plan has been used for the provision of seven (7) community police officers during the 2005-2009 period. Although the investor result target was the reduction in the crime rate by 5% by 2009, in general, the crime rate has been steady for this period.

Housing/Neighborhoods

During 2005-2009, the provision of housing units meeting "Housing Quality Standards" (HQS) has been mixed. This is primarily due to the cancellation of the Schenectady Municipal Housing Authority's (SMHA) "Schenectady Home Improvement Program" (SHIP), which ended in 2006. For FY 2010, the City of Schenectady is developing a homeowner rehabilitation program which will address lead problems along with housing code issues. During 2007, the new construction of HUD award-winning universal design/green/affordable housing became a Consolidated Plan funding priority. To date, three (3) units have been completed and sold, and another ten (10) units will be completed by early 2011.

Code enforcement inspections/reinspections increased significantly during 2007 with the addition of three (3) code enforcement/housing inspectors hired to concentrate services in low and moderate income neighborhoods.

Consolidated Plan funding successfully provided for the addition of new homeowners throughout 2005-2009. Over twenty (20) individuals each year became new homeowners during this period.

Infrastructure

The rehabilitation of one-half mile of streets per year in low and moderate income neighborhoods was undertaken and completed throughout 2005-2009. The rehabilitation of streets also included new curbing and sidewalks.

Jobs and Employment

Job creation activities primarily relied on the efforts of the Schenectady Local Development Corporation (SLDC). For 2005-2009, at least one (1) loan resulting in at least one (1) low and moderate income FTE job was achieved annually. The placement and retention of low and moderate income persons into jobs for at least 3 months had mixed results for 2005 and 2006. During 2007, the funding of “Jobs Etc.” through the Consolidated Plan was discontinued given that Schenectady County funding was going to supplement City support. This did not occur, and subsequent performance targets were not met.

Similarly, programmatic support for employment-related transportation systems was discontinued through Consolidated Plan funding after 2005.

G. PROGRAM OBJECTIVE CHANGES

Using general goals that are consistent with the goals and objectives stated in the 2005-2009 Consolidated Plan, specific investor and implementor targets for the allocation of Federal resources remained essentially unchanged for 2009.

The City of Schenectady is utilizing the same five (5) outcome statements for 2005-2009 as it did previously. FY 2009 will complete the 2005-2009 Consolidated Plan.

Through the City of Schenectady’s HOME Program, \$341,261 in 2009 HOME funds was allocated for the new construction of ten (10) universally designed/green affordable single family housing units. This represents a continued emphasis on new construction of affordable housing versus a previous reliance on affordable housing rehabilitation, exclusively.

Please note that the current 2009 program is addressing current housing and community development needs, consistent with the City’s 2009 Consolidated Plan. Please note that Consolidated Plan funding goals and objectives for FY 2010 have been updated and will be presented in the 2010 CAPER next year.

During FY 2009, no amendments were made to the Consolidated Plan as presented in the “Action Plan.”

H. HOME FUNDING ANALYSIS

The City’s HOME program does not deal with rental housing. All assisted activities are limited to homeownership. The City combines its affirmative marketing programs and outreach to MWBEs for all its programs. Advertising utilizes HUD’s equal opportunity lender material. Review of applications shows that assistance to minorities is provided in substantially greater numbers than the census reports minority households in the City. The City regularly recruits new contractors with special emphasis on minority-owned and women-owned businesses. Through a separate CDBG funded program, the “Minority Contractors Technical Assistance Program” (MCTAP), the City encourages training for minorities and women who want to enter the construction business.

I. & J. OTHER PUBLIC/PRIVATE FUNDING SOURCES AND ASSESSMENT OF THE IMPLEMENTATION OF PLANNED ACTIONS

The City did indicate that it would pursue any other funding resources in last year's Consolidated Plan that would contribute to accomplishing projects/programs primarily for affordable housing (see "Housing Accomplishments"). During 2009, the City of Schenectady with Schenectady providers, received \$2,628,451 in Continuum of Care funding under the Homeless Super NOFA.

In addition, the Schenectady Consortium's HOME match of \$1,855,810 contributed toward the development of affordable housing (the HOME Consortium total match equals \$6,185,781 for 2009).

Also, \$178,800 in additional funding was received to match the City's ESG allocation of \$112,217.

Consolidated Plan CDBG funding for 2009 leveraged an additional \$3,246,277 in private and public funding.

The City has provided consistency statements to all agencies that have applied for them after reviewing the proposed projects to ensure that they are consistent with the Consolidated Plan.

The City is not aware of any actions that have hindered Consolidated Plan implementation either on the part of the City or any recipient agencies.

K. HOME Status Report

HOME Match

The Schenectady-Colonie-Troy HOME Consortium has earned the following match credits for the period from July 1, 2009 through June 30, 2010:

The Community Land Trust of Schenectady contributed \$83,600 in mortgages permanently contributed to the HOME program, counted 5 hours of volunteer labor (valued at \$50) for CHDO projects and assessed \$3,425.00 in forgone fees.

Better Neighborhood's contributed \$162,337 in mortgages and homeowner cash contribution permanently contributed to the HOME program, counted 72 hours of volunteer labor (valued at \$720) to assist in the rehabilitation of 2 CHDO/YOUTHBUILD projects.

Habitat for Humanity of Schenectady County contributed \$36,800 in volunteer labor and \$54,842 in donated construction materials.

The Schenectady Housing Development Corporation contributed \$157,402 in mortgages permanently contributed to the HOME program.

The Town of Colonie contributed \$560,064 in mortgages permanently contributed to the HOME program.

The City of Troy contributed \$623,572.00 in mortgages and homeowner cash contributions permanently contributed to the HOME program and a total value of donated land of \$26,898.

The City of Schenectady contributed real property at an assessed value of \$146,100 to CHDOS, a donation of vacant land for affordable housing development in the “Universal/Green Affordable Housing Project” (new construction).

This is a total match pool of \$1,855,810.00 earned in 2009-2010 by the Schenectady-Colonie-Troy HOME Consortium.

HOME Match Report		U.S. Department of Housing and Urban Development Office of Community Planning and Development		OMB Approval No. 2506-0171 (exp. 12/31/2012)				
Part I Participant Identification					Match Contributions for Federal Fiscal Year (yyyy) 2009-2010			
1. Participant No. (assigned by HUD)		2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)				
		Schenectady/Troy/Colonie HOME Consortium		Ann Petersen				
5. Street Address of the Participating Jurisdiction				4. Contact's Phone Number (include area code)				
105 Jay St., Dept. of Development, City Hall Rm 14				518 382-5147				
6. City	7. State	8. Zip Code						
Schenectady	NY	12305						
Part II Fiscal Year Summary								
1. Excess match from prior Federal fiscal year			\$	4,329,971.00				
2. Match contributed during current Federal fiscal year (see Part III.9.)			\$	1,855,810.00				
3. Total match available for current Federal fiscal year (line 1 + line 2)					\$ 6,185,781.00			
4. Match liability for current Federal fiscal year					\$ 232,084.00			
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)					\$ 5,953,697.00			
Part III Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
09-01non	06/10	83,600	3,425			50		87,075
09-02non	06/10	162,337				720		163,057
09-03non	06/10	157,402						157,402
09-04non	06/10	560,064						560,064
09-05non	06/10	623,572		26,898				650,470
09-06non	06/10			146,100				146,100
09-07non	06/10					91,642		91,642
							Total Match	\$1,855,810.00

OTHER REPORTS

The HOME Consortium has utilized its HOME funds as a part of the three member communities' Consolidated Plan (Schenectady/Troy/Colonie). Each community has identified neighborhood stability through support of homeownership activities as the major housing goal. To that extent, the use of HOME dollars as both subsidy for the purchase of homes by qualified low and moderate income households and as rehabilitation funds for existing qualified low and moderate income households meets the goals set. CHDO involvement in using HOME funds has also been heavily concentrated in homeownership support.

Using HOME funds received through the Colonie Schenectady Troy consortium, the Town of Colonie assisted 4 low-and moderate-income households in purchasing their first home. In the 2009 program year, Colonie expended \$116,191.61 in HOME funds. These funds were leveraged by \$481,412 in private mortgages, \$7,500 in other public grants, and \$78,652 in homebuyer contributions.

During the program year, 149 program applications were mailed and 56 of those applications were returned. Seventy four households were screened, 20 households were certified, and 7 households were interviewed. There are currently 9 applicants in various stages of the homebuyer process and 89 applicants are on the waiting list.

Colonie has continued to closely examine the First Time Homebuyer program to insure that the program design is effectively addressing changing economic and market conditions. Realizing that it was becoming increasingly difficult for first time homebuyers with incomes at or below 80 percent of the area median to compete in Colonie's tightening housing market; the Town increased its homebuyer subsidy amount from \$14,000 to \$25,000 in October 2006.

In program year 2009, the increased subsidy, lower interest rates, lower housing prices, and the \$8,000 federal tax credit available to first time buyers all contributed to helping applicants successfully make it through the Town's FTH program and allowed them to purchase homes in Colonie. Nonetheless, heightened credit standards are hindering the impact of the increased subsidy and tax credit, because many first-time buyers lack the credit score needed to secure a mortgage. A significant number of those applying for down payment and closing cost assistance have substantial car payments and many have student loans and large credit card balances. Over the past few years, an increasing number of applicants have filed bankruptcy which seriously hinders their credit scores.

Based on statistics released in late June by the Greater Capital Association of Realtors, Inc. (GCAR) closed single family sales in May 2010 were up significantly over May 2009 while contracts of sale for the month were down sharply as the tax credit ended April 30th. Closed residential sales in May were ahead of 2009 levels by 23 percent which is a direct result in large part to the homebuyer tax credit. It is expected that the number of closed sales later in the summer will be much lower. Although the tax credit

was a wonderful opportunity for buyers, it will take a few months for the market to readjust and return to business as usual.

Overall, Albany County has seen a 7.9 percent decrease in the median sale price of a resold single-family homes in May from the same month a year earlier. The median sale price in North Colonie was \$220,000 down almost ten percent, South Colonie was \$175,000 down 7.8 percent and surprisingly, the city of Albany saw an increase of 5.9 percent with a median sale price of \$180,000.

As part of its Section 8 Voucher program, the Town now offers a homeownership option – the Voucher Homeownership program. The basic concept behind this program is that instead of using a voucher subsidy to help a family with rent, it allows eligible first time homebuyers to use the voucher subsidy to meet its monthly homeownership expenses (principal and interest on mortgage debt, mortgage insurance, real estate taxes, and home insurance). To date, the Town has had eight households who have successfully participated in the Voucher Homeownership program, seven of which have also participated in the Town’s First Time Homebuyer Subsidy program. Although in principal this voucher homeownership concept is sound, the Town is seeing a disturbing trend. Once these very low income homeowners purchase the home, they lack the necessary reserve funds to adequately maintain the property. So when the home is in need of repair (roof, furnace, chimney, electrical), they look to the Town’s limited rehabilitation funds for emergency assistance because they have no savings of their own. What is more alarming is that most of these homebuyers do not even have the financial resources to perform the normal day-to-day maintenance that all homes require.

The City of Troy, as part of the Schenectady HOME Consortium, provided the following information on HOME activity for the 2009-2010 program year:

2008-2009 Home Program Narrative:

Program Narrative:

2009-2010 Home Program Narrative:

Program Narrative:

The City of Troy’s Department of Housing and Community Development continues to accomplish the goals of the HOME Investment Partnerships Program by providing decent, affordable housing to low/moderate income city residents.

The overarching housing goal of the City’s Consolidated 5-year strategic plan reflects that of the HOME program goal, which is to provide homeownership opportunities that bridge the gap to affordable, decent housing for City residents.

The City’s HOME Housing Program, together with the 5-Year Strategic Plan returns the City of Troy to a plan of strategic reinvestment in its neighborhood housing stock for the benefit of low-moderate income residents.

The City of Troy's in house programming has allowed for better coordination with related city programs, including code enforcement, neighborhood livability, economic development and homeless prevention. This renewed commitment, closer ties to programs, and better communication has allowed more residents in need to be served and more projects completed.

The City of Troy's Housing Programs will leverage the use of other grant programs including, public/private funds from the Albany Affordable Housing Program. The Albany Housing Program includes public funds from Fannie Mae, as well as private funding from local banks. Public and private funds from local housing agencies, including funds from the Department of Housing and Community Renewal and HUD will also be used to support and strengthen the city's efforts in housing education and rehabilitation projects. The Troy Housing Authority under its section 8 program will provide subsidies towards home mortgages for first time homebuyers enrolled in the THA section 8 voucher program and that participate in the City's Homebuyer Incentive Program. Funds will also be leveraged from local banks through Individual Deposit Assistance match savings program. Grant funds from the Federal Home Loan Bank of New York will provide a \$4 to \$1 match on individual IDA savings accounts – to be used for closing costs or down payment.

2009-2010 Program Accomplishments:

City of Troy Homebuyers Incentive Program (HIP)/ ADDI: \$115,368.84

Outcomes: 6 new homeowners for LMI city residents. **(6 Completed, 1 Closing Pending)**

The number of HIP closing totaled 6 funded through the HOME Program. One additional closing is pending, and expected to occur in August of 2010; therefore, will be reported in the 2010-11 CAPER. Participants are targeted from low or moderate-income households in the City of Troy. All aspects, including the application requirements, workshop development, personal counseling, administering of grant funds, and marketing of the program is overseen by the City of Troy Housing and Community Development staff. The goals of the program will allow for an increase in homeownership opportunities in the City of Troy. The program is designed to overcome the various obstacles created by the down payment and closing cost requirements that are faced by low/moderate income families when purchasing a home.

Troy Homes Phase II: \$290.15

Outcomes: Maintaining the 2 unsold Troy Homes addresses: 70 Project Road and 74 Project Road **(Underway)**

The City of Troy is continuing to seek eligible low to moderate first time homebuyers to purchase the remaining two Troy Homes Project homes located on Project Road. Efforts include open houses, street viewable "For Sale" signs on each property front, and continuous advertising. Additional Troy Homes funds have been refocused to other projects because of the lack of response from anticipated homebuyers due to current economic times and stricter mortgage requirements.

HOME Administration: \$72,954.90

Outcomes: Administrative staff hours and project soft-costs (**Underway**)

The Home Administrative Cost allocation will be utilized for activities associated with administering the HOME program including general management, oversight, coordination, and evaluation. The City of Troy has had great success thus far with administering the HOME programs “in-house” and anticipates continuing this success in the next budget year. Again, these costs will be generated as a result of the necessity of having dedicated City of Troy staff assigned to the full administrative responsibilities for ensuring the successful implementation of the various HOME projects.

Community Housing Development Organization, (CHDO): \$84,665.36

Outcomes: Completed construction of 6 Florence Place. Maintaining the newly constructed vacant CHDO Project home: 6 Florence Place (**Underway**)

The City of Troy and The Troy Housing Development Corporation has completed the construction of a two-family home for sale to the residents of the Troy Housing Authority and City of Troy residents.

CHDO Admin.: \$24,020.05

Outcomes: Administrative costs for CHDO Projects and soft costs related to the construction of CHDO homes. (**Complete**)

The CHDO Admin. allocation will be utilized for CHDO project activities including public notices, program announcements, general management, oversight, coordination and evaluation of CHDO projects.

2009-2010 HOME Accomplishments

Program	Number of LMI Households	Funds Expended	Fund Source
<i>Homebuyers Incentive Program/ADDI</i>	<i>6 Home closings/ 1 pending</i>	<i>\$ 115,368.84</i>	<i>HOME</i>
<i>Troy Homes Phase II</i>	<i>Gas & Electric/ Water & Sewer Services – 70 & 74 Project Road</i>	<i>\$290.15</i>	<i>HOME</i>
<i>HOME Admin</i>	<i>N/A</i>	<i>\$ 72,954.90</i>	<i>HOME</i>
<i>CHDO Project</i>	<i>Completion of Construction of 6 Florence Place</i>	<i>\$84,665.36</i>	<i>CHDO Set-Aside</i>
<i>CHDO Admin</i>	<i>N/A</i>	<i>\$24,020.05</i>	<i>CHDO Admin</i>

Total Funds Expended in 2009-10 Program Year: \$297,299.30

(HOME/CHDO funds: \$132,896.10)

(Program Income funds: \$164,403.20)

The Consortium has continued to develop ties to the private sector as it had done prior to the creation of the Consortium. The leading financial tie is through the Capital District Affordable Housing Partnership and the Capital Affordable Housing Funding Corporation. Ties are also maintained with local banks directly. All of the acquisition subsidy is provided as a second mortgage partnering with local lending institutions. Most of the rehabilitation assistance is provided to lower income households. That assistance is in the form of a direct grant where no additional assistance can be obtained from any source. Some of the rehabilitation funds are provided to moderate income households who were required to provide matches of either their own or borrowed funds.

The Consortium further committed to provide the full 5% allowable as operating funds divided by the participant communities to the respective CHDOs. The Consortium has also provided funding in excess of the 15% minimum required to fund CHDO projects.

Affirmative marketing and minority outreach are discussed as part of the main Consolidated Plan report. Since the communities do not distinguish between funding sources in carrying out affirmative marketing and minority outreach, that section will also serve as the HOME report.

As noted above, the Consortium does not engage in tenant assistance. Relocation is also not a factor in assistance provided by the Consortium. Acquisition assistance is provided only to private individuals buying mostly unoccupied units. In those cases where multi-unit structures are purchased, the units are either empty before the required notification periods or the tenants remain in the units after the acquisition. The exception is owner-occupants who sell to another owner-occupant and then move out. These are not covered in the Uniform Relocation Act requirements. Rehabilitation assistance is provided only to owner-occupied units and no relocation, permanent or temporary, is required.

**L. 2009 CAPER NEIGHBORHOOD REVITALIZATION STRATEGY AREA
(NRSA)
NARRATIVE**

(1) Evidence of Need for NRSA Activities: NRSA Neighborhood Statistics

The City of Schenectady Enterprise Community designation included U.S. census tracts 209 and 210.02 in the Hamilton Hill/Vale Neighborhoods, and 217 in the Central State Street Neighborhood. These neighborhoods were designated due to high poverty and unemployment rates, inadequate and substandard housing, reduced commercial activity and property values, neglected streets and parks, and high crime statistics.

The Hamilton Hill/Vale Neighborhoods were later designated as distressed through inclusion in the New York State Empire Zone and the Federal Renewal Community programs. In 2000, the median household income for Hamilton Hill/Vale was \$16,645, the lowest median household income in the City. 2000 census figures show 66.9% of households Citywide as low and moderate income, 45.8% as very low income, and 20.8% living below the poverty level. In 2000, 86.3% of Hamilton Hill and Vale neighborhood residents were low-income, 69.9% were very low income and 44.0% lived below the poverty level. Hamilton Hill/Vale Neighborhoods contain the City's

highest percentage of low/moderate income households, very low-income households and persons who live below the poverty level.

State Street is a major roadway in what has been identified as the “Downtown Neighborhood” of the City of Schenectady. According to the 2000 Census, the median household income for the Downtown Neighborhood was \$18,939. Census figures indicate that approximately 66.9% of households in the City in 2000 were considered low and moderate-income households and 20.8% of residents lived below the poverty level. Further, 45.8% of households in the City are very low income. In 2000, 82.2% of Downtown Neighborhood residents were low-income, 60.5% were very low income and 37.6% lived below the poverty level reflecting, in part, the significant number of people living in special needs housing located in the downtown.

CDBG Investment in Neighborhood Revitalization Service Area (NRSA) Related Activities

As a HUD-designated Enterprise Community, and with a HUD–approved CDBG Neighborhood Revitalization Strategy Area in 1996, the City of Schenectady has funded 80 public service activities, over the course of the past 5 years (2005-2009), with 31 of those projects funded as NRSA activities exempt from the public service cap. The City has allocated funding for an average of 6 NRSA projects per year during the 2005-2009 five-year period.

Improvements, projects, programs and services paid for with CDBG funding are targeted in areas of the City where at least 51% of the residents are considered low to moderate-income persons. NRSA activities are carried out by the community-based development organizations and other eligible organizations that primarily serve customers within the boundaries of the Enterprise Community (CTS 209, 210.02 – Hamilton Hill Neighborhoods; CT 217-Central State Street Neighborhood). The City of Schenectady utilizes CDBG funding to pay for costs directly related to neighborhood revitalization strategy activities including community policing and community-based support services.

Correlation of Activities w/City of Schenectady 2020 Comprehensive Plan

In 2008, the City of Schenectady 2020 Comprehensive Plan was adopted, following a 3-year intensive outreach effort that included residents, business owners and community leaders as active participants in planning. Community feedback included support for allocating funding to address significant Neighborhood Revitalization based public safety and public service issues including:

- Community center support
- Transition programs
- Nonprofit support/faith based organization support
- City wide code and law enforcement sweeps
- Economic Development and Jobs
- Programs focused on preventing homelessness especially among families
- Community facilities or programs dedicated towards family and youth

Specific goals and tasks outlined in the 2020 Plan, funded (where allowable) with CDBG monies are:

GOAL: PROVIDE STRONG FINANCIAL STEWARDSHIP, VISIONARY MUNICIPAL LEADERSHIP AND PROACTIVE MUNICIPAL SERVICES.

Tasks:

- Aggressively enforce all quality of life ordinances
- Assign a community police officer to each neighborhood

GOAL: PROTECT THE INTEGRITY AND LONG-TERM VIABILITY OF RESIDENTIAL NEIGHBORHOODS AND STRIVE TO REDUCE THE NEGATIVE EFFECT OF DISINVESTMENT

Tasks:

- Emphasize the maintenance of safe neighborhoods through expansion of community-based policing and civil enforcement
- Assertively enforce nuisance abatement laws

GOAL: OFFER DIVERSE, HIGH QUALITY HOMEOWNERSHIP TO MEET ALL PHASES OF A FAMILY LIFE-CYCLE INCLUDING STARTER HOUSES, FAMILY RESIDENCES, AND RETIREMENT HOMES

Tasks:

- Implement incentives to encourage homeownership

Correlation of Activities with the City of Schenectady Consolidated Plan

As illustrated in the 2010-2014 Consolidated Plan, the City of Schenectady is continuing to utilize the “outcome funding” approach to allocating Consolidated Plan funds; focus is placed on defining results that the City, as an investor, wishes to achieve. Four out of five of the City’s Outcome Areas have been and continue to be specifically targeted through the funded NRSA activities. These Outcome Areas are, specifically:

Families and Youth – Every person in Schenectady’s CDBG target neighborhoods has access to comprehensive educational, recreational, health and social programs, and uses these programs as needed to grow and thrive.

Outcome Sought

Every person in Schenectady’s CDBG target neighborhoods has access to comprehensive educational, recreational, health and social programs, and uses these programs as needed to grow and thrive.

Implementor Target Areas

- Services and programs addressing the needs of homeless persons
- Capital repairs, new construction or facility improvements that reduce operational costs and promote self-sufficiency among community-based public service providers
- Recreational youth programs, and related equipment and capital investments

- Services that provide youth with the tools they need to prevent violent, self-destructive, criminal or delinquent behavior, and/or the tools they need to avoid becoming a victim of youth related violence or suicide.

Jobs and Employment – Anyone who is able to work is employed or engaged in other productive activity. All job seekers who require it have access to adequate job training, transportation, daycare (sick, well, elder) and job preparation training. All who are working have jobs consistent with their abilities and have opportunities for long-term employment and workplace advancement.

Outcome Sought

Anyone who is able to work is employed or engaged in other productive activity. All job seekers who require it have access to adequate job training, transportation, daycare (sick, well, elder) and job preparation training. All who are working have jobs consistent with their abilities and have opportunities for long-term employment and workplace advancement.

Implementor Target Areas

- Job readiness, training, placement and retention programs
- Employment opportunities that provide growth and potential for advancement and are consistent with the abilities of perspective employees
- Employment programs for low to moderate-income youth
- Employers that make specific efforts to attract, train and keep low and moderate-income City/neighborhood residents employed
- Transportation programs that provide or subsidize consistent, easily accessible transportation for jobs that are not on regular bus routes, or that take place at times when public transportation is not available

Housing – The City will have a viable housing supply adequate to the needs of the population, with homes that are safe, attractive and maintainable.

Outcome Sought

The City will have a viable housing supply adequate to the needs of the population, with homes that are safe, attractive and maintainable.

Implementor Target Areas

- Housing rehabilitation, including conversion of units to decrease density
- Targeting of code enforcement in coordination with housing rehabilitation to provide homeowners with options for achieving code compliance
- Targeted services that reduce barriers to new and continued homeownership including housing outreach, counseling, technical assistance and innovative programs promoting homeownership
- Development and construction of green, affordable housing

Neighborhoods - Schenectady will become a community in which all of its neighborhoods are safe, secure, pleasant, clean, and provide economic opportunity and stability for their residents.

Outcome Sought

Schenectady will become a community in which all of its neighborhoods are safe, secure, pleasant, clean, and provide economic opportunity and stability for their residents.

Implementor Target Areas

- Programs and services that reduce and/or mitigate barriers to new and continued homeownership
- Neighborhood and local small business development
- Redevelopment of vacant and/or underutilized properties
- Community policing and/or support programs
- Increased security street lighting
- Demolition and/or clean up of foreclosed, abandoned properties
- Development of revitalization plans for neighborhoods and neighborhood commercial areas, and the targeting of resources to address deficiencies or fund improvement.

2005/2006/2007/2008/2009 NEIGHBORHOOD REVITALIZATION RELATED ACTIVITIES

Entity Funded	Per Activity Investment	Activity Description	Community Impact (Outcomes)
Furman Street Learning Ctr Total Funding: \$16,640	\$110.20	Educational support services for at-risk youth	1 Yr Total: 151
SICM Total Funding: \$240,000	\$247.67	Section 3 –Jobs Etc. employment attainment and retention program	2 Yr Total: 969
MCTAP Total Funding: \$282,000	\$345.59	Minority contactor recruitment and training program	5 Yr Total: 816
Carver Community Center Total Funding: \$109,700	\$11.72	Expanded Youth Services Program: daily activities focusing on drug resistance, esteem building, gang involvement prevention and school drop out prevention	5 Yr Total: 9,353
Jerry Burrell Basketball Total Funding: \$44,672	\$70.57	Youth basketball training and program participation	1 Yr Total: 633
Hamilton Hill Arts Center Total Funding: \$92,400	\$81.05	Art education, appreciation and participation for youth	5 Yr Total: 1,140
Total Funding: 7,200	\$9.60	Summer outdoor concerts (Est. 125 participants each)	3 Yr Total: 750

Better Neighborhoods, Inc. (BNI) Total Funding: \$231,000	\$244.19	First time homebuyers, foreclosure prevention and home repair counseling and assistance	5 Yr Total: 946
Hispanic Outreach Services Total Funding: \$29,584	\$195.92	Project Poder Summer Youth Program: tutoring, educational counseling	2 Yr Total:151
City of Schenectady PD Total Funding: \$1,812,496 2000 Census: * 9,213 NRSA residents * 61,821 City residents	\$196.73 (\$39.35/yr) NRSA \$29.32 (\$5.86/yr)Citywide	Community Policing Program: 7 community police officers serving in low to moderate-income neighborhoods citywide	16.3% Reduction in violent crime from 2006 to 2009

Crime rates in the City of Schenectady are historically high, particularly within the Neighborhood Revitalization Service Area. The U.S. overall average rate of crime in 2000 was 320.90 per 100,000, as compared to the City of Schenectady at 448.3 per 100,000 (www.city-data.com). The rate of property crime in the City is 47.76 incidents per 1000, compared to New York State's 21.39 incidents per 1000. The City's violent crime rate is reported at 8.24 per 1000, compared to a 4.52 incidents/1000 rate across the State. (www.neighborhoodscout.com). This high crime rate affects residents' quality of life for residents of the City both outside of and within the NRSA.

In 2006, the City began including crime statistics in its yearly CAPER, with criminal incidents reported as either "Property and Other Crimes" or "Violent Crimes". Property and other crimes in this instance refer to: incidents of property crimes and other crimes such as criminal mischief, drugs, loitering, prostitution and simple assault. In Schenectady, "Property and Other Crimes" have slightly increased since 2006, mirroring the statistics statewide and nationally as the economy worsened.

Those incidents recorded under "Violent Crimes" include murder, rape, robbery and assault. Fortunately, with funding for the Community Policing Program in place, there has been a consistent reduction in criminal incidents. PD statistical reports show NRSA incidents of violent crime (murder, rape, robbery and assault) went down consistently from 2006 to 2009. From 2006 to 2009 during the same reporting period these incidents were reduced by at least 9% each year - 9.6% in from 2006-2007, 9.5% from 2007-2008, and 10.4% from 2008-2009. Consequently, the resulting reduction in violent crimes during this reporting period from 2006 to 2009 is 16.3%. The personal safety of the people who live, work and visit our City is invaluable and cannot be quantified. However, the NRSA is home to 9,213 of the City's total 61,821 residents. Yearly community policing funds from 2006 to 2009 average at \$362,500. with a resulting approximate NRSA resident per-person annual investment of \$39.35 and a Citywide resident investment of \$5.86 each year.

**CITY OF SCHENECTADY
NEIGHBORHOOD REVITALIZATION STRATEGY (NRS) 2010-11 Funding Allocation**

The 2010-2011 Action Plan provides funding the following public service activities for the NRSA.

Better Neighborhoods, Inc. (BNI)-Homebuyer

Education and Foreclosure Prevention Program **CDBG** **\$ 44,000**

Funds will be used for personnel and non-personnel costs for a Homebuyer Education and Foreclosure Prevention Program, providing pre-purchase and default counseling, intervention and assistance to low and moderate income potential homebuyers/homeowners in maintaining decent affordable housing, primarily serving the Hamilton Hill and Central State Street neighborhoods.

Carver Community Center

Expanded Youth Services Program **CDBG** **\$16,877**

Funds will be used to fund two (2) part-time youth coordinators primarily for street outreach for Carver’s Youth Services Program, providing drug resistance/educational, recreational, gang prevention and intervention, and pregnancy prevention services primarily for the Hamilton Hill neighborhood.

Hamilton Hill Arts Center-Project Artreach

CDBG **\$ 17,600**

Funds will be used for the Executive Director’s salary for Project Artreach, providing educational and cultural programming for primarily low and moderate-income youths and families in the Hamilton Hill neighborhood.

Minority Contractors’ Technical Assistance Program (MCTAP)

CDBG **\$ 48,000**

Funds will be used for technical support services including business counseling/education for MCTAP to increase participation in construction activities primarily in the Hamilton Hill and Central State Street neighborhoods. Funds will be used for staff and non-personnel costs.

Funding for public safety is also allocated in support of an improved quality of life in the NRS:

Schenectady Police - Community Policing Program

CDBG **\$330,734**

Funds will be used for salaries/fringes for seven (7) community police officers serving in low and moderate-income neighborhoods, citywide.

M. GEOGRAPHIC DISTRIBUTION

Sixty-Seven percent (67%) of the City of Schenectady’s population is considered of low and moderate income (2000 Census updated). By definition, all Consolidated Plan funding assistance, using the national objective of benefit to low and moderate income persons, is targeted toward this income group. Approximately, seventy percent (70%) of the City of Schenectady’s area is considered to be CDBG-eligible target areas.

The concentration of Consolidated Plan funding assistance is located in the CDBG target areas, including the Hamilton Hill, Central State Street, Eastern Avenue, Mont Pleasant, Downtown, Bellevue and portions of the North Schenectady neighborhoods.

N. PUBLIC DOCUMENTS

Documents made available to the public include, but are not limited to:

- The Citizen Participation Plan;

- The Environmental Review Record (ERR), upon request;
- The draft and final Consolidated Plan – Strategic Plan;
- The draft and final Consolidated Plan – Action Plan;
- The Consolidated Performance and Evaluation Report (CAPER); and
- HUD Consolidated Plan Regulations, upon request.

O. SELF-EVALUATION

The City of Schenectady continues to improve its overall compliance with HUD guidelines on expenditures and drawdowns from the letters of credit. It has continued to implement compliance with the IDIS system.

The City of Schenectady believes that with the continued cooperation and technical assistance of the HUD Buffalo staff, the City of Schenectady’s efforts to fully utilize the IDIS as a reporting and management tool has been greatly enhanced.

Pursuant to HUD CPD Notice #03-09, since 1998, the City of Schenectady has used an “Outcome Funding” model as a performance measurement system. The model is based on five (5) outcomes including neighborhoods, jobs and employment, families and youth, infrastructure, and housing. For each outcome, there are specific “investor result targets”, illustrating areas of City investment, and “implementor result targets” that a recipient of Consolidated Plan funding will address to specify performance targets/results. All outcomes and related targets are outlined in the 2009 Consolidated Plan. As previously stated, the City has successfully addressed each outcome, and, in general, investor result targets have been met.

The City of Schenectady measures Consolidated Plan recipient performance as specifically stated in all Consolidated Plan contracts by required quarterly reports and one (1) on-site monitoring visit per year.

The City regularly reviews the status of projects to determine whether a project needs assistance in meeting its objectives. Staff is specifically assigned to assist any agency or project that is not meeting its objectives. Objectives are developed by the applying agency and reviewed by City staff, not developed by City staff. Barriers are reviewed to see if City action can assist in removing or eliminating the barrier. In most cases, delay is caused by the time it takes to comply with various local, state and federal regulations that apply to the project. Capacity building among local agency staff is an important component in resolving such delays. As a result of these reviews, City staff feels in general that programs are meeting their stated goals within a reasonable time frame.

One major focus of Schenectady’s Consolidated Plan investment has been the emphasis on green/universal designed affordable housing. Using “Schenectady HOME Program” funding

and by partnering with our two (2) CHDOs, BNI, Inc, and the CLT, eight (8) housing units have been started during 2009. The new construction of these housing units has solidified and improved the City's relationship with both CHDOs in providing affordable housing for Schenectady.

While not sponsored through CDBG, HOME, or ESG, the Metroplex Development Authority has served as a catalyst for extensive community development in the Downtown area. Metroplex involvement has sparked a significant renaissance in the surrounding area, spurring new businesses, façade improvements, and other re-investments in the community, including the creation of more than 1,500 jobs and the investment of over \$250 million.

The following lists major Downtown projects that received funding from Metroplex:

- Proctor's Theatre Expansion and Renovation - \$22.3 million;
- Hampton Inn - \$8 million;
- Bow Tie Cinema/Office Complex - \$8 million;
- The Big House Restaurant - \$3 million;
- Mazzone's Restaurant/Office/Loft Space - \$2.3 million;
- UTECH Products Headquarters - \$2 million;
- Villa Italia Bakery - \$2 million;
- Robinson Building - \$3 million.
- General Electric's Battery Manufacturing Facility – \$100 million

One future project that will further economic development in Schenectady is Global Foundries' plan to build a \$4.2 billion computer chip plant in Saratoga County, to be fully operational by 2012. During July 2009, ground breaking ceremonies were held marking the start of construction on the plant.

The City of Schenectady is pleased with the progress it has made in creating suitable living environments, and in the provision of decent affordable housing. While economic opportunities for the City's low and moderate income persons has progressed, efforts to achieve expansion are continually being emphasized through the Enterprise Community/Renewal Community, the Economic Development Zone, the Metroplex Development Authority, and through the use of CDBG funds for economic development purposes.

P. SUMMARY OF CITIZENS' COMMENTS

A public hearing on the 2009 CAPER and on the performance of Consolidated Plan programs will be held on October 13 at 6 p.m. in Room 209 (City Council Chambers).

