

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 GrantWarren 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 2022Long 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.	

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	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. Owens 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

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	Rural Preservation Companies: North Country Rural Development Coalition, Rebuilding Together Saratoga County, Warren Hamilton Action Committee for Economic Opportunity (ACEO) , Veterans and Community Housing Coalition	Some exist in the County already, leverage this work.	RPCs are community-based non-profits with boards of directors that utilize state and federal grants to leverage private funding to provide a variety of services.	<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 County. Will focus on weatherization, housing counseling, and homelessness. • 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.
	Homeless Services/Saratoga, North Country Continuum of Care (SNC CoC) Network		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.	<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.
	Northern Forest Center/Northern Forest Fund	Model for housing strategies.	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	<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"

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			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.	
	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),

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				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 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.	<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
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.	