

Draft Housing Action Matrix

County Level

Strategy	Actions	Potential Partners/Resources	Current Status	Resources Required	Priority
<p>The primary action that would be advanced</p> <p><small>*Indicates recommendation from Warren County Housing Study</small></p>	<p>Intended actions/next steps to advance the strategy</p> <p><small>*Indicates recommendation from Warren County Housing Study</small></p>	<p>Entities that will lead or partner to advance the strategy.</p>	<p>Identifies whether any entities have initiated actions for this strategy.</p>	<p>Resource Scale:</p> <p>\$ Minimal New Resources \$\$ Some new investments, staff time, or resources needed \$\$\$ Significant new investments, staff, or additional resources needed</p>	<p>Priority Scale:</p> <p>Immediate High Medium</p>
<p>Establish Warren County Housing Alliance</p>	<p>Establish a Warren County Housing Task Force tasked with:</p> <ul style="list-style-type: none"> • Goal setting and establishing metrics for success • Leading or guiding county-based initiatives • Education and Advocacy for housing need • Continued monitoring of housing needs • Setting priorities • Developing education materials • Developing a toolkit • Assisting in site selection • Selecting task force members that are representative of the community <p>Working with developers, non-profits, and foundations familiar with the market to develop additional affordable housing opportunities, both rental and homeownership</p>	<ul style="list-style-type: none"> • County (Potential lead role) • Warren County EDC (Potential lead role) • Municipalities (Participant role) • Non-Profit Partners (Participant role) • Private stakeholders (Participant role) • Adirondack Park Agency (Participant role) • Educational Institutions (Participant role) • Warren/Washington IDA (Participant role) 	<p>Not Initiated</p>	<p>\$</p>	<p>Immediate</p>
<p>Increase County Staff Resources Towards Housing</p>	<p>Consider increasing County staff resources to work on housing policies/initiatives including:</p> <ul style="list-style-type: none"> • Exploring the capacity and interest in reinstituting County led/administered housing program(s) including programs focused on home repair, housing rehabilitation, first time home buyers*, • Being proactive to understand, educate, advocate and respond to housing issues and how these issue impact other fields such as economic development, fiscal policy, and infrastructure * • Learning about best practices from neighboring communities and apply those to practices for Warren County* 	<ul style="list-style-type: none"> • County (Lead role) • Municipal Staff (Support role) • LCLGRP (Resource role) • Neighboring Counties (Resource role) • Chamber of Commerce/Business Association/EDC (Partner role for encouraging major employers to use Self Sufficiency Earnings Estimator Tool) 	<p>Initiated</p> <p>In progress through expansion of County planning staff/department</p>	<p>\$\$</p>	<p>Immediate</p>

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<p>Develop and Maintain a Housing Data and Planning and Zoning Best Practices Website</p>	<ul style="list-style-type: none"> Maintain key housing metric data for Warren County consistent with Warren County Housing Study <p>Develop guidebook for best practices in zoning. This could include guidance on:</p> <ul style="list-style-type: none"> Accessory dwelling units Sr Housing Workforce Housing Inclusionary zoning Deed restriction program Alternate housing forms Short term rentals municipalities to promote affordable housing Encourage local inclusionary policies for workforce housing. An incentive system to encourage municipalities to adopt model zoning ordinances <p>Provide a library of housing development plans that would align with local land use regulations and community preferences:</p> <ul style="list-style-type: none"> Incorporate pattern books into zoning code to allow specific patterns for development in specific areas of the community. Create a specific branded pre-approval program for workforce housing development projects Assist communities with visual preference surveys 	<ul style="list-style-type: none"> County (Potential lead role) LCLGRP (b) (Potential lead role) Municipalities (Support role) Local Planners (Implementation role) Code Enforcement (Implementation role) Non-Profit Partners (Support role) Adirondack Park Agency (Support role) 	<p>Initiated</p> <p>As part of LCLGRP "Building Balanced Communities for the North Country": Establishing a model housing zoning guide with best practices for municipalities.</p>	<p>\$</p>	<p>High</p>
<p>Provide Technical Assistance *</p>	<ul style="list-style-type: none"> Lead or coordinate access to state/federal aid for housing programs. Assist in administering grant programs in partnership with local municipalities that increase housing availability/supply Continue regular communication between departments throughout the County to ensure citizens with housing needs are directed to the appropriate resources 	<ul style="list-style-type: none"> County (Lead role) Municipalities (Support role) Warren Count EDC (Support role) Warren/Washington IDA (Support role) Glens Falls IDA (Support role) State and Federal Agencies (Grant and Technical Assistance Resource Role) Non-Profit Partners (Resource Role) 	<p>Initiated</p>	<p>\$</p>	<p>Immediate</p>

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Seek Opportunities for Grant and Technical Assistance Funding that Supports Housing *	<ul style="list-style-type: none"> • Leverage local, regional, statewide and federal Technical Assistance and Grants • Access grants for predevelopment costs* 	<ul style="list-style-type: none"> • County (Lead role) • Municipalities (Support role) • Warren Count EDC (Support role) • Warren/Washington IDA (Support role) • Glens Falls IDA (Support role) • State and Federal Agencies (Grant and Technical Assistance Resource Role) • Non-Profit Partners (Resource Role) 	Initiated	\$	Immediate
Support Pro-Housing Communities	<ul style="list-style-type: none"> • Provide municipal support ant technical assistance to obtain and maintain Pro-Housing designation • Educate municipalities on benefits of obtaining and maintaining Pro-Housing designation 	<ul style="list-style-type: none"> • County (Lead role) • Municipalities (Support Role) • LCLGRP (Partner Role) • State agencies (Resource role) 	Initiated	\$	Immediate
Develop a Vacant/Underutilized Property Program	<ul style="list-style-type: none"> • Establish and maintain current inventory on vacant and underutilized properties throughout Warren County • Serve as a resource to educate public and municipalities on funding opportunities for vacant and underutilized properties • Assist local municipalities administering grant funds for improvements on vacant and underutilized properties 	<ul style="list-style-type: none"> • County • Municipalities • State and Federal Agencies 	Not Initiated	\$	High
Support New Housing Construction on Public Land*	<p>Evaluate the Use of publicly owned property for affordable housing projects. Also identified in the Comprehensive plan as a priority* Local municipalities could also implement this strategy.</p> <ul style="list-style-type: none"> • Consider transfer of land to County, Land Bank, or Community Land Trust for public construction • Consider sale of properties to private developers interested in residential development • Promote NY Real Property Law Section 420-a and support property tax exemptions for property owned by qualifying non-profit organizations.* 	<ul style="list-style-type: none"> • County (Lead role) • Municipalities (Partner role) • Private developers (Support role) • Habitat for Humanity (Support role) 	Not initiated	\$\$\$	High

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County Level

	<ul style="list-style-type: none"> Support local income housing tax credit applications. 				
Preserve Existing Housing Stock*	<p>Leverage and expand existing first time homebuyer assistance programs*</p> <p>Rehabilitate/critical repairs/weatherize existing units:</p> <ul style="list-style-type: none"> Pursue funding through the NYS Homes and Community Renewal (NYS HCR)/Housing Trust Fund Corporation (HTFC) annual programming* Expand critical repairs services to Warren County residents by working with RPCs in Warren County* Work on weatherization program for existing structures* <ul style="list-style-type: none"> CPC memorandum of understanding - Work with Rural Preservation Corp (RPC)s to develop an MOU to manage and operate housing repairs and rehabilitation programs in Warren County* 	<ul style="list-style-type: none"> County (Lead role) Municipalities (Support role) Non-Profit Partners (Partner role) HUD (CDBG/HOME Program) (Resource role) Glens Falls Housing Authority (Partner role) NYS Affordable Housing Corporations (AHC) Affordable Home Ownership Development Program (AHOD Program) (Resource role) NYS Homes and Community Renewal /Housing Trust Fund Corporation (HTFC) Programming and Grant Opportunities (Resource role) RPCs (Partner role) 	Initiated	\$\$	High
Establish a Mechanism to Obtain, Hold/Improve, and Transfer Property to Increase Housing Potential	<p>Establish or Partner with existing land bank to provide donated/discounted land*</p> <ul style="list-style-type: none"> Formalize partnerships between neighboring county land banks and the Adirondack Community Housing Trust Use deed restrictions to acquire sites and improve with affordable housing in perpetuity* 	<ul style="list-style-type: none"> County (Lead role) Franklin/Essex Land Banks (Resources) ESD (Approval of Land Bank) Non-Profit Partners (Support role) LCLGRPB (Support role) 	Not initiated	\$\$\$	Medium
Develop a Working Relationship with Existing Community Land Trust	<p>Explore development of working relationship with existing community land trust as a means to developing affordable housing using a shared equity model:</p> <ul style="list-style-type: none"> Formalize partnerships between neighboring county land banks and the Adirondack Community Housing Trust Utilize Housing trust to provide gap/below market financing for fully affordable/workforce housing projects* 	<ul style="list-style-type: none"> Warren County LDC (Lead role) County (Shared Lead role) EDC (Support role) LCLGRPB (Support role) 	Not initiated	\$\$\$	Medium

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County Level

<p align="center">Utilize Scattered Site Re-Development</p>	<p>Establish a portfolio of small housing sites that are not necessarily contiguous but are grouped as a single development in order to be eligible for tax credits for lending purposes for benefits from economy of scale and for management simplicity.</p> <ul style="list-style-type: none"> • Initiate conversation with non-profit and for-profit housing developers about scattered site development • Identify areas with a high number of vacancies as potential target zones for scattered site redevelopment • Issue a Request for Qualifications (RFQ) to identify a development partner for the redevelopment of a scattered site project • Work with the developer to access state and federal funds for housing rehabilitation such as the Main Street program, CDBG and HOME funds • Offer continued support and technical assistance throughout planning process • Support and provide incentives for tax relief and infrastructure improvements • Offer matching funds from the County housing funds 	<ul style="list-style-type: none"> • County (Lead role) • Private Partners (Support/Funding role) • Municipalities (Support role) • HCR (Resource/Funding role) 	<p align="center">Not Initiated</p>	<p align="center">\$\$</p>	<p align="center">Medium</p>
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Draft Housing Action Matrix
Municipal Level

Strategy	Actions	Potential Partners/Resources	Resources Required	Priority
<p style="text-align: center;">The primary action that would be advanced</p>	<p style="text-align: center;">Intended actions/next steps to advance the strategy</p>	<p style="text-align: center;">Entities that will lead or partner to advance the strategy.</p>	<p style="text-align: center;">Resource Scale: \$ Minimal New Resources \$\$ Some new investments, staff time, or resources needed. \$\$\$ Significant new investments, staff, or additional resources needed</p>	<p style="text-align: center;">Priority Scale: Immediate High Medium</p>
<p style="text-align: center;">Regulate/Manage the impacts of STRs*</p>	<p>Regulate Short Term Rentals by*:</p> <ul style="list-style-type: none"> • Developing monitoring system to enforce STR rules and regulations • Capping STRs at a predetermined share of housing stock • Increasing licensing fee and use proceeds for housing and transportation program/services for year-round residents • Reinvesting proceeds from occupancy taxes collected from STRS into other programs • Partner with ADK Action as they pilot an incentive program for STR conversion to long-term housing unit or seasonal temporary workforce housing unit 	<ul style="list-style-type: none"> • Municipalities (Lead role) • County (Partner/Guidance role) • Non-Profit Partners (Support role) 	<p style="text-align: center;">\$</p>	<p style="text-align: center;">High</p>
<p style="text-align: center;">Support Affordable Housing Options*</p>	<p>Attract landlords to section 8 housing choice voucher program:</p> <ul style="list-style-type: none"> • Develop incentive program (damage deposits, hold fees, one-time grants, low interest repair loans)* 	<ul style="list-style-type: none"> • Municipalities (Lead role) • HUD (Resource role) • Glens Falls Housing Authority (Support/Partner role) 	<p style="text-align: center;">\$\$</p>	<p style="text-align: center;">Medium</p>
<p style="text-align: center;">Revise Zoning Codes*</p>	<p>Promote the development of new housing units by revising zoning codes to:</p> <ul style="list-style-type: none"> • Permit ADUs when used for year-round occupancy or when home is owner-occupied*. • Permit missing middle housing such as duplexes, townhomes, and cottage courts in single-family districts*. "Gentle Density" • Permit modular home construction/permanent tiny house village* 	<ul style="list-style-type: none"> • Municipalities (Lead role) • County (Guidance role) 	<p style="text-align: center;">\$\$</p>	<p style="text-align: center;">Immediate</p>
<p style="text-align: center;">Streamline Development Process*</p>	<ul style="list-style-type: none"> • Provide density bonuses or fast track zoning changes for fully affordable and or workforce housing projects*s 	<ul style="list-style-type: none"> • Municipalities (Lead role) • County (Support/Guidance role) • City of Glens Falls IDA & Warren-Washington IDA (Partner/Support role) 	<p style="text-align: center;">\$</p>	<p style="text-align: center;">Immediate</p>

Draft Housing Action Matrix

MUNICIPAL Level

	<ul style="list-style-type: none"> Utilize pre-approved designs and guidelines for affordable or workforce housing Provide consistent, predictable, and transparent application process for development review. 	<ul style="list-style-type: none"> LCLGRP (Support/Guidance role) 		
Extend Infrastructure*	Extend infrastructure to and/or complete predevelopment site work for potential development sites.*	<ul style="list-style-type: none"> Municipal DPWs (Lead role) County DPW (Partner and to lead for infrastructure under County jurisdiction) 	\$\$\$	High
Rehabilitate Existing Vacant Structures*	Rehabilitate existing large vacant structures into housing units using a variety of funding sources including*: <ul style="list-style-type: none"> Downtown revitalization funds Historic tax credits Low-income housing tax credits CDBG/HOME/HTF funds Recreation Economy for Rural Communities Planning Assistance Program Promote to Opportunity Zone investors/funds 	<ul style="list-style-type: none"> Municipalities (Lead role) Warren Hamilton Action Committee for Economic Opportunity (Resource/Partner role) HUD (Resource role) Glens Falls Housing Authority (Partner role) City of Glens Falls IDA & Warren-Washington IDA (Partner/Resource role) LCLGRP (Partner/Resource role) 	\$\$	High
Implement Adaptive Reuse of Existing Structures*	<ul style="list-style-type: none"> Consider commercial/office conversion to residential/mixed-use development*. Explore options for purchase of camping cottage or other currently seasonal use structures in tourism areas for conversion into year-round workforce housing*. 	<ul style="list-style-type: none"> Municipalities (Lead role) County (Support role) Warren/Washington Co. IDA (Partner/Resource role) Warren Co EDC (Partner/Resource role) City of Glens Falls LDC/IDA (Partner/Resource role) Glens Falls Housing Authority (Partner/Resource role) Local employers (Support role) 	\$\$	High
Incentivize Development of New Workforce Housing*	Incentivize the development of workforce units via: <ul style="list-style-type: none"> Tax incentives* Supporting Low Income Housing Tax Credit (LIHTC) Applications* PILOTS* Shared/grant predevelopment costs*. Develop sites secured by the newly created land bank in exchange for adding affordable units to otherwise market rate projects.* LCLGRP Workforce Housing Revolving Loan Fund to renovate long-term rental stock for the region's year-round workforce (\$500,000) 	<ul style="list-style-type: none"> Municipalities (Lead role) County (Support/Resource role) Developers (Support/Partner role) LCLGRP (Support/Partner role) Warren-Washington IDA & Warren Co EDC (Support/Partner Role) Non-Profit Partners (Support/Partner Role) 	\$\$	High

Stakeholders/Potential Partners

Warren County government is but one entity in a network of local governments, not-for-profits, authorities, and state and regional agencies that are involved in addressing housing issues. As the severity of the housing situation has increased, this network of organizations has responded by updating programming, hiring new staff, seeking funding, and launching new initiatives. This section was developed to understand which organizations are operating in our region, what tools they have, and what new programs they are developing. Coordinating with these organizations to understand emerging opportunities and partnerships will be necessary and require sustained effort and attention.

Organization Type	Organization Name	Potential Partnership	Info About Organization	Current Work in Warren County
Federal Government Partners	HUD	Technical Assistance/Grants	U.S. Department of Housing and Urban Development	<ul style="list-style-type: none"> Glens Falls receives funds directly from HUD through the CDBG Entitlement Program through 2025 typically \$460,00 to \$500,000
	USDA	Technical Assistance/Grants	U.S. Department of Agriculture	
	USEPA	Technical Assistance/Grants	U.S. Environmental Protection Agency	
NYS Government Partners	HCR	Technical Assistance/Grant Programs	NYS Homes and Community Renewal	
	HTFC	NYS HOME Program RESTORE CDBG	NYS Housing Trust Fund Corporation – HOME program allocates federal HOME Investment Partnership Program funds to expand affordable housing in NYS. Organizations eligible for funds include local governments, not-for-profit corporations, public housing authorities, for-profit or non-profit developers, or Community Housing Development Organizations (CHDO).	<ul style="list-style-type: none"> City of Glens Falls/Warren County operates the ADK Gateway Homeownership Program, a first-time homebuyer program for qualified applicants in Glens Falls or Warren County funded through a NYS HOME Project Grant Warren County has an active RESTORE grant
	ESD	Support for Landbank Development	Empire State Development	
Non-Profit Partners	Adirondack Roots	Stakeholders, program support, best practices input.	Non-profit that helps people find safe, secure housing, and stay in homes they already love.	
	ADK Action	Affordable housing / environmental considerations.	Address unmet needs, promote vibrant communities, and preserve the natural beauty of the Adirondacks for all.	<ul style="list-style-type: none"> Land Bank Incubator – developed interest in Adirondack Land Bank back in 2022 Long Term Rental Catalyst incubator project
	ANCA Cooperative Development	Support for workforce/affordable housing initiatives.	Nonprofit corporation using innovative strategies for food systems, clean energy, small businesses, and equity and inclusion.	
	Adirondack Common Ground Alliance	General non-profit support	Non-profit focused on addressing issues like environmental protection, economic development, and community vitality.	
	Center for Community Progress	Technical Assistance/Grants	Leading non-profit organization dedicated to helping state and local governments turn vacant properties into vibrant places.	

Stakeholders/Potential Partners

	The Adirondack Foundation	Technical Assistance/Grants	Community foundation working to enhance the lives of people in the Adirondacks through philanthropy.	<ul style="list-style-type: none"> • \$1 million in funds is available at the discretion of the foundation • Grants are available for housing related tools like discussions around creation of Land Banks and predevelopment costs • Two percent of assets are to be invested in place-based projects local to the Adirondack community going forward.
	Rural Housing Coalition	Technical Assistance/Grants	Network of rural housing professionals working to design, develop, finance, build and manage affordable housing to meet the needs of rural new Yorkers members share their knowledge and expertise to attain this goal.	
	The Community Loan Fund	Technical Assistance/Grants	Non-profit community development financial institution serving the Capital Region of New York State. Mission is to promote sustainable community development efforts for economically underserved people and communities. Loans are available to nonprofit organizations to purchase or renovate real property for nonprofit office and program space, purchase or renovate real property for affordable housing, supportive or special needs housing, improve the energy efficiency of buildings, and more.	<ul style="list-style-type: none"> • The CDFI has provided financing to Rebuilding Saratoga
	Habitat for Humanity of Northern Saratoga, Warren, and Washington Counties	General non-profit support.	Habitat for Humanity is a nonprofit organization that helps people in the community build or improve a place.	<ul style="list-style-type: none"> • Habitat homes are located throughout the county but are generally concentrated primarily in Glens Falls and Queensbury, to date 31 houses have been built in the County. • First multifamily project is underway in Glens Falls – 10-unit permanent supportive housing rehabilitation project in collaboration with WAIT House, a local homelessness and supportive housing provider. • Owns land in Queensbury and is planning a multifamily condominium projected on that site.
	WAIT House/Adirondack Vets House, Open Door Mission, Salvation Army, Family Services Association	General non-profit support		<ul style="list-style-type: none"> • WAIT collaboration work with Habitat in Glens Falls underway. • All provide homeless services/beds in Warren County
	Rural Preservation Companies: North Country Rural Development Coalition,	Some exist in the County already, leverage this work.	RPCs are community-based non-profits with boards of directors that utilize state	<ul style="list-style-type: none"> • ACEO: based in Glens Falls with a service area of Warren and Hamilton Counties. This is the most recently accepted RPC operating in Warren

Stakeholders/Potential Partners

	<p>Rebuilding Together Saratoga County, Warren Hamilton Action Committee for Economic Opportunity (ACEO) , Veterans and Community Housing Coalition</p>		<p>and federal grants to leverage private funding to provide a variety of services.</p>	<p>County. Will focus on weatherization, housing counseling, and homelessness.</p> <ul style="list-style-type: none"> • Rebuilding Together Saratoga County: Based in Saratoga but serve area includes Warren County. Received awards for programs including Access to Home, Access to Home for Heroes, Access to Home for Medicaid, Manufactured Mobile Home Replacement, RESTORE, and HOME • North Country Rural Development Corporation (NRDC): Based in Ticonderoga but service area includes Warren County. Received award for RESTORE. NRDC and Rebuilding Together intend to start coordinating services and programs provided within Warren County to ensure efficient allocation of resources. • Veterans and Community Housing Coalition: Provides support services for veterans, supportive veteran apartment program, male & female transitional houses, and manages 35 low to moderate income housing units. Service area includes Warren County.
	<p>Homeless Services/Saratoga, North Country Continuum of Care (SNC CoC) Network</p>		<p>Mission of SNC Coc is to work to ensure a seamless continuum of housing and supportive services aimed at the elimination of homelessness and is supported in that work by CARES of NY , a non-profit organization local to New York that empowers communities to end homelessness through planning, program data, supportive housing, and awareness building.</p>	<ul style="list-style-type: none"> • Homeless Management Information System (HMIS) Lead Agency, responsible for operating HMIS, Housing Inventory County (HIC) and Point in Time (PIT) count in coordination with SNC CoC.
	<p>Northern Forest Center/Northern Forest Fund</p>	<p>Model for housing strategies.</p>	<p>Organization serving communities across the Northern Forest. Provides a variety of services including informational resources and learning sessions on issues in the region, including housing issues, and manages Northern Forest Fund, which facilitates capital investment. Warren County does not fall into this service area, and the lack of a comparable organization serving Warren County is a gap. The resources published by the organization are applicable and could be useful for communities particularly in the north.</p>	<ul style="list-style-type: none"> • Applicable reports to Warren County include "Attracting New Residents: A Strategy for the Adirondack Park and its Communities" and "A Place to Start: Adirondack Housing Resources. Accelerating Development of Community Housing Solutions"

Stakeholders/Potential Partners

	The Adirondack Community Housing Trust (AHT)	Best practices guidance, support for affordable housing initiatives.	Utilizes a community land trust model for perpetually affordable housing. AHT is incorporated as an independent not-for-profit corporation with board members drawn from various communities of the park.	
Local Governments Partners	Chief Elected Officials	Partnerships for most initiatives		
Planning Boards	LCLGRP	Technical assistance/general support	Lake Champlain Lake George Regional Planning Board	<ul style="list-style-type: none"> Working on project for a Pre-Approval Framework for Workforce Housing Development for the Adirondack Park
CAA	Warren-Hamilton Counties Community Action Agency (CAA)	Technical assistance/general support	Administers programs for income eligible senior, disabled, and in need residents of Warren and Hamilton Counties. They offer weatherization assistance for income-eligible occupants, either owners or renters, assists families in crisis when funds are available, and counseling and referrals regarding housing availability and services.	<ul style="list-style-type: none"> Conducted a 2022 Community Needs Assessment using a survey distributed in Warren and Hamilton Counties.
Housing Authority	Glens Falls Housing Authority	Developing affordable housing initiatives.	Mission to provide safe, affordable and quality housing to senior citizens, low-income families, and individuals, including the disabled in the greater Glens Falls community.	<ul style="list-style-type: none"> Manages two high-rise apartment buildings for seniors, Stichman Towers and Cronin Heights located in Warren County and one family development (25 Larose). All three properties were recently or are redeveloped/renovated and converted to 4% LIHTC/RAD/Section 8 PBC developments. Manages Section 8 Housing Choice Voucher program for Warren County
EDC	EDC Warren County	Workforce housing	Economic Development Corporation of Warren County	<ul style="list-style-type: none"> Work in economic development throughout the County with a focus on environment (water quality at Lake George), outdoor recreation (Expansion of Gore Mountain), workforce (participant in the Saratoga Warren Washington Counties Workforce Development Board), revitalization (DRI), industry support (specifically for medical device cluster industry)
IDA	City of Glens Falls Industrial Development Agency	Economic development tool/Financing	Mission is to promote, develop, encourage, and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities including industrial pollution	<ul style="list-style-type: none"> Approved a package of tax benefits to the proposed Spring City Development in Glens Falls, an acquisition/redevelopment project in downtown Glens Falls that will include an affordable housing component

Stakeholders/Potential Partners

			control facilities, educational or cultural facilities, railroad facilities, horse racing facilities, and multi-family residential properties and thereby advance the job opportunities, health, general prosperity, and economic welfare of the people of the City of Glens Falls, the County of Warren, and State of new York, and to improve their recreation opportunities, prosperity, and standard of living.	
IDA	Warren-Washington Industrial Development Agency	Economic development tool/Financing	The Warren-Washington IDA provides incentive based assistance programs to encourage and help businesses start, expand, or move to the region – creating jobs for local people and driving economic activity in communities. They also own and manage two industrial parks with parcels of varying sizes available to businesses for sale or lease.	<ul style="list-style-type: none"> • Manages Airport Industrial Park on the boarder of Warren and Washington Counties. • Utilize tools including PILOT Agreements, Sales tax Exemptions for Building Projects, Mortgage Tax Recording Exemptions, and Tax-Exempt Bonds • Several development projects across Warren and Washington Counties
Land Bank	Franklin County Land Bank	Model for land bank.	Received approval for development in 2023.	