



Housing, Transportation &
Fair Housing Equity
Assessment Update.

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Spring Newsletter

We are in the process of wrapping up the production of the Housing, Transportation and Fair Housing Equity Assessment (HUD Task 2-also known as the H&T-FHEA Technical Report) in order to get a draft document out to you for review and comment.



Dozens of community leaders, including agency and non-profit personnel have been particularly helpful to our

work so far. We have been really pleased with the response to our requests for information and advice. It would take pages to individually thank everyone. But we want to extend our appreciation to our many colleagues who have contributed time, attention, information, suggestions, referrals, linkages, and support so far. Your job isn't quite over yet, so for all you've done and continue to do, AGC says "Thank YOU!"



HIGHLIGHTS--Because of limited space, here's a brief look—really just a glimpse— at where we are and what we are learning.....

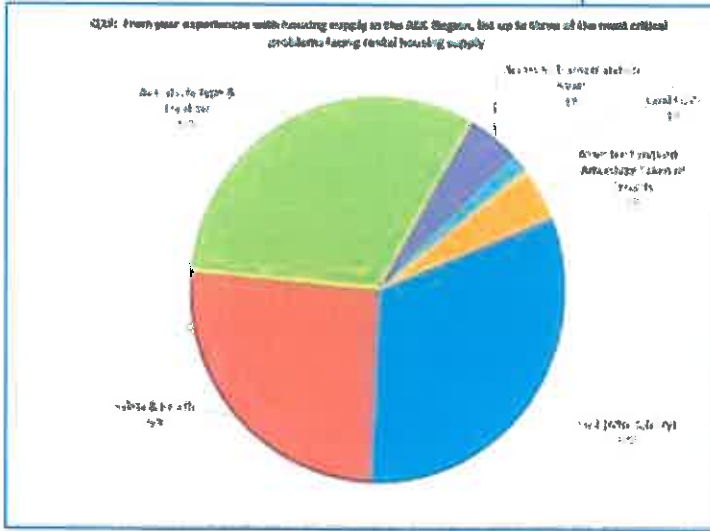
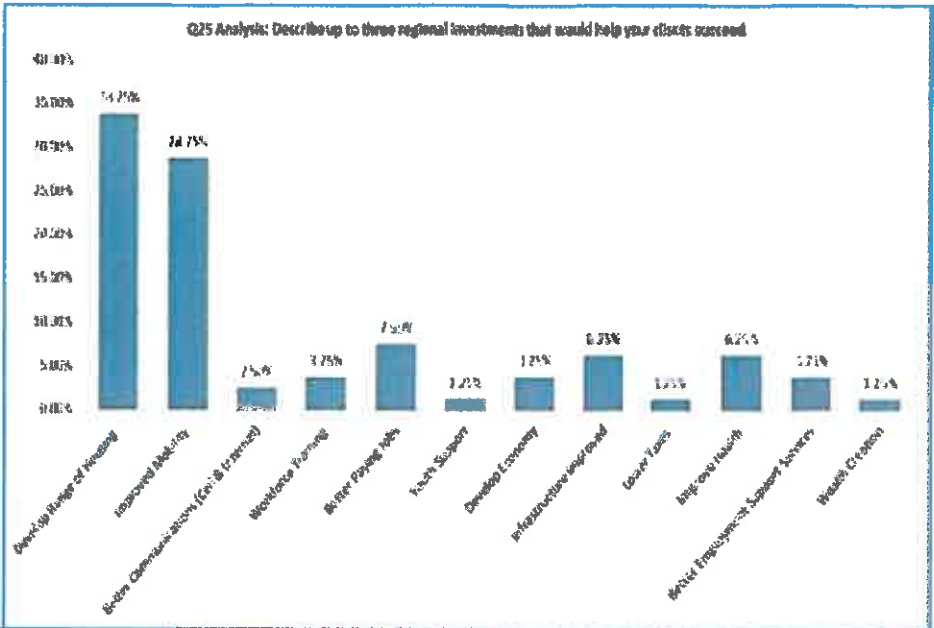
All data is collected and analyzed. We have four huge data sets summarized below. These will be organized and formatted as appendices and also will be available online at the AGC website in PDF format. These data sets serve as the basis for the report.

The recommendations from the synthesis of these four data sets were drafted and sent out to 15 people who agreed to review them. The conclusions are something that everyone is very interested in, so skipping ahead will leave ample time so that recommendations can be vetted and added to by stakeholders and community leaders. A Summary is provided in the Newsletter.

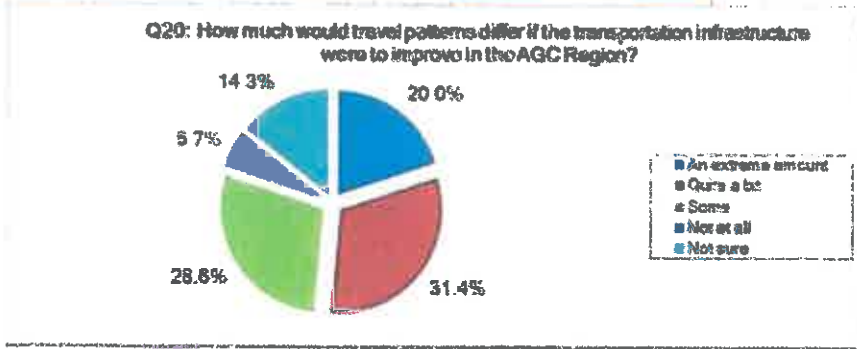
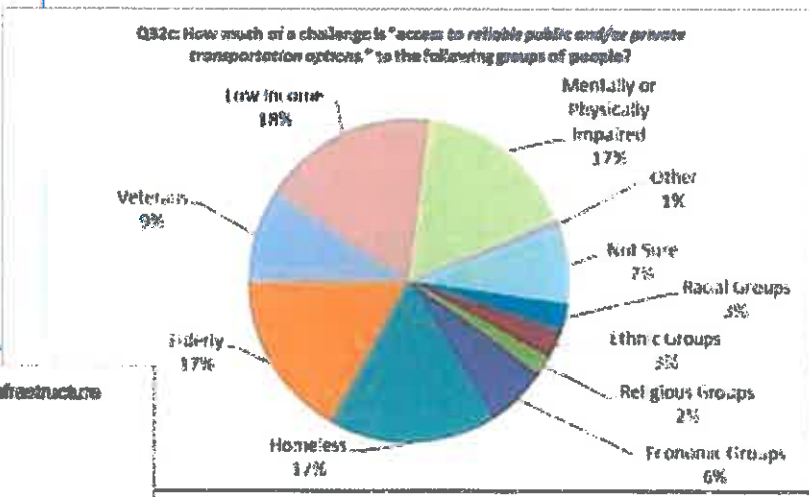
Huge Data Set #1: Provider Survey Results Report-100% complete.

The Provider Survey was an on-line digital 51-item survey instrument hosted by Survey Monkey. Intending to reach stakeholder groups advocating for marginalized populations, it was distributed to 107+ stakeholder organizations. 47 were completed for a 43.9% response rate. The results are very helpful and representative of the sample with close to a 50% response rate.

The Provider Survey offered another way to ask stakeholders about their issues, interests, and concerns. Here are the answers to 4 of the 51 answers made by the respondents to the Provider Survey. Q25



revealed that the two predominant investments that would help clients succeed included developing a range of housing and improved mobility.



Q39 identified cost, availability, type, location, safety and health as the most critical problems facing rental housing supply.

Providers suggested that improved mobility and housing choice would help human service clients

succeed. A majority suggested that investments in transportation infrastructure would improve travel patterns.

View and download the Provider Survey at: <https://www.dropbox.com/sh/2quqb0ckew4lc59/AAA8vnWLy6vuxiDyInkHNyeIa?dl=0>

Huge Data Set #2: Engagement Event Deliberation—100% complete. We've summarized and organized the outreach methods and results from all the engagement events relative to Housing, Transportation and Fair Housing Equity.

Not every community is uniform, nor does it want to—or need to be. However, stakeholders tell us that demand for all types and sizes of subsidized housing is pervasive throughout the AGC Region. They emphasize that improved mobility is essential to employment in several areas. And they are concerned that wages are not

keeping pace with the cost of living.

A sample list of participants ...

ADIRONDACK GLENS FALLS TRANSPORTATION COUNCIL
 ADIRONDACK REAL ESTATE
 ADIRONDACK VETS HOUSE
 BRANT LAKE TAXI
 DSS COMMISSIONERS WARREN, WASHINGTON, SARATOGA COUNTIES
 GLENS FALLS HOUSING AUTHORITY
 GREATER GLENS FALLS TRANSPORTATION AUTHORITY
 HEALTH CARE FOR HOMELESS VETERANS
 NAACP GLENS FALLS DIVISION
 SOLDIER ON
 SARATOGA-NORTH COUNTRY CONTINUUM OF CARE
 WARREN/WASHINGTON/HAMILTON HOUSING COMMITTEE:
 TOWN SUPERVISORS-MOREAU, HADLEY, CORINTH, CHESTER UNITED WAY
 WASHINGTON COUNTY ECONOMIC OPPORTUNITY COUNCIL,
 WARREN-HAMILTON COUNTIES COMMUNITY ACTION AGENCY
 WAIT HOUSE

In addition to collecting information through traditional channels, we decided to ask—and listen to-- the folks in the trenches and on the front lines. These include the institutional and local government providers who facilitate **Access to Opportunity** and the marginalized citizens who confront the

challenges in everyday life.

Through a substantial and varied series of guided activities and events (see sidebar), AGC involved people in learning, discussing, and working out solutions for the region's housing, transportation, and equity concerns. Directly asking-- and getting some direct answers from Adirondack Gateway Region's stakeholders leads to a better understanding of how attitudes, values, and experiences-- and obstacles and opportunities-- differ across the diverse region. One method of summarizing the conversation uses a social science method called Generative Themes Coding (Ruzow Holland 2010). We evaluated 405 comments made by stakeholders at 14 events and activities. Twelve (12) themes bubbled up which were then rated and ranked:

1. **Enhance Information Exchange, Better Case Management--Better Partnerships-- and Better and Integrated Planning.**
2. **Real-Time Coordinated Human Services Transportation Strategy Based on Existing Systems.**
3. **Change Status-Quo Policies in order to Enhance Resources, Apply Different Approaches, and Institute New Thinking.**
4. **Focus Attention on Diverse Regional Transport Concerns.**
5. **Housing Supply is not Keeping Up with Demand and Condition of Existing Housing is Deteriorating.**
6. **Cost of Living is Outpacing Wages, Income, and Benefits.**
7. **Improve and Expand the entire range of Affordable Housing Choices .**
8. **Recognize and Plan Ahead for Changing Demographics and Neighborhood Character .**
9. **Evolve Housing Intervention Services into Wrap Around Proactive and Preventative Services.**
10. **Improve Information Sharing with Residents about Existing Services and Expand Lifelong Training Options.**
11. **More and Better Paying Jobs, Job Training & Basic Education, Transport; A Suite of Economic Improvements are Needed.**
12. **Honor North Country Independent Lifestyle and Cultural Preference.**

ENGAGEMENT
ACTIVITIES & EVENTS

- All Activities & Events:
Participant Count=1,194
- Stakeholder List Serve -107
- Engagement with Participating Providers Representing Marginal Populations- 16
- Key Informant-Focus Group Meetings #6-30
- Pop-Up Outreach Events #4-180
- Listening Sessions with Existing Groups #2-30
- H&T-FHEA Newsletters #2-circulation: 214
- Area-Specific Roundtables #4- 81
- Online Provider Survey 47 Respondents
- Paper Citizen Survey 485 Respondents
- 360° 1:1 Phone Sweep Interviews #4-4

Huge Data Set #3: Housing, Transportation, & Fair Housing Equity Map-Table Atlas & Workbook—100% complete.

62+ Maps and Tables addressing FHEA Data Criteria and subject areas of local interest recommended by stakeholders. We've compiled relevant and useful data sets, including traditional 3rd Party Data, i.e. Census, etc. The workbook and atlas provides a thorough and comprehensive statistical and spatial assessment of existing conditions and trends. We are almost ready to launch the workbook and atlas as soon as a few remaining tables are finished and formatted for printing, etc. A link to the Workbook and GIS-based Atlas will be provided on the AGC website, and a link sent to the list-serv.

What the Data from "Others" Shows....

The AGC region is growing faster than NYS as a whole, but the region's residents are older, and predominantly white. Compared to NYS and the USA, fewer residents have high school and college degrees. Incomes are comparable with those across the USA, and the region has slightly lower poverty rates. But we do have pockets of poverty. Depending on the data source, median hourly wages range from \$15.40-\$25.91. AGC Region median wages go further to support home ownership compared to NYS as a whole, and are comparable to other non-metro areas.

Access to affordable housing is still challenging because half the population makes less than median and their wages or income may not be keeping pace with the costs of owning-- particularly in some AGC towns. And the growing elderly population, many of whom will be on fixed incomes, may not have the retirement income to support an owner-occupied

AGC Regional Demographics-Comparative Snapshot			
<i>Data Source: Headwaters Economics, AGC 5-year summary 2008-2012</i>			
Indicator	AGC Area	New York	U.S.
Pop Growth (% change, 0-AGC Area)	3.90%	2.20%	0.80%
Median Age (2012) (GFMSA)	43.1	38	37.2
% Pop White Alone (AGC Area)	95.60%	66.00%	74.2%
% Pop Hispanic or Latino (AGC Area)	2.00%	17.70%	16.4%
Median HH Income (AGC Area)	\$53,908	\$57,683	\$54,000
% Indiv Below Poverty (AGC Area)	11.70%	14.90%	14.90%
% Fam Below Poverty (AGC Area)	8.80%	11.40%	10.80%
% HH Retire & Soc.Secur. Inc. (AGC Area)	57.60%	45.90%	46.00%
% HH Pub. Assist. Inc. (AGC Area)	17.10%	22.30%	18.70%
% Pop. 25 YRS + w/o HS Degree (AGC Area)	11.20%	15.10%	14.30%
% Pop 25 Yrs + w/ Bach Degree or Higher (AGC Area)	21.50%	32.80%	28.50%
% Pop Speak English < 'Very Well' (AGC Area)	1.10%	13.40%	8.70%
% of Houses Seasonal (AGC Area)	14.80%	3.60%	4.80%
Own-Occ Homes > 30% of HH Inc Spent on Mortg (AGC Area)	33.70%	40.60%	46.60%
Rent-OccHomes > 30% of HH Inc Spent on Gross Rent (AGC Area)	46.30%	49.90%	48.10%



home. High energy and transportation costs can factor into the affordability equation for both renters and owners. Rents are more affordable here than they are around NYS, but higher than other non-metro areas.

A larger percentage of our residents rely on retirement and social security income. Most striking, but not surprising is the fact that seasonal homes make up a significant percentage of housing stock at almost 15%. This can affect regional housing prices and availability, particularly in the townships where seasonal homeownership is highest.

Huge Data Set #4: Citizen Survey Results Report-100% complete.



This was a paper copy, 36-item survey instrument. 16 Participating Agencies representing marginalized populations assisted in distribution and collection of surveys. We distributed 1469 surveys. 485 were completed for a 33% response rate. The survey used a snowball, purposeful sample intended to reach out to marginalized groups. The participating agencies also assisted citizens to complete the questionnaire. Survey analysis is in process and is the last piece of the puzzle for the report writing.

Summary of Housing, Transportation & Fair Housing Equity Recommendations, Suggested Capital Actions, and Next Steps Initiatives.

Access to Opportunity

Achieve Better Case Management--Better Partnerships-- and Better Integrated Planning.

- *Collaboratively evaluate the human service system in order to better serve the residents of the region.*
- *Improve Wraparound Services, recruit and train front line responders, and publicize the programs.*

Give Priority to Aging Initiatives to address the fastest growing regional demographic trend.

- *Be proactive and plan ahead to have regional programs and services suited to the Elder Boom ready.*

Change Status-Quo Policies in order to Enhance Resources, Apply Different Approaches, and Institute New Thinking.

- *Act with other partners to advocate for institutions to remove policy or regulatory obstacles that keep people from having better programs, partnerships, and practices.*

Improve wages and income to keep pace with the cost of living.

- *Advance economic development efforts to diversify and grow the economy so that employers provide more and better paying jobs and residents obtain the education and training they need to expand their employment prospects.*

Honor North Country Independent Lifestyle and Cultural Preferences.

- *Take into consideration that the 32 diverse communities of the region see change coming in different way*

Transportation

Ramp up a comprehensive, real-time, human services-based transportation network.

- *Expand involvement of existing public and private providers, and focus attention on the diversity of mobility concerns around the region.*
- *Conduct Transit-Integration Scenario Planning.*
- *Deploy a Regional Ride Clearinghouse*
- *Troubleshoot Policy restrictions and find ways forward.*
- *Evaluate ridership trends and make course corrections.*

- *Select consensus based pilot projects to build successful enterprises.*

Update the Transport Infrastructure System

- *Promote a well cared for road and bridge network that gives travelers safer conditions for bicycling, walking, and driving. Implement the Regional Transportation Improvement Program.*
- *Provide for a safe transport experience for all users (including bicyclists and pedestrians) by using a Complete Streets* approach to planned improvements as funding permits.*
- *Promote and invest in a Complete Streets approach as a win-win for communities.*
- *Improve Air and Passenger Rail Service*

Housing and Fair Housing Equity

Continue to invest, improve, and expand the range of Affordable Housing from shelters to rental to owner-to continuum of care.

- *Take care of the young and old through increased appropriately scaled and distributed housing stock in the hamlets and village, and the greater Glens Falls area.*
- *Improve Capacity to win funding. Advocate for a renewed commitment of expanded state and federal financial resources and funding incentives for housing.*
- *Invest throughout the region in the development of permanent, good quality, affordable, and workforce rental housing for a broad range of intended users.*
- *Promote Home Ownership*
- *Intensify investment in existing housing stock through home repair.*
- *Expand Emergency, Transitional, and Supportive Housing Options*
- *Expand comprehensive and flexible Wraparound services and interventions that stabilize occupancy, prevent homelessness, and promote independent living.*
- *Aggressively pursue code compliance, especially with rental properties.*
- *Promote Different Forms of Inclusionary Zoning Suitable to the Community*
- *Invest in Community Infrastructure. Make supportive Investments in the hamlets and villages as well as the urban core to create a pro-housing environment*

What is next?

- Write the assessment.
- Host a public meeting to hear comments on the draft report.
- Circulate a draft for comment, including review by grantee, funder, stakeholders, and the public.
- Address the comments in the final draft.
- Produce and distribute the final copy.



What is “THIS” all about?

Background Information:

The Housing, Transportation & Fair Housing Equity Assessment focuses on regional housing and transportation conditions, issues, and recommendations.

We are evaluating neighborhood and citizen access to existing areas of high opportunity, the impacts of major public investments on protected classes, and the adequacy of fair housing services and activities in the region.

This work actively involves active citizen participation, the collection, interpretation, and interdependent analysis of locally important issues surrounding housing, transportation and equity.

We consider ways to:

- Provide more transportation choices and timely access to employment centers, educational opportunities, services, and other basic needs.
- Promote equitable, affordable housing.
- Increase mobility and lower the combined cost of housing and transportation.
- Coordinate policies, remove barriers to private-public cooperation, leverage funding and increase effectiveness to plan for future growth.
- Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.



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