Community Development Block Grant

Entitlement Communities Program

DRAFT AMENDMENT TO:

Adopted Consolidated Plan

Program Years 2014 & 2015

Prepared by the City of Watertown Planning Office
245 Washington Street
Watertown, NY 13601

Originally Adopted: July 21, 2014
Draft Amendment: February 27, 2015

Introduction

This substantial amendment to the City's Consolidated Plan and Annual Action Plan has been recommended by HUD to provide residents an appropriate level of detail regarding our public improvement activities. In our original plan, the City did not specify the locations of two public improvement activities; the Sidewalk Program and the Street Tree Program. The city Council desires to designate Gaffney Drive as the location for these activities so the City is completing this amendment so that residents can determine the extent to which they would or would not be affected by the program activities. The areas that have been modified are highlighted throughout this document in yellow. The changes are located primarily in Section ES-05, Executive Summary, Section PR-10, Consultation, Section PR-15 Citizen Participation, Section AP-35, Projects and Section AP-38 Project Summary.

Executive Summary

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

1. Introduction

This document represents the City of Watertown's first Consolidated Plan. The city became an entitlement community under the Community Development Block Grant for the first time in 2014. It will not receive an annual funding allocation from any other federal grant program.

Watertown is a member of the North Country HOME Consortium, which receives annual funding from the HOME Investment Partnership program. The city may make an application to the consortium for HOME funds. This Consolidated Plan is for only a two-year period (2014 and 2015) in order to synchronize with the time period of the consortium's Consolidated Plan. After this, the plan will be for a five-year period.

With an annual allocation of funds, the city will now be able to plan for and make long-term commitments to community development in its poorer neighborhoods.

The City's Consolidated Plan for Program Year 2014 and 2015 was adopted by the City Council on July 21, 2014 and approved by HUD on September 12, 2014. In granting their approval, HUD recommended that the City amend the approved plan once locations have been determined for the City's proposed public improvement activities. Those public improvements activities include a Sidewalk Program and a Street Tree Program. The locations for those activities has been determined to be Gaffney Drive. This amended plan provides additional details and further describes the proposed location of those activities.

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

The City of Watertown has decided to concentrate its Community Development Block Grant program in the early years covered by this plan on three high priority needs and one need with a lower priority: decent affordable housing, public infrastructure improvements, blight elimination, and homelessness prevention.

These needs are addressed by three goals: affordable housing rehabilitation, neighborhood stabilization and revitalization, and homeless assistance.

Seven neighborhoods where the majority of the residents have low and moderate incomes (LMI) have been designated as local target areas. As the city becomes more involved in the CDBG program, revitalization plans will be developed for each neighborhood. Most of the neighborhoods are residential in nature. Some have small commercial pockets. Downtown is the one neighborhood with a completely different character. It is a mixed use area with an expanding residential component.

The neighborhood stabilization and revitalization goal will include improvements to public infrastructure and the elimination of blighting influences in target areas.

While affordable housing is also an extremely important component of neighborhood revitalization, it warrants its own goal. There is a great need for rehabilitation and it is not limited to lower income neighborhoods. In order to assist LMI persons throughout the city, housing programs and projects will not be limited to specific neighborhoods. This is also part of an effort not to increase the concentration of lower income persons in a few areas.

The City will work with Points North Housing Coalition, which is the region's Continuum of Care, on homeless issues.

3. Evaluation of past performance

Since this is the city's first year as an entitlement community, there is no performance history to judge. The city has, however, participated in the Small Cities program, first administered by HUD and then New York State, for over 35 years.

The city has operated housing rehabilitation programs for most of those years. Public infrastructure projects were funded to a lesser extent and there were a couple of economic development projects.

Improving the city's housing stock will continue to be a priority, because of its advanced age. The activity at Fort Drum puts an even higher emphasis on this issue.

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Improving the public infrastructure in residential neighborhoods will be given a higher priority. Fewer infrastructure projects have used CDBG funds in recent years, because they have been less competitive.

4. Summary of citizen participation process and consultation process

The citizen participation process for the City of Watertown's Community Development Block Grant Program included extensive outreach to a number of different organizations and individuals throughout the community. The City began by contacting numerous public and private agencies that provide assisted housing, health and social services, homeless services, child welfare services and other agencies that serve the low to moderate income population in the City. The City contacted adjacent units of local government and local economic development agencies to obtain input on non-housing community development needs and priorities.

The City Council also held a public hearing to obtain input from citizens, involved agencies and interested persons. Staff participated in several meetings and conference calls to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development and planning. After seeking this input a draft Consolidated Plan and Annual Action plan was published and a 30-Day public comment period was held.

The citizen participation process was extremely beneficial as it identified several community needs that were previously unknown and allowed the City to develop its Consolidated Plan and Annual Action Plan accordingly.

In February and March of 2015, the City initiated a Substantial Amendment to the approved Consolidated Plan and Annual Action Plan for PY 2014. We conducted outreach to a number of different organizations and individuals throughout the community. The City began by contacting numerous public and private agencies that provide assisted housing, health and social services, homeless services, child welfare services and other agencies that serve the low to moderate income population in the City. The City also contacted adjacent units of local government and local economic development agencies regarding the proposed amendment.

The City Council also held a public hearing to obtain input from citizens, involved agencies and interested persons and held a 30-Day public comment period.

5. Summary of public comments

Throughout the development of the Consolidated Plan and Annual Action Plan, the City received many valuable comments and suggestions from the public. The suggestions ranged from ideas for general goals and objectives to project specific ideas for particular neighborhoods or geographic areas. General goals and objectives suggested for inclusion into the City's Consolidated Plan included increasing housing options and improving housing conditions, improving public facilities and public services,

increasing the availability of jobs, improving facilities and infrastructure and providing assistance to the Continuum of Care, Points North Housing Coalition, to help address homelessness. Specific program ideas suggested include improving the City's housing stock through owner occupied and rental rehab programs, funding emergency repairs, developing a home buyer program and housing counseling. Other program ideas included the development of a sidewalk program, expanding the tree planting program and enhancing the bus service. There were also many suggestions for project or site specific improvements such as the redevelopment of downtown buildings, redeveloping the Sewall's Island, Ogilvie and Factory Square neighborhoods.

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

All comments that were received during the citizen participation process were considered in the preparation of the draft plans. The suggestions were reviewed for common and recurring themes to help establish priorities and goals. There were also several comments and suggestions that were not accepted. One such suggestion was for the City to expand our bus operations to include longer hours of service and enhanced bus routes. While this is a good idea and one that could potentially benefit low to moderate income persons, our investigation found that it would not be an eligible activity under the CDBG program. Another suggestion that was not accepted was the idea of creating an emergency mortgage payment program. While this too was a valid suggestion, Staff questioned the ability for such a program to be effective as the City would likely get involved too late in the process. Another suggestion that was not accepted was the idea of providing funding to the local CoC, Points North Housing Coalition, for planning and administration costs. Although it was also a good suggestion, our investigation found that it would not be an eligible activity under the CDBG program. As mentioned above, all of the comments and suggestions received were considered and most project specific ideas could be implemented under one or more of the City goals and/or strategies, however, the City will have to prioritize those ideas to address our greatest needs.

7. Summary

This is the City of Watertown's plan for the first and second year of its Community Development Block Grant program as an entitlement community. The city is starting out with an emphasis on residential neighborhood stabilization and revitalization. That effort will include housing rehabilitation, public infrastructure improvement, and blight elimination. Plans for these programs will be developed for each of the seven targeted neighborhoods.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WATERTOWN	Planning Office

Table 1 – Responsible Agencies

Narrative

The lead agency for the preparation of this Consolidated Plan was the City of Watertown through its Planning Office.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Watertown's consultation efforts included outreach to organizations and individuals throughout the community including citizens, municipal officials, the public housing authority, governmental agencies, non-profit agencies, economic development officials and the Continuum of Care. The City made initial contact via email with over twenty five organizations and solicited feedback with newspaper advertisements and through a public hearing prior to developing the plan. Following the initial email outreach, City Staff participated in several follow up meetings and conference calls with interested agencies and individuals to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development and planning. For the plan amendment, the City also contacted organizations and individuals throughout the community seeking comments. Contact was made via email, newspaper advertisements and a public hearing.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Watertown Housing Authority (WHA) is the only public housing authority in the City of Watertown. The WHA was consulted in the development of this plan and provided data on tenant characteristics, waiting lists, notable deficiencies and unmet needs. This information was incorporated into the plan. Lewis County Opportunities administers the Housing Choice Voucher Program in the City and was also consulted and provided important information regarding the HCR program, number of households assisted, waiting lists and shortfalls in capacity.

Input from private and governmental health, mental health and service agencies was also sought through our outreach efforts described in the introduction. In addition, input was obtained as the City consulted with the Points North Housing Coalition (PNHC) which serves as the Continuum of Care for the City and Jefferson County. PNHC is comprised of a broad range of members including representatives from housing and health providers and mental health and service agencies. Staff has attended quarterly meetings and has participated in committee meetings of the PNHC and has gained valuable input for incorporation into the plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

In the City of Watertown, the Continuum of Care is known as the Points North Housing Coalition (PNHC). PNHC serves the City and Jefferson County, along with Lewis and St. Lawrence Counties. PNHC is comprised of a wide range of members from many varying backgrounds such as businesses, faith based

organizations, hospitals and medical service providers, veteran services, other non-profits and previously homeless individuals. The City of Watertown participates in PNHC quarterly meetings, conference calls and committee meetings. This coordination and the input the City received, particularly regarding homelessness needs, was extremely valuable as the City developed the consolidated plan.

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

This section is not applicable as the City of Watertown does not receive ESG funds and is not responsible for the administration of HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Advantage Watertown
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Advantage Watertown is a group of business and community leaders that serves in an advisory role to the City on a number of different issue and topics including community development, housing and economic development. Initial contact was made to members of Advantage Watertown via email on February 7, 2014. The email asked members to consider what they felt the City needed to improve in the areas of housing, public facilities, public services and economic development. Planning Staff then met with the Advantage Watertown Committee on March 13, 2014 and on April 10, 2014. Members felt that neighborhood specific projects that would have a high impact should be the focus of the City's CDBG plan.

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2	**Agency/Group/Organization**	AIDS Community Resources
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
3	**Agency/Group/Organization**	Catholic Charities - Diocese of Ogdensburg
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
4	**Agency/Group/Organization**	Community Action Planning Council of Jefferson County
	Agency/Group/Organization Type	Housing Services-Health Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
5	**Agency/Group/Organization**	Development Authority of the North Country
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
6	**Agency/Group/Organization**	JEFFERSON COUNTY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014. On March 31, 2014 a letter was received from the Jefferson County Local Development Corporation who felt that the City's CDBG efforts should include a comprehensive community development plan.

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7	**Agency/Group/Organization**	Jefferson County DSS
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014. DSS provided comments regarding homelessness in the City through a response by the Points North Housing Coalition.
9	**Agency/Group/Organization**	LEWIS COUNTY OPPORTUNITIES, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Initial contact was made to Lewis County Opportunities, Inc. on January 27, 2014 as the City sought information on the Housing Choice Voucher Program in the City. Infortmation received on the number of households that are assisted, waiting lists and shortfalls in capacity was important in the development of our plan. In addition to the email contact about this specific informatiuon, contact was also made via email on March 11, 2014 and on March 24, 2014.
10	**Agency/Group/Organization**	NEIGHBORS OF WATERTOWN
	Agency/Group/Organization Type	Housing Services - Housing

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Initial contact was made via email on March 11, 2014 and on March 24, 2014. In addition, a meeting with Neighbors of Watertown was held on March 26, 2014 with discussion focusing on the City's current housing program and potential changes to be implemented in the future.
11	**Agency/Group/Organization**	Northern New York Community Foundation
	Agency/Group/Organization Type	Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
12	**Agency/Group/Organization**	Northern Regional Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
13	**Agency/Group/Organization**	Town of Pamelia
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 12, 2014 and on March 24, 2014.
14	**Agency/Group/Organization**	Town of Watertown
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
15	**Agency/Group/Organization**	Transitional Living Services of Northern NY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
16	**Agency/Group/Organization**	Victims Assistance Center of Jefferson County, Inc.
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
17	**Agency/Group/Organization**	Watertown Housing Authority
	Agency/Group/Organization Type	Housing

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Initial contact was made to on January 24, 2014 as the City sought information regarding the Watertown Housing Authority (WHA) such as the number of units and tenants, waiting lists, notable deficiencies in the physical conditions of units, unmet needs and future plans. Feedback received from the WHA included the possibility of the future development of an additional 40-50 units to meet their needs. The City and the WHA will continue to coordinate as future plans develop. In addition to the email contact about this specific information, contact was also made via email on March 11, 2014 and on March 24, 2014.
18	**Agency/Group/Organization**	Watertown Local Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Staff attended a Strategic Planning Session held by the Watertown Local Development Corporation (WLDC) on February 27, 2014. The meeting was held to develop goals and project ideas for the WLDC for the upcoming year. One of the goals identified was to focus on downtown redevelopment and marketing. As a result of the strategic planning session, the City plans to continue to work with the WLDC to promote and redevelop downtown with a focus on several distressed buildings. In addition to the planning session, contact was also made via email on March 11, 2014 and on March 24, 2014.
19	**Agency/Group/Organization**	Watertown Urban Mission
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014.
20	**Agency/Group/Organization**	Town of LeRay
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on April 3, 2014.
21	**Agency/Group/Organization**	Credo Community Center for the Treatment of Addiction
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on April 4, 2014.
22	**Agency/Group/Organization**	Disabled Persons Action Organization
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on April 4, 2014.
23	**Agency/Group/Organization**	Fort Drum Regional Health Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization

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	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 24, 2014.
24	**Agency/Group/Organization**	Jefferson County Office for the Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 11, 2014 and on March 24, 2014. Through this outreach the City was able to better understand that transportation is an area of primary concern for seniors.
25	**Agency/Group/Organization**	Jefferson County Planning Department
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On January 29, 2014, the City met with representatives of the Jefferson County Department of Planning as well as other representatives of the North Country HOME Consortium. Coordination between the two entities was discussed relative to the Citizen Participation Plan, the Consolidated Plan and Annual Action Plan. Contact was also made via email on March 11, 2014 and on March 24, 2014.
26	**Agency/Group/Organization**	Jefferson County Public Health
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on March 24, 2014.

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

The City compiled an extensive outreach list and contacted agencies on the list via email on two occasions. A public hearing was also advertised and held providing the opportunity for the agencies, citizens and other interested parties to comment on the plan. All parties were invited to submit information directly to the City for inclusion in the plan. No organizations or individuals were deliberately omitted from the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Points North Housing Coalition	The City's Strategic Plan includes a priority that would assist with increasing services to homeless persons which is certainly a goal of the Points North Hosuing Coaliiton.

Table 3 – Other local / regional / federal planning efforts

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

As part of our consultation and outreach efforts, three adjacent units of local government, the Town of Watertown, the Town of Pamelia and the Town of LeRay, were contacted via email to solicit input on the plan. Several departments within the Jefferson County government were also consulted such as the Department of Social Services, Planning Department, the Office for the Aging, and the Public Health Department. Valuable input was received via email and direct consultation from these departments which proved to be very important in the development of the plan.

Narrative (optional):

PR-15 Citizen Participation

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

The citizen participation process for the City of Watertown's Community Development Block Grant Program included extensive outreach to a number of different organizations and individuals throughout the community. The City began by contacting numerous public and private agencies that provide assisted housing, health and social services, homeless services, child welfare services and other agencies that serve the low to moderate income population in the City. The City contacted adjacent units of local government and local economic development agencies to obtain input on non-housing community development needs and priorities.

The City Council also held a public hearing on April 7, 2014 to obtain input from citizens, involved agencies and interested persons on activities to be included in the Consolidated Plan and Annual Action Plan.

Along with the initial outreach and the public hearing, the City participated in several meetings and conference calls to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development and planning. After seeking this input a draft Consolidated Plan and Annual Action plan was published and a 30-Day public comment period was held.

The citizen participation process was extremely beneficial as it identified several community needs that were previously unknown and allowed the City to develop its Consolidated Plan and Annual Action Plan accordingly.

For the proposed amendment, the City sent an email notification to the list of constituency groups identified in our Citizen Participation Plan to seek comments on our proposed amendment. The list includes numerous public and private agencies that provide assisted housing, health and social services, homeless services, child welfare services and otherwise serve the low to moderate income population in the City.

The City Council also scheduled a public hearing on March 16, 2015 to obtain input from citizens, involved agencies and interested persons.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On March 11, 2014, the City sent an email to several local agencies, previosuly identified in our Citizen Participation Plan, notifying them that the City was beginnning the process of preapring our Consolidated Plan and Annual Action Plan. The email requested input, either by email, by phone or in person, on the City's needs relative to housing, homelessness, public facilities, infrastructure, public services, economic development and planning. The request generated	The comments recieved by the City as a result of this outreach focused on improvements for the City's senior population including increasing the availability of public transportation and the development of a senior center. Development of additional affordable housing was also suggested as was the redevelopment of historic downtown buildings to increase the availability of housing and to assist with economic	All comments were considered in the preparation of the draft plan. However, it was determined that an expansion of the City's bus routes and hours of operation would not be an eligible activity under the CDBG program. Therefore, expandinng the bus program was not included in the draft Consolidated Plan and Annual Action plan. The other comments were reviewed by the City to determine common and recurring themes to help establish goals and priorities for the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	On March 21, 2014, the City of Watertown had an advertisement published in the Watertown Daily Times regarding a public hearing that had been scheduled for the development of our consolidated plan and annual action plan. The notice not only invited residents and agencies to participate in the public hearing but invited interested parties to submit comments prior to the hearing either by email, in writing or by phone. The City did not receive any response to this outreach effort.	No comments were received as a result of this outreach.	N/A	http://watertown-ny.gov/DocumentView.asp?DID=876

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On March 24, 2014, the City of Watertown sent a follow up email to several local agencies, previosuly identified in our Citizen Participation Plan, notifying them that the City was beginnning the process of preapring our Consolidated Plan and Annual Action Plan. The primary purpose of the email was to let the agencies know that a public hearing had been scheduled for April 7, 2014 at 7:30 p.m. to hear comments regarding the City's needs relative to housing, homelessness,	The comments recieved by the City as a result of this outreach focused on improvements for the City's senior population including increasing the availability of public transportation, the development of a senior center and increasing computer access for seniors. In addition, it was suggested that the City develop a comprehensive community development plan	All comments were considered in the preparation of the draft plan. However, it was determined that an expansion of the City's bus routes and hours of operation would not be an eligible activity under the CDBG program. Therefore, expanding the bus program was not included in the draft Consolidated Plan and Annual Action plan. The other comments were reviewed by the City to determine common and recurring themes to help establish goals and priorities for the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	On April 7, 2014, the City of Watertown City Council held a public hearing to solicit citizen participation and public comment regarding the development of funding priorities and projects for the consolidated plan and annual action plan. The public hearing was advertised in the Watertown Daily Times on March 21, 2014. Notice of the public hearing was also emailed to a list of agencies identified in our Citizen Participation Plan.	During the public hearing two people spoke about the City's CDBG Program. There were a variety of suggested activities for the CDBG program including the expansion of the City's bus routes and hours of operation, continuing the City's housing rehab program to improve substandard rental housing and supporting the Points North Housing Coalition to help end homelessness.	All comments were considered in the preparation of the draft plan. However, it was determined that an expansion of the City's bus routes and hours of operation would not be an eligible activity under the CDBG program. Therefore, expandinng the bus program was not included in the draft Consolidated Plan and Annual Action plan. The other comments were reviewed by the City to determine common and recurring themes to help establish goals and priorities for the plan.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	On February 13, 2014, City Staff met with Advantage Watertown, a group of business and community leaders that serves in an advisory role to the City on a number of different issue and topics including community development, housing and economic development. A total of 9 people were in attendance.	A variety of comments were received including several general goals and objectives as well as specific recommendations for projects. General goals included the need for a rental rehabilitation program, elimination of blight, need for a rental registration program and the need for public infrastructure improvements. Neighborhood specific projects were also identified including the Ogilvie Site, Factory Street, Sewall's Island and Meadow	All comments were considered in the preparation of the draft plan and were reviewed by the City to determine common and recurring themes to help establish goals and priorities for the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Economic Development	On January 29, 2014, City Staff met with the Watertown Local Development Corporation (WLDC) during their Strategic Planning Session. 9 people were in attendance.	The meeting was held to develop goals and project ideas for the WLDC for the upcoming year. During the discussion, Staff asked the WLDC board for input in our CDBG Plan. A variety of comments were received including several general goals and objectives as well as specific recommendations for projects. General goals included redeveloping downtown buildings and continuing to identify ways to foster economic development in the City. Specific building	All comments were considered in the preparation of the draft plan and were reviewed by the City to determine common and recurring themes to help establish goals and priorities for the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community	The City of Watertown City Council scheduled a public hearing for March 16, 2015, to solicit citizen participation and public comment regarding the proposed substantial amendment for the consolidated plan and annual action plan. The public hearing was advertised in the Watertown Daily Times on March 1, 2015. Notice of the public hearing was also emailed to a list of agencies identified in our Citizen Participation Plan.			

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing

The tables in this section indicate that cost burden is the most prevalent housing problem followed by overcrowding in a distant second place. The tables don't, however address the overall condition of the housing stock. It is known from the the age of the city's housing and many years of experience with rehabilitation programs that quality improvement is a great need.

There are some groups in certain income categories that have a disproportionately greater need. However, the populations of these groups are quite small.

Homeless

There are no numbers available for just Watertown, but there are approximately 147 homeless persons in Jefferson County. This is not a large number, but it is a need to be addressed.

Non-Homeless Special Needs

The elderly and persons with HIV/AIDS have been identified as special needs populations.

Non-housing Community Development

The primary need for public facilities is neighborhood parks. The need for public improvements includes water and sewer lines, streets, sidewalks, and street trees.

Public Services

Enhanced public transportation was identified as a needed public service.

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

Summary of Housing Needs

The most prevalent housing problem is the high cost burden. It is also known that the housing stock is old and more likely to be in poor condition.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	26,705	26,945	1%
Households	25,600	11,585	-55%
Median Income	$28,429.00	$37,514.00	32%

Table 4 - Housing Needs Assessment Demographics

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

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,715	1,945	1,930	1,220	4,775
Small Family Households *	615	780	740	475	2,430
Large Family Households *	75	95	135	90	255
Household contains at least one person 62-74 years of age	215	215	220	120	615
Household contains at least one person age 75 or older	140	360	325	95	320
Households with one or more children 6 years old or younger *	440	410	620	110	669
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	0	30	4	79	10	0	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	0	20	35	75	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	95	60	0	220	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	700	505	155	0	1,360	115	185	100	35	435
Housing cost burden greater than 30% of income (and none of the above problems)	215	445	515	135	1,310	20	100	125	85	330

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	130	0	0	0	130	110	0	0	0	110

Table 6 – Housing Problems Table

Data Source: 2007-2011 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	830	605	260	40	1,735	120	185	100	35	440
Having none of four housing problems	480	945	1,120	570	3,115	40	215	450	575	1,280
Household has negative income, but none of the other housing problems	130	0	0	0	130	110	0	0	0	110

Table 7 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	285	400	320	1,005	65	175	90	330
Large Related	35	75	60	170	10	20	55	85
Elderly	200	169	104	473	55	65	45	165
Other	530	385	255	1,170	10	30	30	70

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,050	1,029	739	2,818	140	290	220	650

Table 8 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	245	235	130	610	65	115	25	205
Large Related	35	10	15	60	10	20	45	75
Elderly	140	55	10	205	45	40	10	95
Other	415	205	25	645	0	15	20	35
Total need by income	835	505	180	1,520	120	190	100	410

Table 9 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	85	95	60	35	275	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	20	0	20	0	0	0	0	0
Total need by income	85	95	80	35	295	0	0	0	0	0

Table 10 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

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

Table 11 – Crowding Information – 2/2

Data Source Comments:

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

We have no information on the number and type of single person households in need of housing assistance.

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

We have no information on the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The tables above indicate that the most prevalent problem is the high cost burden, followed by over-crowding in a distant second place. The tables don't, however address the overall condition of the housing stock. It is known from the the age of the city's housing and many years of experience with rehabilitation programs that quality improvement is a great need.

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

See the discussions in NA-15, NA-20, and NA-25.

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

We have no information on the characteristics and needs of low-income individuals and families with children who are currently housed, but are at imminent risk of either residing in shelters or becoming

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unshelterd. We also have no information on the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

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

We have no estimates of the at-risk population(s).

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

The primary cause of homelessness is the high cost of housing relative to income.

Discussion

The high cost burden of housing and the poor quality of the housing stock need to be addressed.

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

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

Introduction

Some ethnic categories have a disproportionate rates of housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	285	240
White	1,085	255	175
Black / African American	10	30	10
Asian	0	0	45
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	45	0	15

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,335	615	0
White	1,250	590	0
Black / African American	15	15	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	4	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,005	925	0
White	820	875	0
Black / African American	65	10	0
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	30	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	295	930	0
White	250	845	0
Black / African American	35	0	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	85	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Within the 0%-30% category, Hispanic and American Indian/Alaskan Natives both have 100% with housing problems, compared to 80% for the population as a whole.

Within the 30%-50% category, Hispanics have 94% with housing problems, compared to 68% for the population as a whole.

Within the 50%-80% category, Black/African Americans (86%) and Asians (100%) have disproportionate housing problems, compared to 52% for the population as a whole.

Within the 80%-100% category, Black/African Americans (100%) and Asians (100%) have disproportionate housing problems, compared to 24% for the population as a whole.

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

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

Introduction

Some Black/African Americans, Hispanics, and Asians have disproportionate severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	520	240
White	855	485	175
Black / African American	10	30	10
Asian	0	0	45
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	45	0	15

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	790	1,160	0
White	735	1,110	0
Black / African American	15	15	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	35	35	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	365	1,565	0
White	255	1,440	0
Black / African American	40	35	0
Asian	15	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	50	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	75	1,145	0
White	75	1,020	0
Black / African American	0	35	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	90	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Within the 0%-30% category, Hispanics have 100% with housing problems, compared to 64% for the population as a whole.

Within the 30%-50% category there are no disproportionate impacts.

Within the 50%-80% category, Black/African Americans (53%) and Asians (60%) have disproportionate housing problems, compared to 19% for the population as a whole.

Within the 80%-100% category there are no disproportionate impacts.

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

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

Introduction:

Some Asians and American Indian/Alaskan Natives face high cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,840	1,765	1,960	240
White	6,585	1,900	1,765	175
Black / African American	310	54	45	10
Asian	19	15	15	45
American Indian, Alaska Native	0	4	0	0
Pacific Islander	45	0	0	0
Hispanic	290	65	75	15

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Percentages were calculated using the 2010 CHAS number for the "Jurisdiction as a whole, <=30%" figure, as the 2011 figure is impossibly low.

For the whole jurisdiction, 16% of housholds had a cost burden of 30%-50%. 18% of housholds had a cost burden of 50%. The total with a cost burden over 30% is 34%.

60% of Asians have a cost burden over 30%, and 30% of Asians have a cost burden over 50%.

100% of American Indian/Alaskan Natives have a cost burden over 30%.

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

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

Yes, Black/African Americans, Asians, Hispanics, and American Indian/Alaskan Natives, all showed disproportionate need in certain income categories. However, the absolute number of households for any of these categories was small. In some income categories, these groups were better off than the jurisdiction as a whole.

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

In general, housing cost burden is the biggest need.

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

There are no concentrations of racial or ethnic groups in any area of the city.

NA-35 Public Housing – 91.205(b)

Introduction

Public Housing is provided by the Watertown Housing Authority. Housing Choice Vouchers are proved by Lewis County Opportunities.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	633	0	0	0	0	0	0

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,544	0	0	0	0	0
Average length of stay	0	0	6	0	0	0	0	0
Average Household size	0	0	1	0	0	0	0	0

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Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	3	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	226	0	0	0	0	0
# of Disabled Families	0	0	199	0	0	0	0	0
# of Families requesting accessibility features	0	0	633	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	590	0	0	0	0	0	0
Black/African American	0	0	36	0	0	0	0	0	0
Asian	0	0	1	0	0	0	0	0	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	5	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	36	0	0	0	0	0	0
Not Hispanic	0	0	597	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Public housing tentants and applicants tend to have low incomes compounded with other issues, such as disabilities, substance abuse problems, or chrinic diseases. The Housing Authority has not completed a 504 Needs Assessment in a long time, but they report that the needs of their applicants are being met based on anecdotal evidence.

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

The Housing Authority has a waiting list of 279 applicants, and the local HCV provider has 814 applicants on the waiting list (in a two-county area). Social and demographic characteristics of the waiting lists are not closely tracked, but given the length of the waiting lists, the most immediate need is simply a greater number of units and vouchers.

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

Similar, although there is likely a higher share of persons with disabilities or special needs in the waiting lists than the population at large.

Discussion

There are no immediate opportunities to improve public housing using CDBG funds, but the City will continue to consult with providers and attempt to identify opportunities.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following information provides a general overview and assessment of the homeless population and its needs. The data provided below is derived from the Points North Housing Coalition's (PNHC) 2014 Point-In-Time (PIT) Count which was completed on January 28, 2014. The PNHC is a HUD Certified Continuum of Care that represents a three county area consisting of Jefferson, Lewis and St. Lawrence Counties. At the present time, the PIT count data is collected by county, so data specific to the City of Watertown is not available. However, anecdotal evidence suggests that most of those people who are considered homeless in Jefferson County are from or seek services in the Watertown area. Data was also provided by PNHC from the HUD Homeless Data Exchange (HDX) system. Any blank fields indicate that the data is not available.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	78	0	0	0	0
Persons in Households with Only Children	0	5	0	0	0	0
Persons in Households with Only Adults	0	63	0	0	0	0
Chronically Homeless Individuals	3	3	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	3	2	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 25 - Homeless Needs Assessment

OMB Control No: 2506-0117 (exp. 07/31/2015)

Data Source Comments: The information above was provided by the North Country Behavioral Healthcare Network on behalf of the Points North Housing Coalition (PNHC). The PNHC serves as the Continuum of Care for Jefferson County. The data is derived from the Point in Time Count that was conducted on January 28, 2014 and was taken from the HUD Homeless Data Exchange (HDX) system.The data in this table was taken from the HUD HDX System and applies to agencies with HUD specific beds in their facilities. Discussion below will describe homeless needs based on the results of the PIT count.

Indicate if the homeless population is: Has No Rural Homeless

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

Data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," so the following is a description of various homeless population types. This information is taken from the 2014 PIT count conducted on January 28, 2014. Chronically homeless individuals and families: The 2014 PIT Count revealed that on the night of January 28, 2014, 75 people in Jefferson County reported being chronically homeless. Families with children: The 2014 PIT Count revealed that on the night of January 28, 2014, 19 families (78 individuals) in a three County area were housed in emergency shelters or transitional housing or motels paid for with vouchers. Veterans and their families: The 2014 PIT Count revealed that on the night of January 28, 2014, 1 individual was a veteran. Unaccompanied youth: The 2014 PIT Count revealed that on the night of January 28, 2014 no individuals reported as being an unaccompanied youth.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	110	3
Black or African American	11	0
Asian	0	0
American Indian or Alaska Native	26	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	4	0
Not Hispanic	143	3

Data Source Comments: The information above was provided by the North Country Behavioral Healthcare Network on behalf of the Points North Housing Coalition (PNHC). The PNHC serves as the Continuum of Care for Jefferson County. The data is derived from the Point in Time Count that was conducted on January 28, 2014 and was taken from the HUD Homeless Data Exchange (HDX) system.The data in this table was taken from the HUD HDX System and applies to agencies with HUD specific beds in their facilities. Discussion below will describe homeless needs based on the results of the PIT count.

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

There is currently no known estimate of the number and type of families in need of housing assistance for families with children and the families of veterans.

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

A review of the racial and ethnic group data found in the 2014 Point In Time Study of Homelessness prepared by the North Country Behavioral Healthcare Network for the Points North Housing Coalition shows that 86% of the individuals surveyed were White, 5% were Black/African American, 4% were American Indian/Alaskan Native, 3% were Hispanic/Latino and 2% were other.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A review of the data found in the 2014 Point In Time Study of Homelessness shows that nearly all, or greater than 99% of the individuals surveyed were classified as sheltered homeless. Most of Jefferson County's homeless population is sheltered in transitional housing, permanent housing or in emergency shelters. Only three individuals were determined to be unsheltered.

Discussion:

Since its formation in 2005, the Points North Housing Coalition has been successful in developing a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. With coalition members working together, millions of dollars of grant funding have been brought to the community to address the homeless population in Jefferson, Lewis and St. Lawrence Counties. While the three county coalition is moving in the right direction, there remains much work to be done.

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

Introduction:

Estimating the needs of special populations can be challenging as specific data for each need group is often not readily available. Even when data is available, it can be difficult to determine how many persons are underserved through existing housing and services and how many persons might require services in the future. This section of the City's Consolidated Plan examines the needs of the elderly and the needs of the population with HIV/AIDS within the Jefferson County area. The information below has been provided by the Jefferson County Office for the Aging and ACR Health.

Describe the characteristics of special needs populations in your community:

One of the special needs populations in the City of Watertown and Jefferson County is the elderly population. The most recent census data clearly illustrates that the senior population in New York and nationally is the fastest growing demographic and is expected to remain that way for a number of years. The growth rate for those under 60 is only about 3% while the rate for those over 60 is over 30%.

Another special needs population in Jefferson County and the City of Watertown is those persons living with HIV/AIDS. According to the NYS Department of Health HIV/AIDS Surveillance Annual Report from 2011, there are an estimated 26 people living with AIDS and 50 living with HIV in Jefferson County.

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

The housing and supportive service needs for both the elderly population and for those living with HIV/AIDS are described below.

The Jefferson County Office for the Aging hosts an annual public hearing that allows local seniors to voice their concerns about needed services in the area. Transportation, housing, utility costs and socialization are often mentioned as needs. Elderly residents cite the somewhat limited hours of operation of the City's bus service and the availability and location of bus routes as the primary concerns. Residents also report a feeling of isolation and loneliness as significant concerns.

According to ACR Health, a not-for-profit, community-based organization providing a range of support services to individuals with chronic diseases, including HIV/AIDS, diabetes, heart disease, obesity, asthma, substance use disorders, and serious mental illnesses in the Central and Northern New York area, there are significant needs related to affordable housing, health care, transportation, mental health and substance use services.

The lack of housing dedicated for individuals living with HIV/AIDS in our region is exacerbated by a shortage of decent affordable housing units. This situation is even more difficult for families as there is a severe shortage of larger affordable housing units, leaving many families living in overcrowded and

unsafe conditions. As discussed in other sections of this plan, the location of the Fort Drum military base near Watertown has an effect on rent levels in the area. Military personnel, who are provided with housing stipends when they live off base, drive up the cost of rent, which prices lower income families out of the market. Unfortunately, the wait time for Section 8 subsidy throughout our region is 2 to 6 years. Unless an individual with HIV/AIDS has a dual diagnosis, such as a mental health or substance use issue, they are not eligible for any other housing options. Without a rental subsidy, low-income individuals simply cannot afford adequate housing. Consequently, many wind up living in substandard housing, entering/remaining in unsafe living arrangements, or become and remain homeless.

The majority of HIV+ clients have chronic health issues and high medical needs while living well below the poverty line. Limited funding has led to a lack of programs in the region that provide support and referrals to services for individuals who are able to maintain a degree of stability. It is often not until an individual's situation develops into crisis that they qualify for supportive services.

Based on information gathered from HIV+ client's at regional meetings and/or consumer advisory boards, as well as information gathered during the Intake/Assessment process at ACR Health, our region's supportive service needs include access to comprehensive case management; primary and specialty health care; treatment adherence education and skill building; transportation to medical, mental health and substance use services; prevention services; nutrition education and food services; and mental health and substance use services.

At present, ACR Health is the only provider of comprehensive HIV housing support services in the region. ACR Health works closely with area mental health, substance use, and health care providers to meet the needs of individuals with HIV/AIDS; however the needs of the clients are so great that many of them are greatly impacted by the lack of supportive services in the North Country region.

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

According to ACR Health, from data provided by the NYS Department of Health HIV/AIDS Surveillance Annual Report 2011, there are an estimated 26 people living with AIDS and 50 living with HIV in Jefferson County.

Discussion:

As a fast growing segment of the population, the elderly has been identified as a special needs population that needs attention. Particular needs include housing, transportation, other quality of life issues.

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

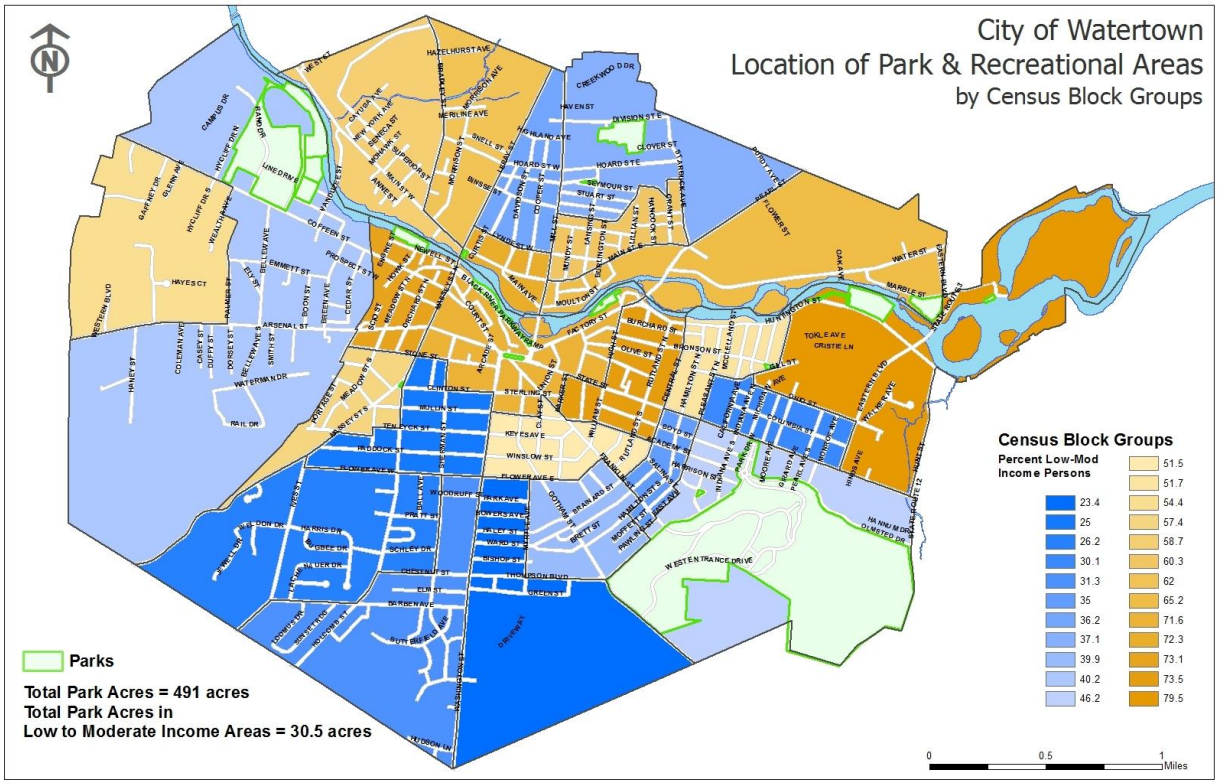
Describe the jurisdiction's need for Public Facilities:

The primary objective of the City's non-housing community development activities related to public facilities is to ensure that adequate recreational facilities are available for residents in all low to moderate income neighborhoods. LMI block groups in the City have only 6.2% of the total park land area, or approximately 30.5 acres out of the total 491 acres located throughout the City. In order to address this current unmet need, our primary public facility priorities will include the development and support of park, playground, and recreational facility projects in LMI areas, with specific emphasis placed on projects that support the Local Waterfront Revitalization Plan for the Black River. Creating new or improving existing park and recreational areas will provide relief from the urban setting for residents, will improve the aesthetic quality of neighborhoods and will provide much needed recreational opportunities in LMI areas. Many of the City's LMI areas are underserved or completely lacking in park and recreational amenities and this funding will afford the City the opportunity to address this issue.

How were these needs determined?

The priority identified above was developed with input from the public, from municipal officials as well as extensive public participation during the development of the City's draft Local Waterfront Revitalization Program (LWRP). The LWRP focuses primarily on the Black River corridor in the City and the development of the plan was a multi-year initiative aimed at revitalizing and redeveloping the Black River for recreational uses as well as a tool for economic revitalization. This riverfront corridor lies almost entirely within a LMI area, based on block group data and therefore most improvements in the LWRP boundary area will benefit LMI residents. Major goals of the LWRP include creating a diverse and continuous waterfront experience composed of a mix of uses including recreation options and appropriate commercial opportunities. As the Black River transitions from its roots as an industrialized corridor, a major component will include increasing public access and recreational use of the riverfront by transforming the corridor into a blueway or connected greenbelt of riverfront parks and recreational opportunity areas. While the City has made a significant effort to implement the LWRP in the last few years by building new parks and redeveloping or improving others, much work remains to be completed. Connecting existing residential neighborhoods to the waterfront to provide for continued long-term use and ownership of this resource is critical as we pursue the implementation of the plan.

The need for additional park and recreational space in the City's LMI areas is further demonstrated by comparing the location of our existing parks to the City's LMI neighborhoods. As is shown on the attached map, a majority of the City's park land is located outside of the LMI block group areas. The map and data show that of the 491 acres of parkland located in the City, only 30.5 acres or 6.2% are located within LMI neighborhoods. This environmental injustice is startling and creating new or improving existing park and recreational areas will greatly enhance the City by improving the aesthetic quality of neighborhoods and providing much needed recreational opportunities.



Park and Recreational Areas

Describe the jurisdiction's need for Public Improvements:

As an established community with over 200 years of history, the City has a vast need for infrastructure improvements which are important for public safety and for improving the quality of life in the City. Infrastructure improvements are needed to replace aging mains, to eliminate leaks, to separate storm water from sewer flows, to improve accessibility, ensure pedestrian safety and improve the overall aesthetic quality of the community. The primary objectives of the City's non-housing community development activities related to public improvements include the following:

- Ensure that adequate infrastructure is in place throughout all of our LMI neighborhoods and finance enhancements to proposed capital program infrastructure projects that will improve the visual character or add to the value or desirability of LMI neighborhoods.
- Ensure pedestrian safety by assisting with the construction of sidewalks where there are gaps in the system, provide for the safe movement of the elderly and disabled by installing curb ramps and by funding projects that improve accessibility or remove architectural barriers in public spaces.
- Reduce the cost of mandatory improvements to the homes or properties of LMI persons which are triggered by local legislation or regulation such as the City sidewalk program or proposed capital program infrastructure improvements.

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- Support programs that facilitate access to the public transportation system. Enhancing the City's infrastructure through public improvements will enhance the aesthetic quality and visual character of neighborhoods, will increase public health and safety and will improve access and provide for the safe movement of the elderly and disabled. Many of the City's LMI areas are some of the oldest in the City and therefore have the most pressing needs to replace broken, deteriorated or damaged infrastructure. By implementing this plan the City will be able to provide a suitable living environment throughout our LMI areas and improve the overall aesthetic quality of the community.

How were these needs determined?

The priorities identified above were developed with input from the public, during meetings with local advisory boards and discussion with municipal officials. Existing data on the condition of various existing public infrastructure was also reviewed and analyzed. One of the data sets analyzed was a pavement condition survey that was completed in 2010. The condition survey was developed by analyzing thousands of digital images of City streets and assigning a pavement condition index to each of the streets throughout the City. The survey analyzed existing conditions such as pavement cracking, patching and potholes. Using the condition assessment, each street was rated and assigned a numeric value describing its condition. The pavement condition survey revealed that many of the streets in the City's LMI areas are in extremely poor condition and in need of repair.

The City's 5-Year Capital Improvement Program Plan was also analyzed to determine the feasibility of financing enhancements to proposed capital program infrastructure improvements. The plan identifies some of the most pressing infrastructure needs within the City and review of it revealed that three of the four major street reconstruction projects planned for FY 2014-2015 through FY 2017-2018 are located in LMI neighborhoods. Efforts to improve and enhance the visual character and add to the value or desirability of LMI neighborhoods will be a key strategy in our public improvement plan.

Describe the jurisdiction's need for Public Services:

Enhanced bus service was identified as a needed public service.

How were these needs determined?

This was identified through the consultation and citizen participation process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market in Watertown is in many ways typical of an upstate New York community. Watertown had a strong manufacturing sector beginning in the mid-19th century, which consistently drew people to the city until the 1970s, at which point the economy, and thus the population, began to decline. Between 1870 and 1950, the city grew from 9,336 to 34,350—but by 1980, the population had dropped to 27,861.

The depopulation of the city slowed in the late 1980s. In 1984 the Army stationed a new division at Fort Drum. The influx of military families has had a significant impact on the housing market through two mechanisms. First, the soldiers and their families increase general demand for housing units, partially filling the gap left by the manufacturing industry. Second, the Army's Basic Allowance for Housing (BAH) subsidy affects the pricing of vacant housing units.

During the peak of the Afghanistan and Iraq conflicts, the military population increased to levels that stressed the capacity of the local housing stock. In 2004 a third Brigade Combat Team was added, bringing an additional 6,000 soldiers.

In 2005, the Fort Drum Regional Liaison Organization and the Development Authority of the North Country created the Community Rental Housing Program which pooled $9 million in subsidies to create about 594 new units in the Fort Drum market.

A regional housing study was commissioned by the Fort Drum Regional Liaison Organization in 2008, which predicted a net demand for 1,200 new housing units in the Fort Drum region. Despite hundreds of new units coming online in the intervening years, a 2011 follow-up found that demand existed for an additional 955 units.

As of 2011, over 18,000 soldiers were stationed on base.

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

Introduction

The city has nearly 13,000 housing units, with about 11,700 occupied as of 2012. As mentioned earlier, due to the history of development in the area, a large amount of the region's privately owned rental units are located in the city. The number of units has not changed drastically since 2012, with just one major project having been completed since then, for about 200 units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,366	42%
1-unit, attached structure	257	2%
2-4 units	4,007	32%
5-19 units	1,549	12%
20 or more units	1,349	11%
Mobile Home, boat, RV, van, etc	165	1%
Total	***12,693***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	298	5%
1 bedroom	65	1%	1,983	30%
2 bedrooms	636	13%	2,460	37%
3 or more bedrooms	4,277	86%	1,866	28%
Total	***4,978***	***100%***	***6,607***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

About 412 families receive Section 8 Housing Choice Vouchers in the city, provided by Lewis County Opportunities. These are targeted at families below 50% of the area median income.

The Watertown Housing Authority operates 642 units, targeted at low-income, disabled, and/or elderly families or individuals--with specific targets varying between properties.

Neighbors of Watertown, Inc. works with the city to perform CDBG housing rehabilitation, and also operates 51 subsidized low-income units, and 42 elderly/low-income. Since 1991, the CDBG program has provided funding for the acquisition or repair of 296 units. Depending on the specific program, these units are restricted to occupants below 80% of the area median income at the time of assistance (some projects target a lower threshold). The assistance type breakdown follows:

- Homebuyer grant: 69 units since 1991
- Owner-occupied rehab: 151 units since 1999
- Homebuyer+rehab combination grant: 26 units since 2005
- Rental rehab: 50 units since 2008

The following private developments have taken advantage of state LIHTC program, or other state or federal programs, to provide subsidized units. These are mostly mixed income developments, where the income-restricted units tend to target families below 60% of the area median income. The unit counts below are the totals for each project--the number of income limited units was not easily obtainable, but typically LIHTC requires at least 40 percent of the units to have income and rent limits.

- Creekwood Apartments - 200
- Summitwood Apartments - 100
- Starwood Apartments - 91
- Kelsey Creek Apartments - 132
- Maple Court Apartments - 92
- Curtis Apartments - 108

In addition to Neighbors of Watertown, the following properties offer subsidized units for the elderly:

- Henry Keep Home: 40 units
- Emma Schley: 101 units
- Centennial Apartments: 24 units
- Bugbee Apartments: 36 units

Without knowing the exact proportion of subsidized units in each property, at best estimate, 1,500 to 1,600 rental units in the City are currently subsidized in some form, and subject to income restrictions. This represents about 23% of all rental units in the city. If Housing Choice Vouchers are included, this number rises to about 2,000, or 30%.

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

No major loss of affordable units is expected within the term of this Consolidated Plan. Section 8 HCV allocations have been frozen, and may be further reduced, across the local provider's two-county service

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area, but this may or may not bring about an actual reduction in the number of vouchers available in Watertown specifically.

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

In general, there are enough housing units for the current population. However, there are problems with pricing and quality.

Describe the need for specific types of housing:

There is not a severe shortage of any particular type of housing.

Discussion

The city's high share of rental units (57%) creates some challenges when trying to ensure that the housing stock is kept in good condition. Simply keeping track of the rentals within the city is a daunting task when there are nearly 7,000 rental units.

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

Introduction

Watertown's housing market is overshadowed by the Fort Drum influence, but feels the effects of that influence on rental pricing and availability more acutely than the Fort Drum region as a whole. Watertown has higher poverty levels than the region (19.8% vs. 16.5% for the three-county area), and a higher percentage of housing units in rental tenancy (57% vs. 34% for the counties).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	64,100	116,700	82%
Median Contract Rent	377	586	55%

Table 28 – Cost of Housing

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

Rent Paid	Number	%
Less than $500	2,532	38.3%
$500-999	3,479	52.7%
$1,000-1,499	513	7.8%
$1,500-1,999	33	0.5%
$2,000 or more	50	0.8%
Total	***6,607***	***100.0%***

Table 29 - Rent Paid

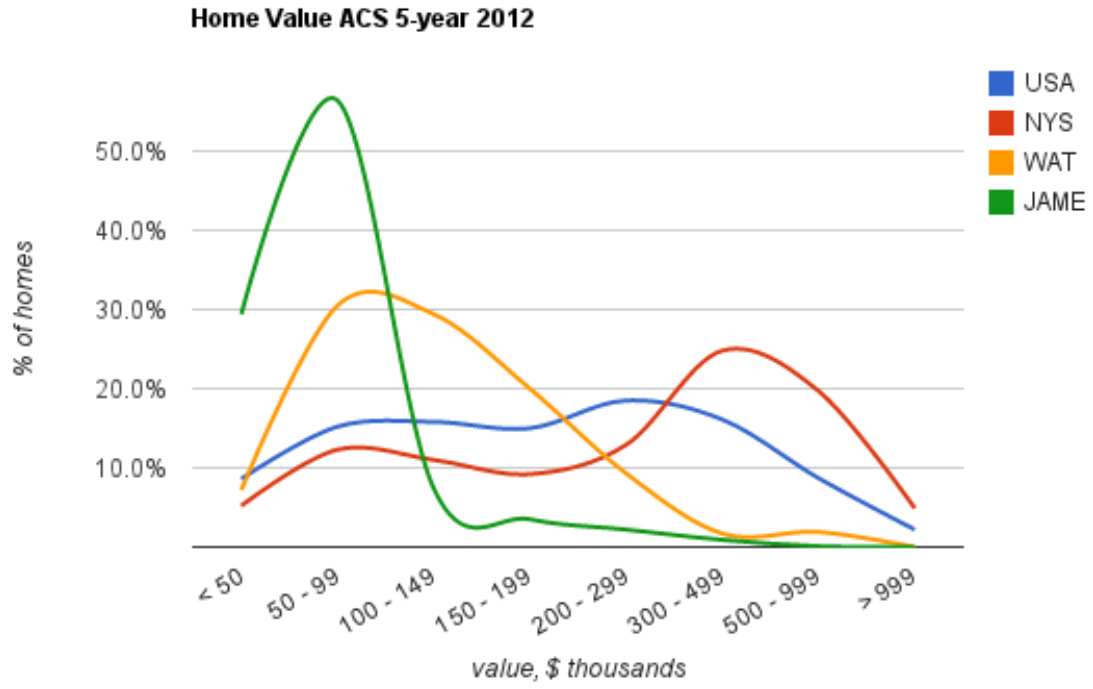
Data Source: 2007-2011 ACS

Rent Chart Analysis

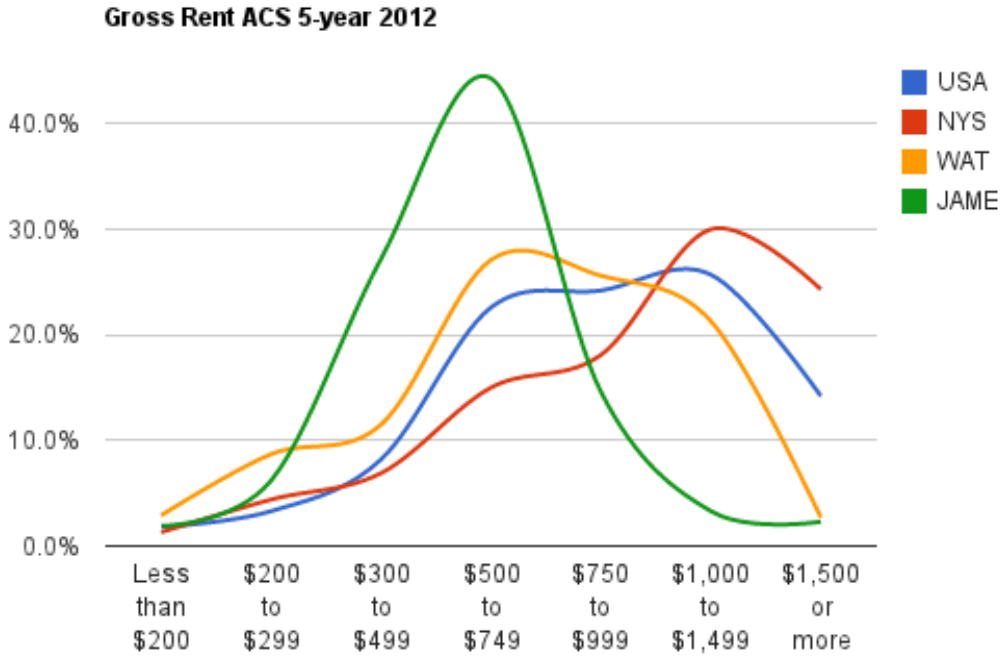
The following charts compare gross rents, and their change over time, to the nation, the state, and to Jamestown, NY--a city with a similar demographic profile to Watertown.

The distribution of rental rates in Watertown, unlike home values, matches that of the nation very closely. Note that Jamestown's low home values come with low rental rates—not the case for Watertown:

Also interesting in this chart is the apparent price "shelf" created by the BAH. Very few units rent for less than $500 or more than $1,500. This is likely due to the fact that the BAH tends to range from about $945 to $1500, and landlords may have a tendency to peg their asking price at levels affordable to the large and reliable military rental market. High ranking officers with dependents may receive over $1500, but these households are few in number, and are more likely to purchase rather than rent. (BAH figures based on 2012 chart.)



Home Value



Gross Rent
Rent vs Home Value

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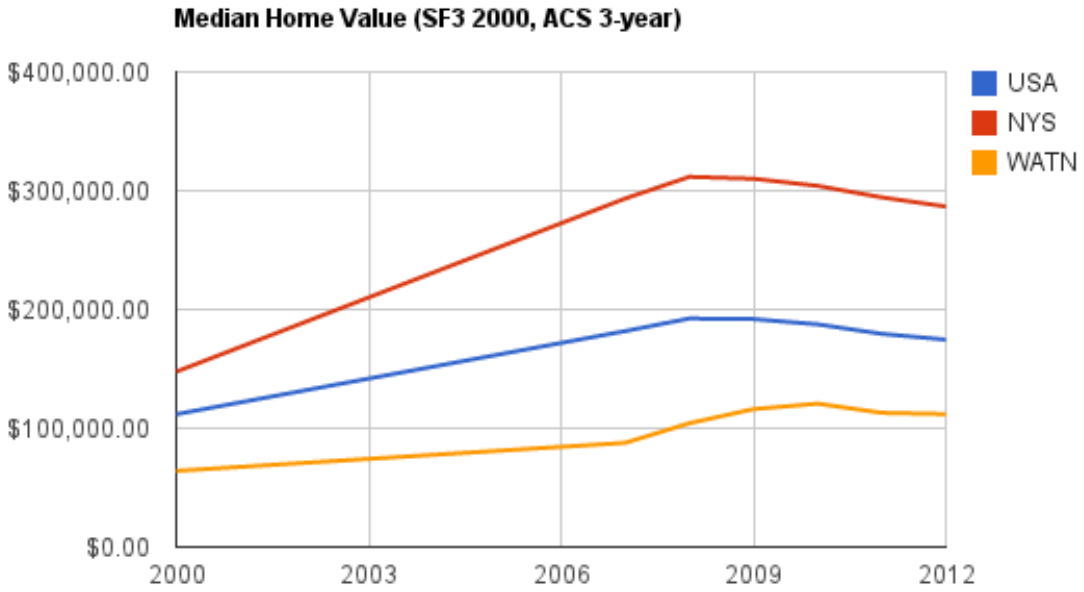
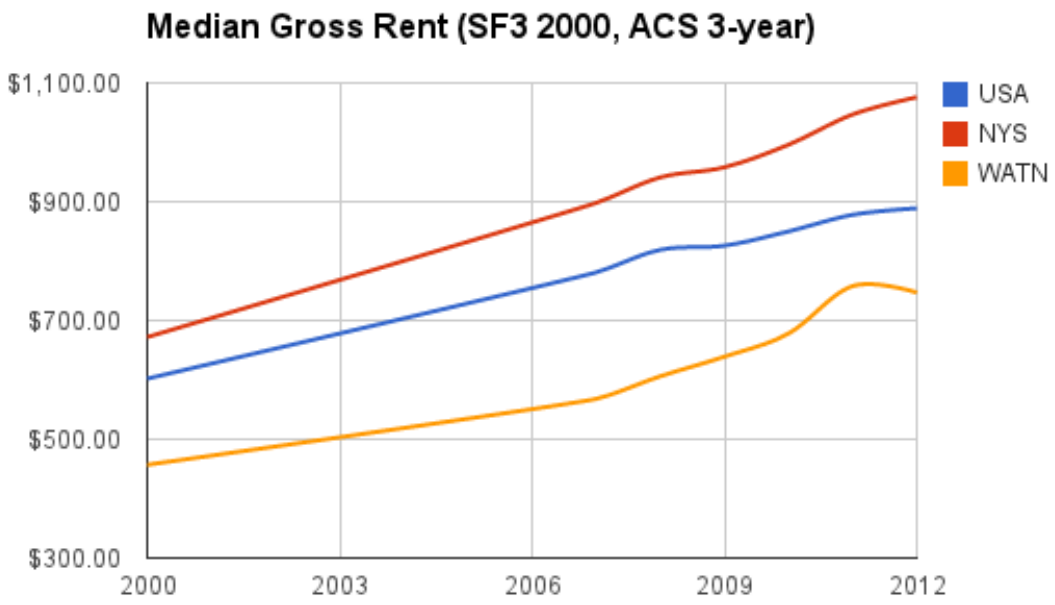
The following charts compare rental costs to home value over time. While rents continued to rise through 2011, and then leveled in 2012, home values have been declining since 2010 after substantial inflation earlier in the 2000s.

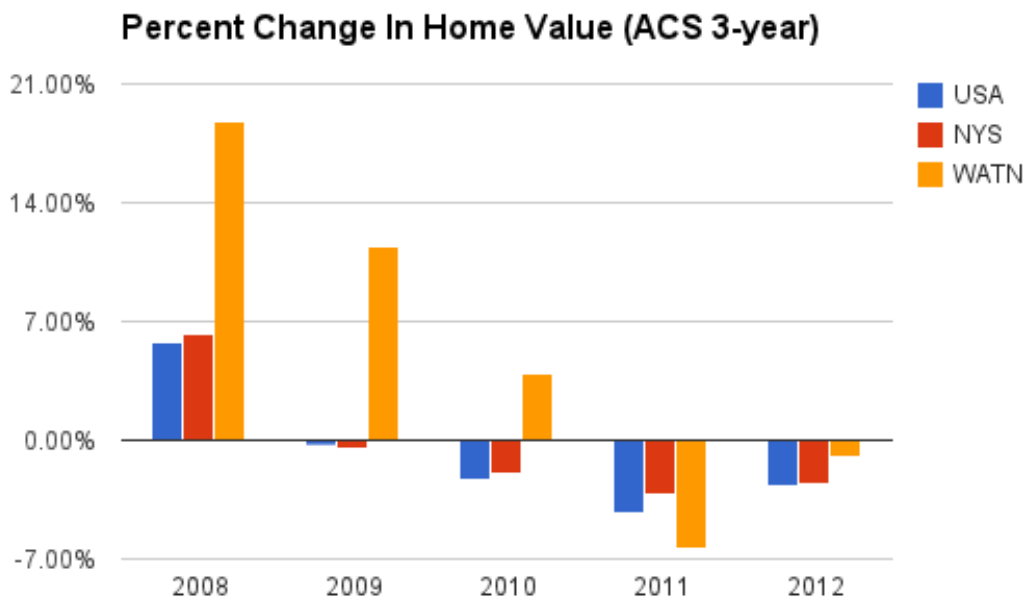
Both rents and home values remain well below the national median.



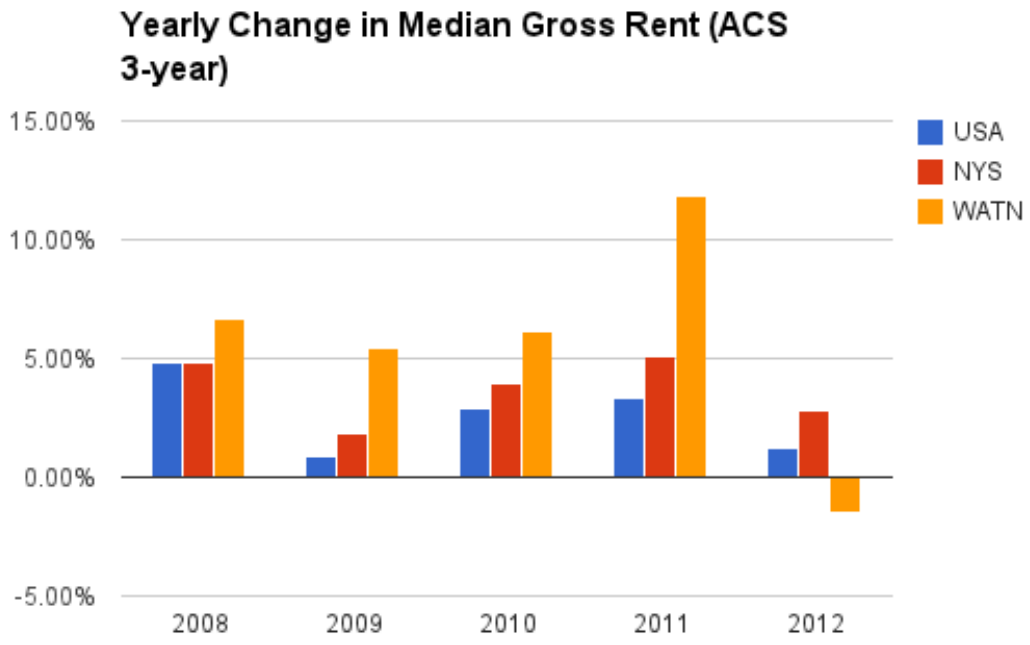
Home Values Over Time



Gross Rent Over Time



Yearly Home Value Change



Yearly Gross Rent Change

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	610	No Data
50% HAMFI	1,510	415
80% HAMFI	3,995	1,085
100% HAMFI	No Data	1,780
Total	***6,115***	***3,280***

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

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

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom

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Fair Market Rent	500	501	602	776	815
% Change (8 years)	35.2	55.4	68.1	65.8	78.3

Table 32 - 2006 FMR for Jefferson County

Is there sufficient housing for households at all income levels?

There may be a deficiency in rental housing priced below the lowest Basic Housing Allowance. Non-military individuals earning less than about $40,000 but more than the typical income limit for subsidized projects ($33,050) may have difficulty finding affordable rental units.

Likewise, increasing rents have made it difficult for those with very low incomes to find housing. This is evident in the long waiting lists for low-rent subsidized units and rental assistance programs.

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

With potentially hundreds of rental units scheduled for completion over the next two years in Watertown and surrounding areas, rental prices are likely to stabilize. However, they have already exceeded levels that are affordable for many of the city's residents. The oversupply of housing and extremely low housing costs that characterized the 1990s and early 2000s are not likely to return, but housing is not likely to become less affordable in the near future, and indeed rents and home values will likely remain below the national average.

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

Fair Market Rents exceed the median contract rent for the city, even for efficiency units. This is likely a result of a large number of higher priced rental units located outside the city but still within the FMR calculation area.

This improves the pro-forma for potential developers of subsidized units--higher maximum rent makes the project more profitable in theory. However, it also creates a situation where subsidized, income-restricted units are just barely affordable to the target population. For example, for a family of three with a 2-bedroom apartment, their lowest possible housing cost under HUD guidelines is 28.5% of their gross income. (FMR 2-bed: $12,144 annually, 3-person low-income limit: $42,500)

Discussion

While rental vacancy rates have stabilized somewhat as a result of the scaling back of deployments to Afghanistan, rental price growth has outpaced inflation by a wide margin between 2007 and 2011. Meanwhile, as of 2010, home values have been on a downward trend—after seeing substantial inflation

in the early 2000s. This combination of high rental rates and sliding home prices makes the Watertown market somewhat unique.

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

Introduction

Watertown's explosive growth between 1870 and 1950, and the relative inactivity since, means that the age of the city's housing stock is older than average. Nearly 57% of units in the city were built before 1940, compared to just 13.7% for the nation as a whole. Urban renewal projects in the 1970s removed a substantial amount of aged square footage, but most of these structures were commercial buildings in the downtown area, so relatively few housing units were removed.

The advanced age of the city's building stock is indicative of the deteriorated condition of housing units found in many parts of the city.

Definitions

"Substandard" units are those that do not meet the requirements of the NY State Residential Code, or do not meet HUD Housing Quality Standards, or have deferred maintenance needs that exceed the financial resources of the owner.

"Substandard and suitable for rehabilitation" units are those substandard units where the cost of renovation to meet the above standards does not exceed the replacement cost of the structure, or where the historical value of the structure precludes the demolition option.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,001	20%	2,861	43%
With two selected Conditions	15	0%	213	3%
With three selected Conditions	8	0%	74	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,954	79%	3,459	52%
Total	***4,978***	***99%***	***6,607***	***99%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

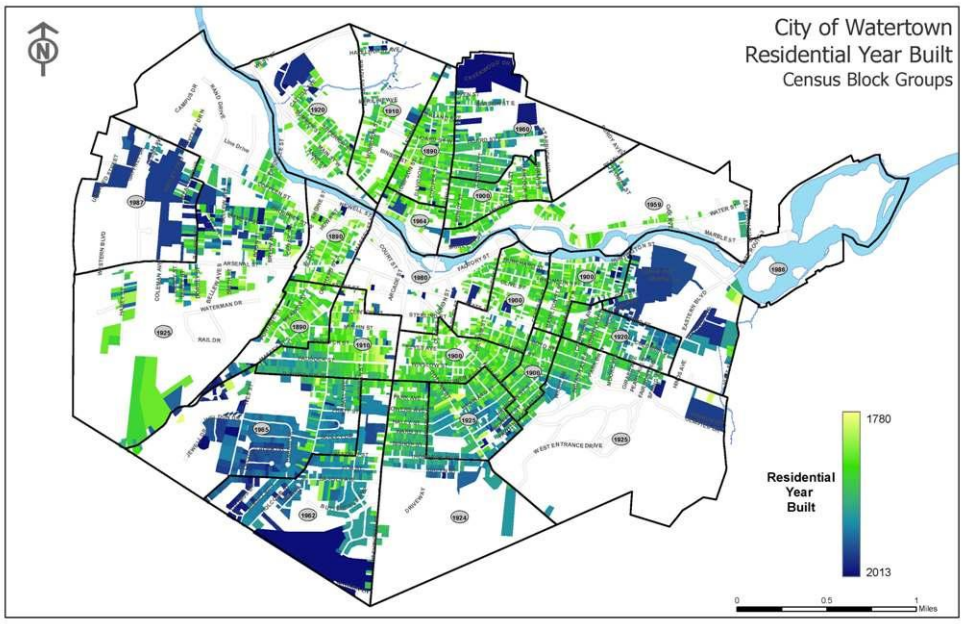
Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	88	2%	161	2%
1980-1999	282	6%	944	14%
1950-1979	843	17%	2,013	30%

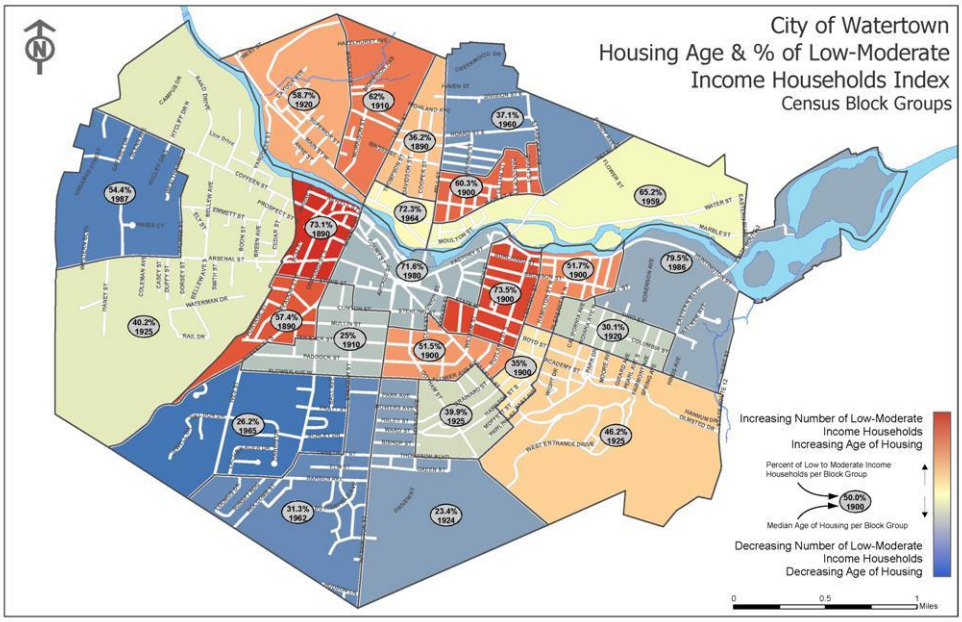
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	3,765	76%	3,489	53%
Total	***4,978***	***101%***	***6,607***	***99%***

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS



Housing Year Built



Housing Rehab Index

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Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,608	93%	5,502	83%
Housing Units build before 1980 with children present	24	0%	325	5%

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The City's housing stock is older than the national median, and many of the oldest units are concentrated in areas with lower incomes. There are large number of housing units suffering from deferred maintenance or outright neglect.

The City has been offering owner-occupied and rental rehab programs for many years using New York State CDBG and HOME funds. There are 291 applicants on the waiting list for this program, as of the 2013 funding year.

The City's Code Enforcement Bureau reports that their office processed 187 Property Maintenance Code violations in 2013. There are likely substantially more properties needing repair, but that are not sufficiently deteriorated to warrant a violation.

The attached map displays a rehabilitation need index, which is a factor of the median structure age and low- to moderate-income household percentage, both by block group. Higher index values denote areas with low incomes and old housing. These areas are the locations most likely to contain deteriorated housing units in need of repairs beyond the means of the owner/occupant.

The second map shows the age of housing by parcel, which was the source for the medians displayed in the first map.

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

The total number of pre-1980 housing units with children present is 1,450, and the city's overall percentage of households that have moderate incomes or lower is 50.4%, we estimate that 731 low/mod units contain lead based paint hazards.

Of those, 607 are rentals, and 124 are owner-occupied.

Discussion

It is clear that Watertown will require housing rehabilitation programs for the foreseeable future. There has been some indication recently that vacancy rates are beginning to stabilize at normal levels, and that rents are beginning to fall. However, this market normalization may actually make it more difficult for property owners to afford improvements--on account of lower rental income.

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

Introduction

The main provider of public housing is the Watertown Housing Authority. There are also a multitude of private organization providing assisted or subsidized housing.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			674						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The Watertown Housing Authority (WHA) provides federally funded low-income housing in the City of Watertown. WHA operates 642 units with 1220 tenants. The waiting list as of December 2013 was 279 applicants. Each year the WHA spends approximately $1.4 million on maintenance, renovation, and repair.

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Lewis County Opportunities (LCO) is the only agency that offers Housing Choice Vouchers within the city. Their coverage area includes all of Jefferson and Lewis Counties. In Jefferson County, they currently provide voucher assistance to 1,017 households—581 of which live in the 13601 zip code.

The city comprises about 71% of the 13601 zip code by population, so we can infer that at least 412 households are receiving assistance from LCO within the city boundary. The real figure is likely to be higher, as the city has a higher poverty rate and lower median income than the zip code.

LCO reports that their waiting list currently has 814 applicants. The wait time for a voucher has historically been 18-24 months, but there is currently a moratorium on new leases due to congressional budget restraints ("sequestration"). There is no way to estimate the wait time that a current applicant faces, until the moratorium is lifted and jurisdictional voucher allotments are revised. We also cannot ascertain how many applicants on the waiting list are currently residents of the city.

With regards to the quality of the housing stock, LCO reports that they have not had trouble finding suitable dwellings within their service area. Their unmet need is due to insufficient funding.

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Public Housing Condition

Public Housing Development	Average Inspection Score
Eastbrook	82
Midtown Towers	83
Northside	84

Table 38 - Public Housing Condition

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

WHA does not report any current deficiencies in the physical condition of their units. However, 32 units were recently demolished—giving WHA the option to construct a new 40-50 unit facility once funding is available. The length of the waiting list implies that demand exists for these additional units.

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

As mentioned above, the the Housing Authority is continuously improving and renovating its facilities to ensure that its low-income residents have a high quality housing unit.

Discussion:

Public and assisted housing comprises a major portion of the rental market. In general, the quality of these units is good, but there may be a shortage in the number of units.

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

Introduction

Watertown falls within the territory of the Points North Housing Coalition, a Continuum of Care covering Jefferson, Lewis, and St. Lawrence counties. Because these services operate on a regional level, information specific to the city is limited.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	39	11	72	20	12
Households with Only Adults	5	0	78	0	19
Chronically Homeless Households	0	0	0	8	0
Veterans	0	0	0	0	31
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Figures for Jefferson, Lewis, St. Lawrence CoC in CPD Maps.

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

The city has a full spectrum of mainstream services available for the homeless or potentially homeless, although capacity and funding may be limited.

Medical and mental health services are provided mainly by Samaritan Medical Center, having recently taken over from other providers like the Children's Clinic. Employment and other social services are provided by Northern Regional Center for Independent Living, Cornell Cooperative Extension, Community Action Planning Council, Watertown Urban Mission, Disabled Persons Action Organization, Jefferson Rehabilitation Center, Salvation Army, Catholic Charities, and the Jefferson County Department of Social Services.

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

The following organzations provide shelter and support services for the homeless:

Neighbors of Watertown, Mental Health Association of Jefferson County, Jefferson County Department of Social Services, Victims Assistance Center, Lewis County Opportunities, and the Watertown VA Clinic Homeless Program.

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

Introduction

Special needs facilities are provided mostly by private organizations using various subsidies. The Watertown Housing Authority also serves some special needs groups.

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

The elderly and frail elderly are served by Samaritan Keep Home and Samaritan Senior Village when medically neccessary. There are also many subsidized housing units for low- and moderate-income elderly people--including Centennial Apartments, Bugbee Apartments, Olympic Apartments, Henry Keep Apartments, and some Watertown Housing Authority properties.

People with alcohol and drug issues can find help treatment and housing from CREDO Community Center, which offers outpatient chemical dependency treatment as well as communal residences.

ACR Health, the successor to AIDS Community Resources, offers outpatient support services for those afflicted with HIV/AIDS and other conditions. They offer limited housing services for those with multiple chronic diseases.

The Watertown Housing Authority provides supportive services to its residents, and Lewis County Opportunities does likewise to those supplied with Housing Choice Vouchers.

There are no major gaps in service, but as is common, most agencies providing these services suffer from limited funding.

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

Transitional Living Services is a non-profit community service organization that provides rehabilitative apartments and other residential services to people with psychiatric illnesses. They also provide case management services, and operate a homeless shelter program in St. Lawrence county.

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

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Not applicable.

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

Many of the participants in the Owner-occupied Rehabilitation Program will be elderly.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

No local public policies that have a negative impact on affordable housing and residential investment have been identified. In fact the City of Watertown has done everything possible to encourage housing development to meet the need created by Fort Drum. The state and federal government have also assisted with this though we could always use more public funding.

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

Introduction

Although employment has declined in the City's traditional industrial employment centers, the economy is relatively diverse and offers opportunities for growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	44	21	1	0	-1
Arts, Entertainment, Accommodations	1,110	1,942	15	14	-1
Construction	267	398	4	3	-1
Education and Health Care Services	2,091	4,939	28	36	8
Finance, Insurance, and Real Estate	405	807	5	6	1
Information	198	505	3	4	1
Manufacturing	649	998	9	7	-2
Other Services	399	764	5	6	1
Professional, Scientific, Management Services	386	676	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	1,449	1,880	19	14	-5
Transportation and Warehousing	269	409	4	3	-1
Wholesale Trade	283	417	4	3	-1
Total	7,550	13,756	--	--	--

Table 40 - Business Activity

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

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Labor Force

Total Population in the Civilian Labor Force	12,298
Civilian Employed Population 16 years and over	10,961
Unemployment Rate	10.87
Unemployment Rate for Ages 16-24	38.60
Unemployment Rate for Ages 25-65	5.67

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,984
Farming, fisheries and forestry occupations	584
Service	1,482
Sales and office	3,198
Construction, extraction, maintenance and repair	797
Production, transportation and material moving	364

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,617	90%
30-59 Minutes	943	8%
60 or More Minutes	262	2%
Total	***11,822***	***100%***

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	430	171	684
High school graduate (includes equivalency)	2,638	229	1,288
Some college or Associate's degree	3,000	318	800

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Bachelor's degree or higher	2,654	45	342

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	24	0	36	223	301
9th to 12th grade, no diploma	322	342	338	413	474
High school graduate, GED, or alternative	1,568	1,573	952	1,840	1,292
Some college, no degree	1,230	1,210	776	1,082	490
Associate's degree	183	235	440	746	226
Bachelor's degree	216	742	553	671	358
Graduate or professional degree	50	306	375	603	127

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,127
High school graduate (includes equivalency)	21,281
Some college or Associate's degree	31,858
Bachelor's degree	39,040
Graduate or professional degree	52,899

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The largest employer located within the city is Samartian Medical Center. Combined with Jefferson Community College and the local school district, this makes the education/healthcare sector one of the dominant industries in the city.

Also important are retail, entertainment, and accomodations. Combined together, tourism-based industry is the largest employment generator. A large portion of this trade is driven by Canadian tourists who take advantage of the favorable exchange rate for shopping and entertainment.

Manufacturing has declined over the last few decades, but still takes a strong 3rd place with over 600 jobs, largely due to the presence of NY Air Brake.

Describe the workforce and infrastructure needs of the business community:

The most obvious missing link for the local workforce is the lack of a nearby 4-year higher educational institution. Jefferson Community College is an excellent 2-year institution, which also offers some 4-year degrees via cooperative agreements with other school. However, the nearest 4-year colleges are at least 50 miles away.

Highway and cargo-rail infrastructure is good, but the city may face long term challenges due to a weak public transit system, and a total lack of passenger rail.

Passenger air service is relatively good, but as with many smaller airports, ticket prices can be high in comparison to nearby alternatives (Syracuse and Rochester). Air travel is also limited to a single airline, so there is no price competition locally. There is no public transit service to the airport.

Internet access is nearly ubiquitously available in the city. Businesses typically have multiple options for enterprise scale cable, DSL, or fiber. Many residential areas are limited to cable.

Nearly the entire city has sewer and water service coverage. National Grid's gas and electric system also covers the entire city.

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

No major changes are expected within the planning period. There is always the threat of reduced troop levels at Fort Drum, but no specific cut has been proposed.

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

The "Business by Sector" chart above indicates that there is a shortage of trained personnel in the education and healthcare sector. LPNs may be trained locally, but for the most part healthcare providers must attract empoyees from elsewhere. Large providers like Samaritan must compete with institutions in Syracuse, which have access to locally trained MDs, PAs, and RNs.

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

The Workforce Investement Board for Jefferson and Lewis counties oversees a career center called the WorkPlace, with an office in the City of Watertown. The WorkPlace offers a variety of employment counseling services, including:

- Job-seeker training and application assistance
- Career fairs
- Youth employment program
- Recruitment and screening
- Testing

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

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

A major goal of the CEDS for Jefferson County is to improve quality of life to support the local community and attract a skilled workforce. This includes a developing a housing strategy for the county which responds to new unit demand and rehabilitation needs. The city CDBG program can support this goal through its ongoing housing rehabilitation efforts.

The CEDS also promotes downtown and neighborhood revitalization efforts. CDBG funds can support this goal through infrastructure projects.

Other cultural amenities may qualify for CDBG funding, like farmers markets and community arts programs.

CEDS Action/Objective E.6 encourages the development of a regional transit needs assessment. This planning effort might be supported by the CDBG program.

Discussion

Military employment has offset the job losses suffered by the industrial sector, but reliance on a single employer is risky. The city and the region need to continue diversifying the employment base to make sure that any future losses can be absorbed.

MA-50 Needs and Market Analysis Discussion

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

Our analysis indicates that housing problems are likely concentrated in a few neighborhoods. In the MA-20, Condition of Housing, we include a map that compares housing age to household income. The Near Eastside, the Near Westside, and Northeast all registered high "rehab need indices", meaning they have both old housing units and a high share of low/mod households.

Near East refers to the area just east of Public Square, spreading north and south from the 500 and 600 blocks of State Street.

Near West refers to the area between Massey Street and the railroad.

Northeast refers to the area between Main Street East and Francis Street/Cleveland Street, and also includes areas south of Main Street between the Court Street bridge and Pearl Street.

These areas coincide with Local Target Areas, which are delineated on a map included in SP-10: Geographic Priorities.

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

Low-income families appear to be concentrated in the center of the city. Most of the block groups within 0.75 miles of Public Square have over 70% low/mod households. The city does not have any particular concentration of racial or ethnic minorities.

"Low-income concentration" means a block group with over 70% Low/Mod households as calculated by HUD.

"Minority concentration" means a block group where more than 50% of the population identifies as a particular racial or ethnic minority, based on census data.

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

The rental market tends to skew towards low rents, but lack amenities and can be very crowded. These areas have lower homeownership rates than the rest of the city.

Are there any community assets in these areas/neighborhoods?

The Near Eastside contains, or has within close proximity, several religious institutions that provide childcare and community services. There are also five city playgrounds in this area. A few social services

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organizations have offices in this area, including the Salvation Army and the Cornell Cooperative Extension.

The Near Westside has no major religious presence, but Transitional Living Services of Northern New York has their main office on the northern end of the neighborhood. A private Catholic elementary school is located just outside the neighborhood on the southern end. The neighborhood contains two city playgrounds and a fire station, and is also home to Waterworks Park--an area that has seen substantial revitalization efforts over the past decade.

While Downtown is considered a low-income neighborhood statistically, it is also home to a substantial amount of retail and office space. Both the City, Jefferson County, and the State have offices in the area. The proximity of so many employment centers can be leveraged as an asset to improve services to the coterminous residential neighborhood.

Are there other strategic opportunities in any of these areas?

In general, the city's waterfront has been neglected. The potential amenity of a river-side location should be developed for the benefit of nearby neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Watertown has decided to concentrate its Community Development Block Grant program in the early years covered by this plan on three high priority needs and one need with a lower priority: decent affordable housing, public infrastructure improvements, blight elimination, and homelessness prevention.

These needs are addressed by three goals: affordable housing rehabilitation, neighborhood stabilization and revitalization, and homeless assistance.

Seven neighborhoods where the majority of the residents have low and moderate incomes (LMI) have been designated as local target areas. As the city becomes more involved in the CDBG program, revitalization plans will be developed for each neighborhood. Most of the neighborhoods are residential in nature. Some have small commercial pockets. Downtown is the one neighborhood with a completely different character. It is a mixed use area with an expanding residential component.

The neighborhood stabalization and revitalization goal will include improvements to public infrastructure and the elimination of blighting influences in target areas.

While affordable housing is also an extremely important component of neighborhood revitalization, it warrants its own goal. There is a great need for rehabilitation and it is not limited to lower income neighborhoods. In order to assist LMI persons throughout the city, housing programs and projects will not be limited to specific neighborhoods. This is also part of an effort not to increase the concentration of lower income persons in a few areas.

The City will work with Points North Housing Coalition, which is the region's Continuum of Care, on homeless issues.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Downtown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area consists of Block Group 1 of Census Tract 621.
	Include specific housing and commercial characteristics of this target area.	It is the city's downtown area, which consists of mixed commercial and residential uses. Commercial uses consist largely of offices and restaurants, with some retail. The area contains a large number of housing units, mostly in the form of multi-level apartment buildings located above street level commercial spaces.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Downtown revitalization has been a major planning goal for the city for decades.
	Identify the needs in this target area.	There are several dilapidated structures in need of renovation, most of which included vacant housing units on the upper floors. As evidenced by the block group's 71.6% low/mod rate, there is a concentration of poverty in the area. Transportation options are limited, but access to public transit is better than other parts of the city, due to the location of the bus transfer station on Arcade Street, at the center of the target area.
	What are the opportunities for improvement in this target area?	Rehabilitation of upper floor apartments, streetscape improvements, transportation facilities improvements.
	Are there barriers to improvement in this target area?	Rehabilitation projects are more complicated and costly in this setting due to the compact zero-setback lots and high traffic levels.

2	**Area Name:**	East
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This neighborhood is coterminous with Block Group 1 of Census Tract 612. It includes the areas between Huntington Street and Ohio Street, and between Eastern Boulevard and the City limit. The target area also happens to include a large swath of vacant riverfront land under the city's ownership.
	Include specific housing and commercial characteristics of this target area.	This area is predominantly rental housing, with some commercial development along Eastern Boulevard. The rental housing consists of relatively new low-rise rental complexes--many of which are Watertown Housing Authority properties. Commercial development consists mostly of single level retail.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area has the city's highest share of low/mod households at 79.5%, making it a natural choice for targeted improvements.
	Identify the needs in this target area.	Some of the older housing developments will need renovation in the coming years. This neighborhood also has inconsistent pedestrian access.
	What are the opportunities for improvement in this target area?	Rental rehabilitation, new sidewalks or multi-use paths, streetscape improvements, new or improved public transit facilities.
	Are there barriers to improvement in this target area?	The Eastern Boulevard right-of-way is controlled by NYSDOT, and many of the locations where pedestrian connectivity could be improved are on private property.
3	**Area Name:**	Near East
	Area Type:	Local Target area

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	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This neighborhood encompasses the residential areas immediately south and east of downtown, between High Street and Colorado Ave North, and between Academy Street and Flower Ave East. This neighborhood is coterminous with block groups 612-03, 621-02, and 621-03.
	Include specific housing and commercial characteristics of this target area.	The area is almost entirely residential, with some retail and services clustered around Washington Street and State Street. Most housing in the area consists of detached houses divided into several rental units. There are some defunct industrial properties along the former railroad right-of-way near Olive Street, and the Ogilvie Foods brownfield site is locted adjacent to this target area, just across Pleasant Street North. The aggregate low/mod percentage for the three block groups is 60.1%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The near east side has been the subject of revitalization efforts for some time. It contains some of the most threatened housing stock in the city, and was identified as a concern by the community.
	Identify the needs in this target area.	Housing rehabilitation, both for rentals and owner-occupied units, is a major need. Infrastructure improvements are also needed.
	What are the opportunities for improvement in this target area?	The Ogilvie brownfield, the industrial properties near Olive Street, and a few vacant commercial or mixed-use parcels along State Street offer revitalization opportunities.
	Are there barriers to improvement in this target area?	One of the major opportunities, the Ogilvie site, is not contained within the target area boundary.
4	**Area Name:**	Near West
	Area Type:	Local Target area

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	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area encompasses the areas immediately west of downtown, between Massey Street and the railroad, south of the river. This includes block groups 615-01 and 615-02.
	Include specific housing and commercial characteristics of this target area.	The area contains mostly detached houses with several rental units. There is commercial and industrial development along Arsenal Street, Coffeen Street. There is some some industrial activity near the intersection of Coffeen Street and the railroad. Some retail and recreational development exists near the river. The aggregate low/mod percentage for the target area is 64.3%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area was brought up at two or more meetings as needing improvements.
	Identify the needs in this target area.	Residential rehabilitation and infrastructure.
	What are the opportunities for improvement in this target area?	Infrastructure improvement to the riverfront area, improve pedestrian access to the Arsenal Street commercial area, blight removal on Waltham Street.
	Are there barriers to improvement in this target area?	Some blighted properties are not tax delinquent. The railroad right-of-way creates a barrier for accessing amenities to the west. Arsenal Street has heavy traffic and the right-of-way is not controlled by the city, but rather by NYSDOT.
5	**Area Name:**	Northeast
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area consists of neighborhoods north of the river between Leray Street all the way eastward to the city line, but south of Lynd Street West and south of Francis Street. This includes block groups 614-002, 613-001, and 613-002. The aggregate low/mod percentage is 64.8%.
	Include specific housing and commercial characteristics of this target area.	The area contains a substantial number of single-family homes intermixed with multi-family structures--including both divided houses and major developments. The major developments include three Watertown Housing Authority properties. There is substantial commercial use along Mill Street and Leray Street. There is some industrial activity along Water Street. The area also contains large tracts of vacant land, including the Sewall's Island brownfield and the city's closed landfill facility.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Redevelopment of Sewall's Island has been discussed at many meetings.
	Identify the needs in this target area.	Residential rehabilitation, development or improvement of vacant lands to eliminate blighting influence, infrastructure.
	What are the opportunities for improvement in this target area?	The Sewall's Island brownfield redevelopment (interim remediation is already complete) is a major opportunity, and the riverfront in general is under-utilized and can be improved or developed.
	Are there barriers to improvement in this target area?	Brownfield sites and former landfills are difficult or impossible to develop.
6	**Area Name:**	Northwest
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive

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	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The neighborhood consists of the area west of Leray Street and north of the Black River. This is coterminous with block groups 614-003 and 614-004.
	Include specific housing and commercial characteristics of this target area.	A larger portion of the target area is taken up by the North Watertown Cemetary. The remainder of the area is primarily residential, with collections of commercial and industrial uses along Main Street West and along the railroad spur. The waterfront area contains many dilpidated or under-utilized commercial and industrial structures. There is one Watertown Housing Authority property on Leray Street, and a cluster of income-restricted housing on Superior Street. The aggregate low/mod percentage for this neighborhood is 60.1%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The need for improvements in the Main Street West area was brought up at more than one meeting.
	Identify the needs in this target area.	Adaptive reuse and revitalization of the waterfront and the neighborhoods abutting industrial properties.
	What are the opportunities for improvement in this target area?	The largely vacant former DOT barns on Vanduzee Street, and the vacant waterfront properties between the Court Street Bridge and the railroad bridge are both good candidates for redevelopment.
	Are there barriers to improvement in this target area?	The former industrial properties are potential brownfields due to the nature of their previous uses. The Main Street West streetscape is not attractive to potential developers. Kelsey Creek causes a flood risk in a large portion of the target area.
7	**Area Name:**	West
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area includes the neighborhood west of Palmer Street, between Arsenal Street on the south and Coffeen Street on the north. It is coterminous with block group 615-004.
	Include specific housing and commercial characteristics of this target area.	This area is dominated by multi-family housing developments from the 1980s, and major retail development along Coffeen and Arsenal Streets. There is a cluster of single-family homes on the eastern end of the target area. The residential developments are organized in clusters of 2-3 floor buildings in managed complexes. The biggest complex was formerly Section 801 military housing. The low/mod percentage is 54.4%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	It has a notable concentration of low/mod households in an otherwise well-off part of the city.
	Identify the needs in this target area.	There is limited need for housing rehabilitation, but some parts of the target area have notable gaps in the pedestrian infrastructure, and there are some substandard streets as well. There is a large amount of vacant land as well, but most of it has been slated for commercial development by its respective owner.
	What are the opportunities for improvement in this target area?	Fill in gaps in pedestrian infrastructure and repair substandard vehicle infrastructure, develop vacant lands.
	Are there barriers to improvement in this target area?	High traffic due to the fragmented street network is an obstacle to development.

General Allocation Priorities

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

Seven local target areas have been designated. These areas consist of census block groups that each have low and moderate income persons greater than 51% of the total population. The expenditure of CDBG funds will be concentrated within these target areas.

Housing rehabilitation programs and special needs housing will be available throughout the City, but an emphasis may be placed on projects within the target areas.

All public facility and infrastructure projects will take place within target areas.

Blight elimination funds will be spent primarily within target areas.

Planning efforts will cover target areas only.

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Decent Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West West
	Associated Goals	Affordable Housing Rehabilitation Neighborhood Stabilization and Revitalization Planning & Administration
	Description	There is a great need to improve the quality of the City's housing stock, while at the same time keeping it affordable. Much of the housing is very old and in need of repair. The demand caused by Fort Drum soldiers has driven housing costs up and driven the lowest income locals into the poorest quality housing.
	Basis for Relative Priority	Housing has been a major issue for years, because of the growth of Fort Drum. While the quantity of units has almost reached the demand, the quality of the older housing still remains a problem.
2	**Priority Need Name**	Public Infrastructure Improvements
	Priority Level	High

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	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West West
	Associated Goals	Neighborhood Stabilization and Revitalization Planning & Administration
	Description	Improve public infrastructure within low and moderate income neighborhoods.
	Basis for Relative Priority	The emphasis of this plan is on neighborhood stabilization and revitalization and public infrastructure has a major impact on the quality of a neighborhood
3	**Priority Need Name**	Blight Elimination
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West West
	Associated Goals	Neighborhood Stabilization and Revitalization Planning & Administration
	Description	Removal of blighting influences such as delapidated buildings, derelict lots and brownfields.

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	Basis for Relative Priority	Blighted properties can negatively impact entire neighborhoods and prevent their revitalization.
4	**Priority Need Name**	Homelessness Prevention
	Priority Level	Low
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West West
	Associated Goals	Homeless Assistance Planning & Administration
	Description	Provide shelter for the homeless.
	Basis for Relative Priority	Preventing homelessness is a critical, immediate need for those that experience it, but it is not as pervasive as the higher priority needs identified in this plan.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of cost burden among low-income households; waiting lists at existing public and subsidized housing; and the concentrations of public and and subsidized housing.
TBRA for Non-Homeless Special Needs	The high level of cost burden among many low-income households, including non-homeless special needs populations; waiting lists at existing public and subsidized housing; as well as the concentrations of public and subsidized housing.
New Unit Production	The age of the housing stock; the low vacancy rate; and the waiting lists at existing public and subsidized housing.
Rehabilitation	Age of housing stock.
Acquisition, including preservation	The number of tax delinquent and foreclosed properties.

Table 49 – Influence of Market Conditions

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

Introduction

The City of Watertown is for the first time receiving funds from the CDBG program as an entitlement community. We can also receive HOME funds through the North Country HOME Consortium. The City also still has funds to spend from its last New York State CDBG award.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	796,173	0	0	796,173	796,173	This is the City's annual allocation from HUD for the CDBG program.
Continuum of Care	public - federal	Housing	0	0	0	0	0	
Other	public - federal	Housing	459,000	0	0	459,000	0	Small Cities CDBG funds awarded by New York State from the 2013 grant round.

Table 50 - Anticipated Resources

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

These funds will leverage private equity and financing when used for one of the housing rehabilitation programs. When used for larger housing projects, state and other federal funds will also be leveraged. No matching funds are required.

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

Property currently owned by the city will be evaluated for potential improvement and use for neighborhood public facilities or housing for low and moderate income persons. Occasionally, the city obtains property through tax foreclosure. These properties will also be evaluated. For example, a salvageable house may be put into one of the rehabilitation programs or a dilapidated building may be demolished as part of blight elimination.

Discussion

The first year of this Strategic Plan will be unique. The City of Watertown has just become an entitlement community under the CDBG program. The city still has unspent money from the New York State CDBG program. This overlap will last for the first year and possibly part way into the second year.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WATERTOWN	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
NEIGHBORS OF WATERTOWN	Non-profit organizations	Ownership Rental	Jurisdiction
Watertown Housing Authority	PHA	Public Housing	Jurisdiction
Points North Housing Coalition	Continuum of care	Homelessness	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The housing rehabilitation delivery system is very strong. The City of Watertown has had a relationship with Neighbors of Watertown for over 20 years in delivering rehabilitation services. Before that the city had staff delivering the programs directly.

Of course, as a municipality, the city has a long history of delivering infrastructure projects using its own forces and contracting for the work.

City staff has just recently become involved with homelessness issues, so has much to learn on the subject. Points North Housing Coalition is the region's Continuum of Care and has been working on the issue for some time. Neighbors of Watertown has also converted a former federal building into homeless housing.

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

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

Table 52 - Homeless Prevention Services Summary

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

The city is communicating with the Points North Housing Coalition to get a better understanding of the homeless delivery system.

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

The city will be studying the strengths and gaps over the term of this plan.

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

The city has started a closer working relationship with Points North Housing Coalition. Expending CDBG funds on homeless assistance is proposed in this plan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Stabilization and Revitalization	2014	2015	Non-Housing Community Development	Downtown Near East East Northeast Northwest Near West West	Blight Elimination Decent Affordable Housing Public Infrastructure Improvements	CDBG: $520,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
2	Affordable Housing Rehabilitation	2014	2015	Affordable Housing	Downtown Near East East Northeast Northwest Near West West	Decent Affordable Housing	CDBG: $750,000 North Country HOME Consortium: $95,000 State Small Cities CDBG: $364,000	Rental units rehabilitated: 107 Household Housing Unit Homeowner Housing Rehabilitated: 27 Household Housing Unit
3	Homeless Assistance	2014	2015	Homeless	Downtown Near East East Northeast Northwest Near West West	Homelessness Prevention	CDBG: $30,000	Homelessness Prevention: 10 Persons Assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning & Administration	2014	2015	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Downtown Near East East Northeast Northwest Near West West	Blight Elimination Decent Affordable Housing Homelessness Prevention Public Infrastructure Improvements	CDBG: $292,346	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Neighborhood Stabilization and Revitalization
	Goal Description	Low and moderate income neighborhoods will be improved through construction and renovation of public facilities and infrastructure, and elimination of blighting influences.
2	**Goal Name**	Affordable Housing Rehabilitation
	Goal Description	Rehabilitate owner-occupied and rental properties for low and moderate income persons, with an emphasis on those properties that will contribute to neighborhood stabilization and revitalization.
3	**Goal Name**	Homeless Assistance
	Goal Description	Support agencies that are working to prevent homelessness.

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4	**Goal Name**	Planning & Administration
	Goal Description	Plan for and administer the grant.

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

The only potential new housing units serving low and moderate income families is 7 units created in the Downtown target area through the Rental Rehabilitation Program.

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

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

Not applicable.

Activities to Increase Resident Involvements

The Watertown Housing Authority has a Resident Advisory Board whose goal is to increase resident involvement in the authority's planning and operations.

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

No

Plan to remove the 'troubled' designation

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

Barriers to Affordable Housing

No local public policies that have a negative impact on affordable housing and residential investment have been identified. In fact the City of Watertown has done everything possible to encourage housing development to meet the need created by Fort Drum. The state and federal government have also assisted with this though we could always use more public funding.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will continue to use its CDBG and HOME funds to increase the supply and quality of affordable housing. We will also attempt to obtain any other funding that might become available.

SP-60 Homelessness Strategy – 91.215(d)

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

The Points North Housing Coalition (PNHC) and its partner agencies will continue to address homelessness in the Jefferson County area. As part of the annual Point-In-Time (PIT) Count, PNHC conducts outreach. Not only are homeless counted, but individuals are able to ask questions and are provided with information on available resources. The City of Watertown's strategic plan goals include assisting PNHC by providing funds to expand and strengthen their annual PIT Count activities. This will allow PNHC to expand outreach efforts to identify homeless persons and will provide a better opportunity to reach out to individuals to provide information on services that they may need.

Addressing the emergency and transitional housing needs of homeless persons

The emergency shelter and transitional housing needs of homeless persons are met by a number of different local agencies that are participating partners in the Points North Housing Coalition (PNHC). As noted above, a goal of the City's strategic plan is to provide assistance to the PNHC to provide them opportunity to expand outreach to homeless persons during the PIT Count. This effort will guide individuals to services such as emergency shelter and transitional housing. In addition, emergency shelter and transitional housing needs of homeless persons will be examined and addressed as part of PNHC's continued efforts to develop programs and coordinate funding streams to end area homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City's strategic plan includes a goal to address homelessness by continuing to work with and provide assistance to the Points North Housing Coalition (PNHC), the local Continuum of Care. Providing help to homeless persons, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth to make the transition to permanent housing and independent living are cornerstones of PNHC's mission. In addition, the City will undertake a number housing rehabilitation initiatives to provide decent affordable housing for individuals and families.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

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assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Jefferson County Department of Social Services, a member of the Points North Housing Coalition (PNHC), has had tremendous success in assisting the homeless through their ability to obtain funding for homeless programs such as the HUD Shelter Plus Care and Homeless Prevention and Rapid Rehousing programs. Being a member of the PNHC has been instrumental in the success in remaining competitive in securing grant funding for the homeless population. The City's strategic plan goal to address homelessness will help contribute to the continued success of the work being done by the PNHC to end homelessness.

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

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

The City of Watertown follows a Lead Based Paint Hazard Reduction Plan in all of its housing rehabilitation activities. This requires a lead risk assessment, and the deployment of appropriate interim controls based on the amount and type of lead found. By eliminating and mitigating lead hazards in each rehabilitated unit, the City hopes to gradually reduce the number of housing units with exposed LBP hazards.

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

Due to the old average age of Watertown's housing stock, much of the city is at elevated risk for LBP hazards. The housing rehabilitation program targets areas that have older than average housing stock, and higher than average poverty levels--where lead poisoning hazards are likely to go unmitigated othwerwise.

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

The City's rehabilitation coordinator collects documentation and screens contractors to ensure that they have the correct insurance and that their workers are trained in lead safe work practices.

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

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

The city has a relatively high poverty rate, currently at 19.8% (2012 ACS estimate). By definition, the only way to decrease the poverty rate is to increase incomes. The local economic development agencies are attempting to do this, but the number of jobs they can actually impact is statistically low. The proverty rate will not likely move much just because of those efforts. The city is also trying to improve the quality of life, which may attract private investment in jobs.

Another way to approach the problem is to reduce the cost of living. The city is attempting to do this with our housing programs.

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

Our housing programs are the city's main direct action against the poverty problem. By reducing housing costs for low-income families, the city is able to make an immediate positive impact the finances of struggling families. Housing activities are designed to compliment the work of regional development agencies.

SP-80 Monitoring – 91.230

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

The Planning Office is responsible for monitoring activities undertaken with CDBG funds.

Subrecipient contracts will be monitored for timely expenditures and program performance by Planning staff. Subrecipients will be required to submit expense and program reports regularly in order to track program progress. There will be formal annual visits. Staff will discuss program performance, spending, and any program concerns. Concerns will be reported back to the subrecipient in writing.

Planning staff will monitor active loan funds. For housing rehabilitation loans to owner-occupants, the office will prepare a letter and a self-addressed stamped envelope requesting that the homeowner sign the letter verifying that the property is still their principal place of residence. Investor-owners will be required to provide information on rents and tenant income to ensure that no more than fair market rent is charged to eligible low or moderate income tenants during the term of the loan. For business loans, businesses will be required to provide income information on employees that have been hired to meet the job creation requirements and verify that collateral for the loan is in place.

Expected Resources

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

Introduction

The City of Watertown is for the first time receiving funds from the CDBG program as an entitlement community. We can also receive HOME funds through the North Country HOME Consortium. The City also still has funds to spend from its last New York State CDBG award.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	796,173	0	0	796,173	796,173	This is the City's annual allocation from HUD for the CDBG program.
Other	public - federal	Housing	459,000	0	0	459,000	0	Small Cities CDBG funds awarded by New York State from the 2013 grant round.

Table 54 - Expected Resources – Priority Table

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

These funds will leverage private equity and financing when used for one of the housing rehabilitation programs. When used for larger housing projects, state and other federal funds will also be leveraged. No matching funds are required.

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

Property currently owned by the city will be evaluated for potential improvement and use for neighborhood public facilities or housing for low and moderate income persons. Occasionally, the city obtains property through tax foreclosure. These properties will also be evaluated. For example, a salvageable house may be put into one of the rehabilitation programs or a dilapidated building may be demolished as part of blight elimination.

Discussion

The first year of this Strategic Plan will be unique. The City of Watertown has just become an entitlement community under the CDBG program. The city still has unspent money from the New York State CDBG program. This overlap will last for the first year and possibly part way into the second year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Rehabilitation	2014	2015	Affordable Housing	Downtown Near East East Northeast Northwest Near West West	Decent Affordable Housing	CDBG: $426,000 North Country HOME Consortium: $95,000 State Small Cities CDBG: $364,000	Rental units rehabilitated: 103 Household Housing Unit Homeowner Housing Rehabilitated: 16 Household Housing Unit
2	Neighborhood Stabilization and Revitalization	2014	2015	Non-Housing Community Development	Downtown Near East East Northeast Northwest Near West West	Blight Elimination Public Infrastructure Improvements	CDBG: $207,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeless Assistance	2014	2015	Homeless	Downtown Near East East Northeast Northwest Near West West	Homelessness Prevention	CDBG: $13,200	Homelessness Prevention: 5 Persons Assisted
4	Planning & Administration	2014	2015	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Downtown Near East East Northeast Northwest Near West West	Blight Elimination Decent Affordable Housing Homelessness Prevention Public Infrastructure Improvements	CDBG: $149,973	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing Rehabilitation
	Goal Description	Housing units occupied by low and moderate income owners and renters will be repaired.
2	**Goal Name**	Neighborhood Stabilization and Revitalization
	Goal Description	Neighborhoods will be improved through blight elimination and public facility and infrastructure improvements.

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3	**Goal Name**	Homeless Assistance
	Goal Description	Assistance to the local Continuum of Care with the prevention of homelessness.
4	**Goal Name**	Planning & Administration
	Goal Description	Planning and administration to implement grant.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects selected for this year's program emphasize the City of Watertown's primary goal of Neighborhood Stabilization and Revitalization. Blight removal, rebuilt sidewalks, and new street trees will make up the public improvements. On the private side, the housing rehabilitation programs will contribute to that primary goal. Maple Court Apartments is not in a low and moderate income neighborhood, but it will preserve 92 units receiving project based Section 8 subsidies. Assistance to Points North Housing Coalition will help prevent homelessness.

Projects

#	Project Name
1	Owner-Occupied Rehabilitation Program
2	Rental Rehabilitation Program
3	Maple Court Apartments
4	Blight Removal Program
5	Gaffney Drive Sidewalk Project
6	Gaffney Drive Street Tree Project
7	Points North Housing Coalition PIT Count Assistance
8	Planning and Administration

Table 56 – Project Information

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

The City of Watertown has only three goals for the CDBG program, in order to concentrate the impact of the funds. The majority of the funds have been allocated to the three high priority needs.

The real obstacle to addressing underserved needs is not having enough funding.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Owner-Occupied Rehabilitation Program
	Target Area	Downtown Near East East Northeast Northwest Near West West
	Goals Supported	Affordable Housing Rehabilitation
	Needs Addressed	Decent Affordable Housing
	Funding	North Country HOME Consortium: $95,000 State Small Cities CDBG: $285,000
	Description	The Owner-Occupied Rehabilitation Program will provide rehabilitation assistance for substandard 1-4 family owner-occupied properties.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Loans and/or grants will be offered to low and moderate income homeowners to rehabilitate their homes.
2	**Project Name**	Rental Rehabilitation Program
	Target Area	Downtown Near East East Northeast Northwest Near West West
	Goals Supported	Affordable Housing Rehabilitation
	Needs Addressed	Decent Affordable Housing

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Funding	CDBG: $226,000 State Small Cities CDBG: $79,000
	Description	The Rental Rehabilitation Program will rehabilitate substandard apartments city-wide and create new apartments on upper floors in the Downtown Target Area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Grants and/or loans will be offered to property owners to rehabilitate their rental units.
3	**Project Name**	Maple Court Apartments
	Target Area	
	Goals Supported	Affordable Housing Rehabilitation
	Needs Addressed	Decent Affordable Housing
	Funding	CDBG: $200,000
	Description	Fund architectural fees for renovation of Maple Court Apartments. This is a Section 8 project.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Architectural plans for the rehabilitation will be paid for.
4	**Project Name**	Blight Removal Program
	Target Area	Downtown Near East East Northeast Northwest Near West West

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	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Blight Elimination
	Funding	CDBG: $100,000
	Description	The project will involve the demolition of two blighted buildings.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Two buildings will be demolished.
5	**Project Name**	Gaffney Drive Sidewalk Project
	Target Area	West
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: $100,000
	Description	The City of Watertown is proposing to undertake public infrastructure improvements consisting of sidewalk construction on Gaffney Drive. The Gaffney Drive Sidewalk Construction Project will help meet an important need identified in the City's Consolidated Plan. This project will fill in a notable gap in the pedestrian infrastructure with the construction of the sidewalks on a street where none currently exist. The project will provide a pedestrian connection between existing sidewalks at the northern project limits at Coffeen Street to the southern project limits at Commerce Park Drive. Gaffney Drive is located in the City's West Side Target Area. The City is proposing the construction of approximately 1,927 linear feet of new sidewalks along the west side of Gaffney Drive.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	There are a total of 223 housing units located within the project area. It is estimated that 54.4% or 121 of them are low to moderate income families.

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	Location Description	Gaffney Drive is located in the northwest section of the City between Coffeen Street and Commerce Park Drive. It is within the City's CDBG Program West Side Target Area and is in Census Tract 615, Block Group 4. This block group is characterized by having a low to moderate income population of 54.4% and by having a mix of commercial and residential uses. Residential uses are primarily located along the Gaffney Drive corridor and in the northeast section of the block group. The southern half of the block group is dominated by commercial uses. Sidewalk construction will occur at the following locations: 443 Gaffney Drive 1269 Coffeen Street (Gaffney Drive side) 1269 Coffeen Street 255 Gaffney Drive
	Planned Activities	Sidewalks will be constructed along the west side of Gaffney Drive.
6	**Project Name**	Gaffney Drive Street Tree Project
	Target Area	West
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: $7,000
	Description	The City of Watertown is proposing to undertake public infrastructure improvements consisting of tree planting on Gaffney Drive. The Gaffney Drive Street Tree Project will help meet an important need by improving the pedestrian experience and the overall aesthetics of street. This project will also enable the City to plant trees in an area where no City owned street trees currently exist and will assist with the beautification and revitalization of the area. Gaffney Drive is located in the City's West Side Target Area. The City is proposing the planting of 28 trees along the west side of Gaffney Drive.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	There are a total of 223 housing units located within the project area. It is estimated that 54.4% or 121 of them are low to moderate income families.

	Location Description	Gaffney Drive is located in the northwest section of the City between Coffeen Street and Commerce Park Drive. It is within the City's CDBG Program West Side Target Area and is in Census Tract 615, Block Group 4. This block group is characterized by having a low to moderate income population of 54.4% and by having a mix of commercial and residential uses. Residential uses are primarily located along the Gaffney Drive corridor and in the northeast section of the block group. The southern half of the block group is dominated by commercial uses. Tree Planting will occur at the following locations: 443 Gaffney Drive 1269 Coffeen Street (Gaffney Drive side) 1269 Coffeen Street 255 Gaffney Drive
	Planned Activities	Street trees will be planted along the west side of Gaffney Drive.
7	**Project Name**	Points North Housing Coalition PIT Count Assistance
	Target Area	Downtown Near East East Northeast Northwest Near West West
	Goals Supported	Homeless Assistance
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: $13,200
	Description	The Points North Housing Coalition Point In Time (PIT) Count Assistance project will be an expansion of the Annual PIT Count conducted by the local Continuum of Care. The expansion will allow for greater outreach efforts to identify homeless in the community. It will also provide for limited counseling and guidance to homeless persons to help them seek out needed services.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	An estimated five homeless families will be assisted through the project.
	Location Description	The project will take place throughout the City of Watertown.
	Planned Activities	The project will be an expansion of the Points North Housing Coalition's Annual Point-In-Time (PIT) Count and will involve the hiring of temporary staff. The staff persons will conduct outreach in the community and will try to identify as many homeless individuals and families as possible. Limited counseling and guidance will be provided during the count, directing homeless persons and families to shelter and needed services.
8	**Project Name**	Planning and Administration
	Target Area	Downtown Near East East Northeast Northwest Near West West
	Goals Supported	Neighborhood Stabilization and Revitalization Affordable Housing Rehabilitation Homeless Assistance Planning & Administration
	Needs Addressed	Decent Affordable Housing Public Infrastructure Improvements Blight Elimination Homelessness Prevention
	Funding	CDBG: $149,973
	Description	This is for administration of the CDBG Program. Funds will also be used to prepare Neighborhood Plans for the local target areas.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Covers wherever CDBG funds will be spent. Plans will be for target areas only.

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	Planned Activities	The CDBG program will be administered and plans will be developed for the local target areas.

AP-50 Geographic Distribution – 91.220(f)

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

The sidewalk and street tree programs will be solely within the target areas. The blight removal program will be primarily within the target areas. The housing rehab programs will be city-wide, but with an emphasis on the target areas. Maple Court Apartments is not within a target area, but is a low and moderate income project.

Geographic Distribution

Target Area	Percentage of Funds
Downtown	20
Near East	15
East	5
Northeast	10
Northwest	10
Near West	10
West	10

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for priority allocations to the target areas is that they are low and moderate income neighborhoods. More funds will be spent in the older neighborhoods, which have the oldest housing stock and infrastructure.

Discussion

The Near East, Northeast, Northwest, and Near West target areas have the oldest housing stock, so will likely receive a good portion of the housing rehabilitation funds. A 7-unit rental rehabilitation project is expected in the Downtown target area. Maple Court Apartments is a large project that is not in a target area, but provides housing for 92 low and moderate income households. The West Target Area has newer housing stock and will therefore have fewer housing rehab projects but the Sidewalk Project and Street Tree Project will take place in this target area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

A large portion of the funding will go toward affordable housing, particularly rehabilitation of owner-occupied and rental units.

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

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

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

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

Discussion

The city will continue the Owner-occupied and Rental Rehabilitation Programs. We will also contribute to the renovation of the 92-unit Maple Court Apartments.

AP-60 Public Housing – 91.220(h)

Introduction

The Watertown Housing Authority is an independent agency that does not receive any funding from the city. We do, however, communicate and work together when possible.

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

The housing authority has not requested any assistance from the CDBG program in this program year. The city will continue to work closely with the authority management to identify unmet needs.

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

While the housing authority has programs to encourage input from residents in the management of their properties, and to guide residents toward homeownership, the City does not have funding directed toward these goals in the current program year. The city will continue to work closely with the housing authority, and provide financial resources when needed and available.

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

Not applicable.

Discussion

The next possible project we may be working with the housing authority on it the construction of up to 43 new units. This has the potential for be a neighborhood revitalization catalyst project.

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

Introduction

The City will collaborate with Points North Housing Coalition (PNHC) and its partner agencies to improve services to the homeless and those with special needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

As part of the Point-In-Time (PIT) census, PNHC conducts outreach efforts. During the count, homeless individuals are provided information about available services. The City's strategic plan includes financial assistance to PNHC to help them continue these efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

PNHC partner agencies will continue to address emergency shelter and transitional housing needs of homeless persons. The expanded outreach planned during the PIT count will enable staff persons conducting the count to provide information and assistance to homeless individuals regarding emergency shelter assistance and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The city will address homelessness by continuing to work with PNHC. The housing rehabilitation activities proposed for this program year will also increase the availability of decent affordable housing to those making the transition out of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The PNHC, and one particular partner organization—Jefferson County DSS—have had tremendous success in preventing homelessness by utilizing HUD Shelter Plus Care and other programs. The city's support of PNHC will bolster these activities.

Discussion

While homelessness is typically approached from a regional level by Jefferson County and private nonprofits, CDBG resources will allow the city to improve access to these resources for city residents.

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

Introduction:

As described in the Housing Market Analysis, many of the economic and public policy barriers to affordable housing take effect on a regional level. The City has very little power on its own to ameliorate the effects of these issues.

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

Affordable housing efforts will be focussed on simply increasing the availability of high quality affordable housing in the City via direct rehabilitation assistance to landlords and homeowners.

Discussion:

One barrier to affordable housing that may see some improvement is the lack of highly available public transit. Concurrently with the City's designation as an Entitlement Community, a Metropolitan Planning Organization is being formed to tackle transportation issues in the area. New resources and planning efforts may result in improved public transit service in and around the City.

AP-85 Other Actions – 91.220(k)

Introduction:

CDBG funded activities for this program year include the following:

Actions planned to address obstacles to meeting underserved needs

Funding for the local Continuum of Care, the Points North Hosuing Coalition, to improve and expand the annual Point-In-Time (PIT) Count to aid in homelessness prevention.

Actions planned to foster and maintain affordable housing

Owner-occupied and rental rehabilitation comprises a large portion of this program year's funding.

Actions planned to reduce lead-based paint hazards

The housing rehabilitation programs mentioned above will also serve to mitigate and remove lead based paint hazards.

Actions planned to reduce the number of poverty-level families

Housing rehabilitation will also help reduce the cost of living for poverty-level families.

Actions planned to develop institutional structure

No actions are planned to develop institutional structure

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

Funding of the Points North Housing Coalition will help improve cooperation between the public and private entities that comprise its partner organizations.

Discussion:

In additional the the actions listed above, the city will direct some funding toward infrastructure rehabilitation, including sidewalks and street trees.

Program Specific Requirements

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

Introduction:

This is the City's first year as an entitlement program, so does not have any program income yet. We also do not have proceeds from section 108 loan guarantees, surplus urban renewal funds, funds returned to the line of credit, or income from float-funded activities. We expect that almost all of our funds will benefit low and moderate income persons.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Discussion:

We expect that the nearly all of funds will benefit low and moderate income persons. The exception will be our Blight Removal Program. We will use a 1-year period to determine the overall benefit for Program Year 2014.

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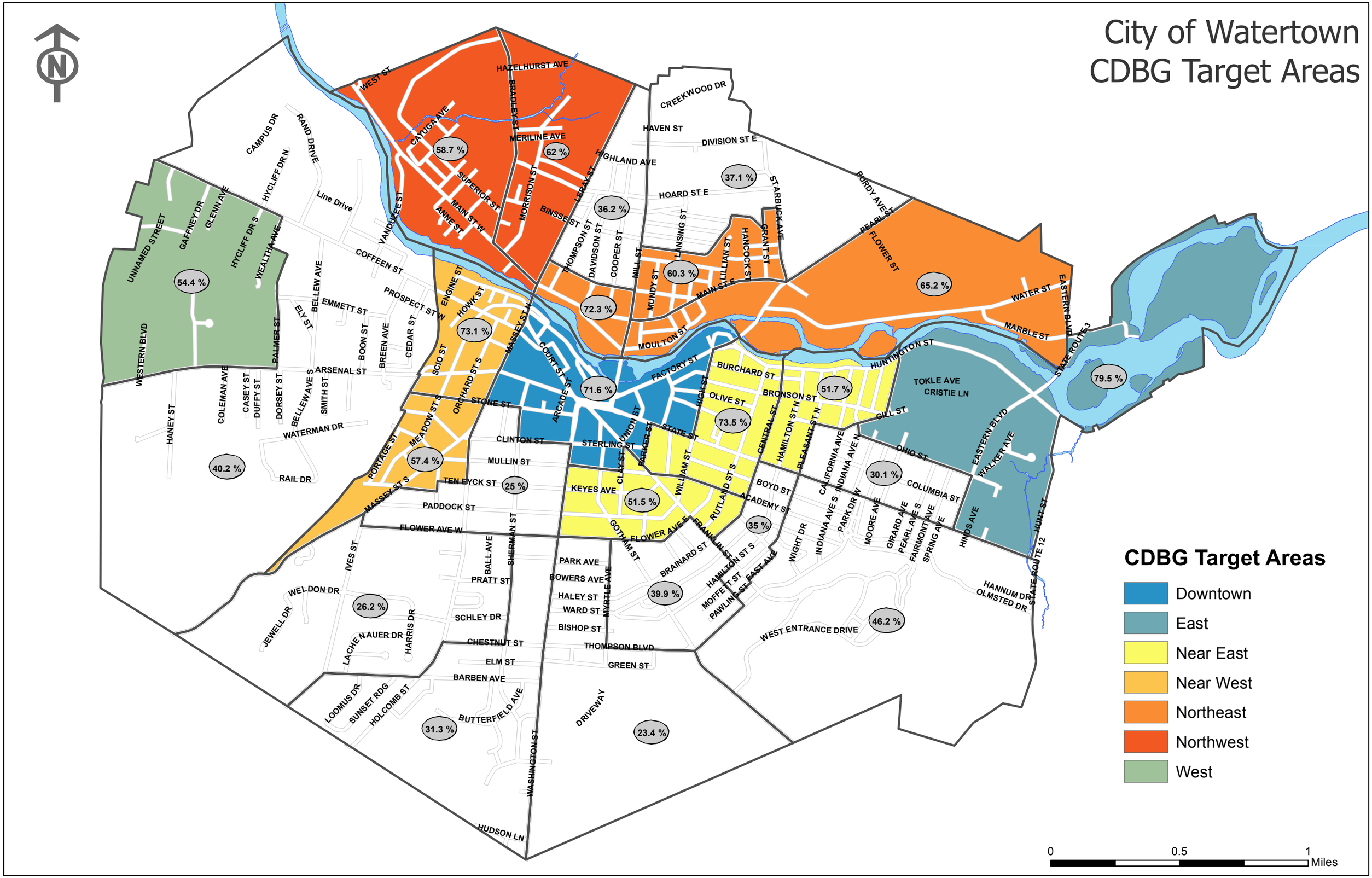
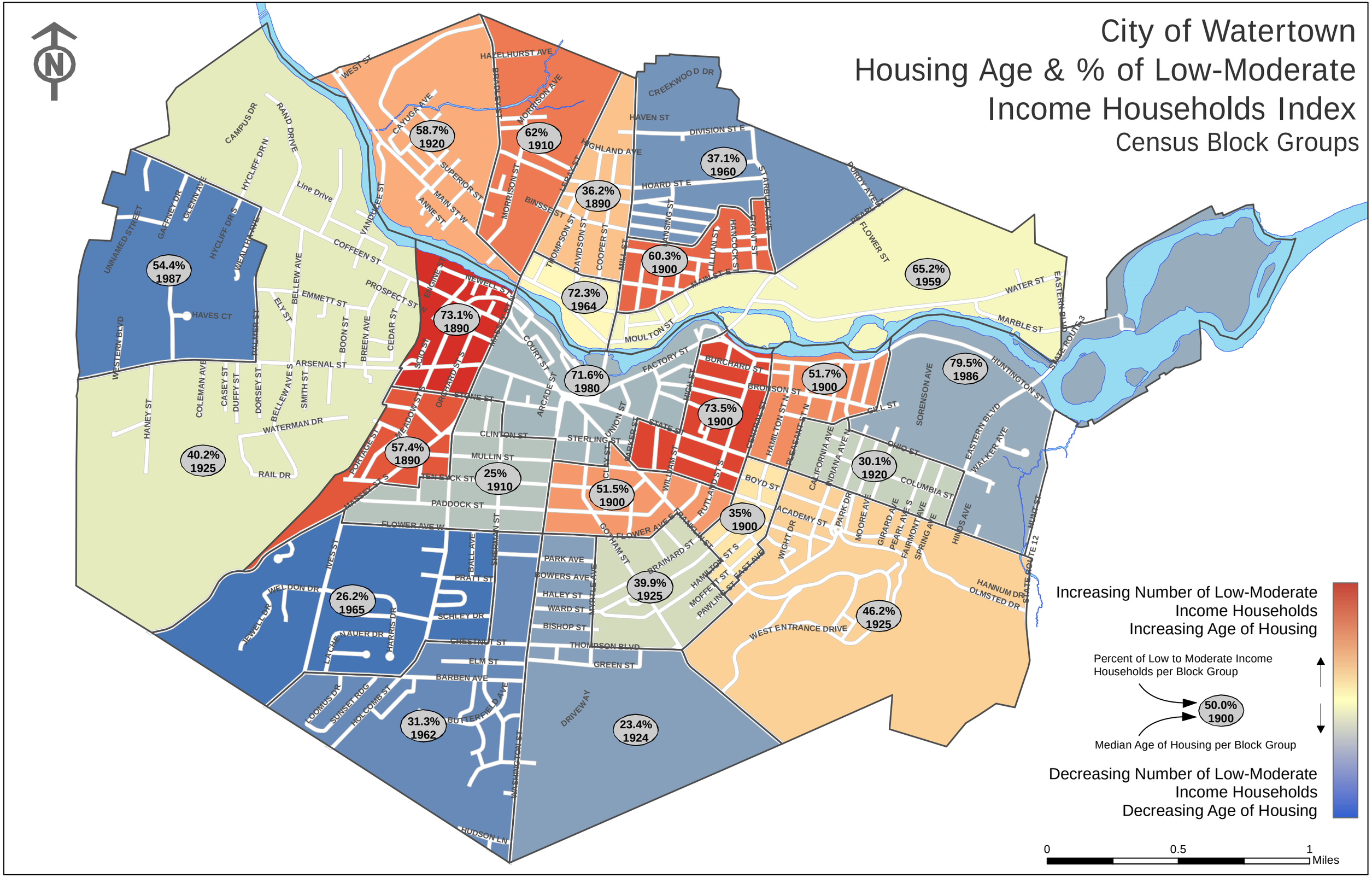
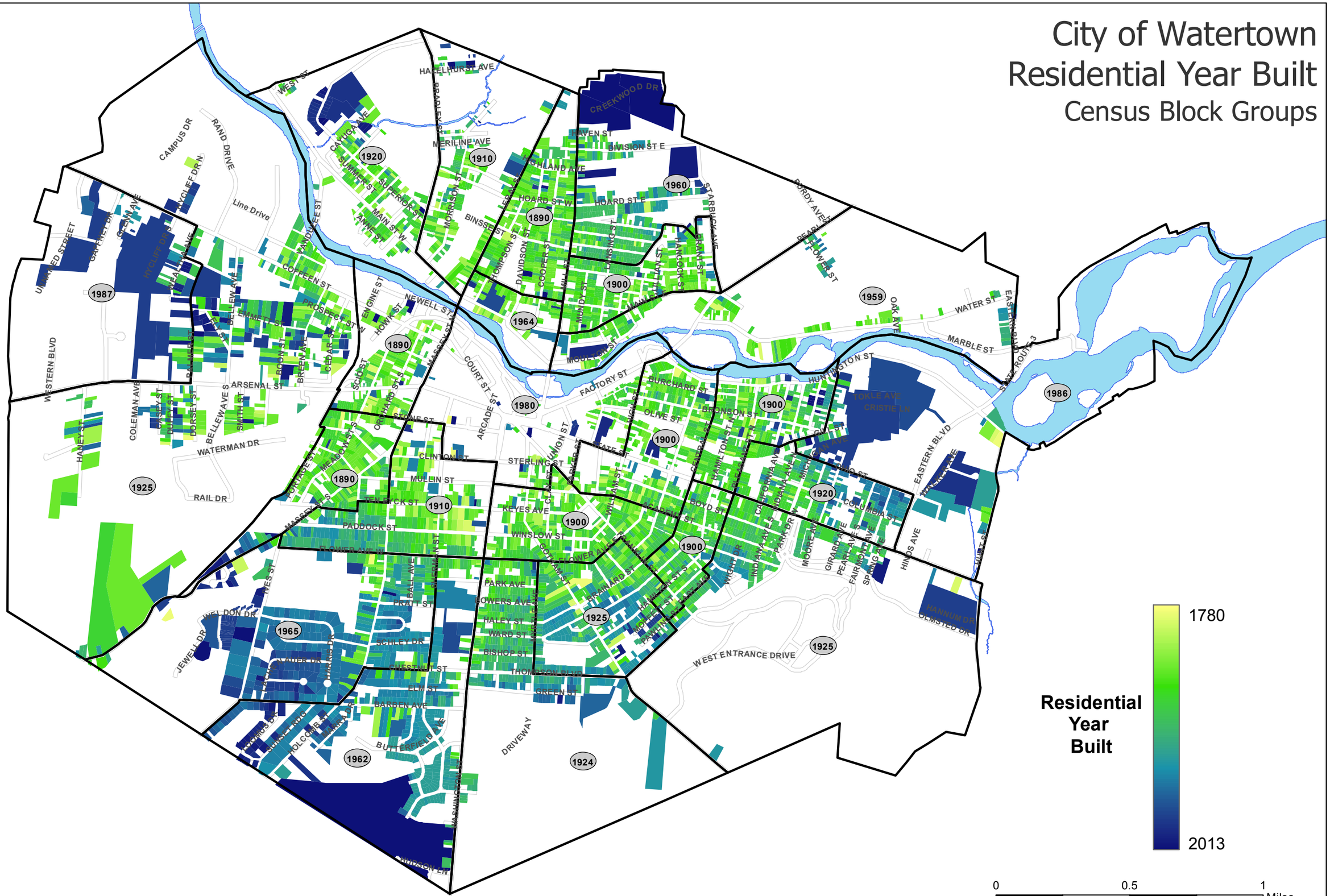
Appendix - Alternate/Local Data Sources

1	**Data Source Name** ACS 2008-2012
	List the name of the organization or individual who originated the data set. US Census
	Provide a brief summary of the data set. ACS data from American FactFinder
	What was the purpose for developing this data set? To compare Watertown to other housing markets.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2008-2012
	Briefly describe the methodology for the data collection. NA
	Describe the total population from which the sample was taken. Sampling determined by Census.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. NA

City of Watertown
CDBG Target Areas



City of Watertown
Housing Age & % of Low-Moderate Income Households Index
Census Block Groups



City of Watertown
Residential Year Built
Census Block Groups