



# CITY OF SYRACUSE DRAFT FIVE-YEAR CONSOLIDATED PLAN 2020 – 2024

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## EXECUTIVE SUMMARY

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

#### Introduction

Staff of the City of Syracuse's Department of Neighborhood & Business Development (NBD) submits the *Syracuse Five Year Consolidated Plan (2020-2024)* to the United States Department of Housing and Urban Development (HUD). This five-year plan serves as a planning document. It exists to link the jurisdiction's priority performance goals with strategies for carrying out each of those goals. It outlines how the City will address Syracuse's housing and community development needs, goals, and objectives as determined by the City and its citizens. This all helps to guide crucial federal funding resources that enable programs pertaining to address those needs for the next five years. The Plan is submitted electronically to HUD through their Integrated Disbursement & Information System (IDIS), which the format of this Consolidated Plan mirrors.

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

The Consolidated Plan is the culmination of a five year-long process to assess the housing and community development needs of Syracuse. The results of this effort are articulated within five main components of this document:

- 1- Description of the Process (PR)
- 2- Needs Assessment (NA)
- 3- Market Analysis (MA)
- 4- Strategic Plan (SP)
- 5- First Year Action Plan (AP)

To better understand the affordable housing and community development needs of low-income families and neighborhoods, NBD combined insight gathered through community outreach efforts, with data available through HUD, the U.S. Census Bureau, and local property data. Our understanding of the community's development needs enabled us to establish the following strategic funding priorities and goals::

#### 1. PROMOTE AND PRESERVE SAFE, AFFORDABLE, AND STABLE HOUSING

- a. Home improvement direct assistance, targeting healthy housing principles with an emphasis on lead hazard remediation and improving energy efficiency;
- b. Development of affordable housing with preferences for scattered site, mixed income approaches, complementing identified community needs for those most vulnerable and improving housing quality;
- c. Eviction prevention and landlord/tenant counseling assistance with an emphasis on early intervention and reducing forced family mobility;
- d. Support homeless prevention, street outreach, and rapid rehousing activities;
- e. Reduce barriers to fair housing.

#### 2. BUILD FAMILY WEALTH + PROMOTE ECONOMIC INCLUSION

- a. Home ownership promotion and retention, including homebuyer education, down payment assistance, and legal services related to estate planning and bequests;
- b. Workforce development programming targeting underserved Syracuse residents that focuses on existing and projected employment opportunities, most notably the construction trades and supporting the Syracuse Build collaborative;
- c. Financial empowerment services available to all City residents, with an emphasis on partnerships with those preparing for and/or newly entering the workforce;
- d. Developing creative financing solutions to assist individuals, families, and small business owners in achieving their goals and achieving long-term sustainability.

**3. CREATE MORE VIBRANT, RESILIENT NEIGHBORHOODS**

- a. Reduce residential and commercial corridor vacancy and remove blighting influences;
- b. Support development efforts that result from demonstrated grass roots input and community engagement;
- c. Support city-owned community centers with emphasis on quality programming for youth and seniors.

**Evaluation of past performance**

Each year, the City releases the Consolidated Annual Performance Evaluation Report (CAPER) which specifies yearly expenditures and the accomplishments achieved through each of the funded activities. While there are many ways in which to evaluate past performance, the City consistently demonstrates that more than 90% of funding directly benefits low to moderate income households in Syracuse. The CAPER for Year 44 (2018-2019) funded activities can be found on the [Department's website](#).

The outcomes of previously funded program activities have informed the development of this Consolidated Plan by identifying successful interventions that can be continued and highlighting areas that need improvement. For example, it is evident that existing and prospective low-income homeowners continue to struggle with accessing affordable financing for necessary home repairs. The demand for deferred loan and grant programs to perform emergent repairs remains strong as evident by the number of cases completed over the past five years. Additionally, evidence points to improved neighborhood conditions where strategic blight removal activities have been undertaken, and with the establishment of the Greater Syracuse Land Bank, similar activities will play a prominent role in continued neighborhood revitalization.

**Summary of citizen participation and consultation process**

Citizen participation is an on-going effort for NBD. Feedback is collected via a Neighborhood and Housing survey, as well as a variety of meetings between City staff and neighborhood stakeholders, including community organizations, homeless and housing vulnerable service providers, nonprofit housing partners, investor owners, in order to assess the conditions of our City. For more details and results on the survey mentioned, please see the Neighborhood and Housing Survey Report attached to Appendix A of this plan.

Based upon these community engagement efforts, a draft of the Five-Year Consolidated Plan was released and members of the public are invited to share their comments with the Department of Neighborhood and Business Development independently as well as in a public meeting setting. These comments are taken into consideration as the final plan is developed. In addition, the City holds a public hearing, which allows the public to directly address the members of the Common Council and share their thoughts and concerns regarding the draft plan.

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

All comments and views will be accepted and considered when revising and finalizing the Syracuse Consolidated Plan (2020-2024).

**Summary**

This plan exists to set the jurisdiction’s priority performance goals and link them with strategies for carrying out each of those goals. It addresses the community’s most immediate needs for housing and community development as determined by the City and its residents and identifies the most appropriate channels by which to provide federal resources to the community.

DRAFT

## THE PROCESS

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

NBD is the lead agency responsible for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership, and the Emergency Solutions Grant (ESG) programs. Syracuse first received Housing Opportunities for Persons with AIDS (HOPWA) funds in 2013 and continues to elect to have the funds administered by the New York State Office of Temporary Disability Assistance (NYS OTDA).

#### Consolidated Plan Public Contact Information

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Agency Role	Name	Department/Agency
Lead Agency	Syracuse	Dept. of Neighborhood and Business Development
CDBG Administrator	Syracuse	Dept. of Neighborhood and Business Development
HOPWA Administrator	New York State	Office of Temporary and Disability Assistance
HOME Administrator	Syracuse	Dept. of Neighborhood and Business Development
ESG Administrator	Syracuse	Dept. of Neighborhood and Business Development

Table 1 – Responsible Agencies

### PR-10 Consultation - 91.100, 91.215

#### Introduction

The City of Syracuse recognizes that partnerships with public and private entities are vital to the provision of effective services to the community. These partnerships provide the expertise needed to ensure that quality services reach the community and that housing development and neighborhood revitalization efforts are appropriately executed and in alignment with the community’s needs. It is only through these collaborations that each prioritized strategy is accomplished. The City honors its long-standing relationships with community experts, and welcomes and encourages new partners with innovative approaches to address the most pressing needs of the community.

**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(I)).**

New York State policies mandate discharge planning for individuals in the foster care system, correctional facilities, and hospitals to ensure individuals are not released into homelessness. These mandates have been incorporated into the Consolidated Plan and drive local decision making. The local Continuum of Care (CoC) actively collaborates with systems of care for homeless individuals and families. New initiatives have been developed to assist in preventing homelessness wherever possible. Local “Healthy Homes” programs have been instilled in all local hospitals and shelters. These programs quickly connect clients to a Healthy Home care manager, assist with the discharge planning process, and improve continuity of care. The Onondaga County District Attorney’s Re-entry Task Force provides paths for parolees to access training, employment,

and housing. The New York State Office of Mental Health (OMH) funds Single Point of Access (SPOA). Assisted Outpatient Treatment Coordinators collaborate with OMH and New York State Parole to establish housing and services for parolees with serious mental illness.

Streamlined access to housing for the homeless and housing vulnerable occurs as a result of the development of the Coordinated Entry Workgroup, now part of the Housing and Homeless Coalition (HHC). The mission of the HHC is to prioritize and coordinate access to housing for the most vulnerable. HHC also aims to develop an enhanced collaborative process utilizing community assets to provide improved coordination for the delivery, monitoring and evaluation of homeless and housing vulnerable services. Representatives from behavioral health, Healthy Homes, corrections, social services, emergency services and youth services participate in bi-weekly meetings to case conference individuals and families struggling.

Several local providers are active with New York State Medicaid Redesign, recognizing that the provision of safe and affordable housing is a social necessity to a positive health outcome. A Delivery System Reform Incentive Payment (DSRIP) plan has been developed and is in place for our community. Additionally, Syracuse's local Pay for Performance System Planning group meets regularly to improve discharge planning and outcomes for hospital transitions.

The City partnership with the local Housing and Homeless Vulnerable Taskforce (HHVTF), created in 1986 as a standing committee of the Common Council, is a key component in determining specifically how ESG funds are allocated and disbursed. In August 2010, the HHVTF became the HHC following the Department of Housing and Urban Development's (HUD) emphasis on creating a unified entity to assess community needs, identify gaps in service and develop a strategy to address homelessness and a response to ending homelessness in the community. The formation of the HHC allows for:

- Creating and implementing a [Ten-Year Plan to End Homelessness](#) (2012-21)
- A Collaborative Applicant for the submission of the Continuum of Care (CoC) application
- Increased reliance and accountability to Homeless Management Information System (HMIS)
- Increased focus on performance outcomes
- Emphasis on data driven decision making
- Meeting HUD's audit and reporting requirements
- Alignment with ESG activities

The system coordination of HHC is the foundation of setting priorities for ESG funding, developing (CoC) strategies and the Ten Year Plan. The ten year plan is based on best and evidence-based practices, data from gaps and needs assessments, CoC input, and input from strategic partners.

**Describe the coordination with the local Continuum of Care (CoC) 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.**

Collaborations between local non-profits, the HHC, and the CoC are a priority for the City. These collaborations allow the ESG to efficiently increase the number of critical support services offered to the homeless population and those at risk of homelessness. Partnerships are continually being forged between government organizations, housing developers, and business partners to re-house individuals and families, provide financial assistance and case management as well as relocation and other housing stabilization services.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate Emergency Solutions Grant (ESG) funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of Homeless Management Information System (HMIS).**

NBD consults with the HHC and CoC to identify gaps in services to those in need. Using Homeless Management Information System (HMIS) data, Point in Time (PIT) count data and feedback from community-based organizations, ESG funds have been used to maximize current funding. The CoC and NBD continue to work together to build and maintain a process that maximizes current resources to support individuals and families in finding and maintaining permanent housing, along with support services that help those in need to achieve their housing goals. The ESG Program Administrators in Syracuse and Onondaga County serve on the Performance Evaluation Committee and have representation on the HHC Advisory Board. Both the CoC Director and the ESG Program Administrator are constantly communicating, especially around matters of funding, performance standards and evaluation outcomes. The ESG Program Administrator and the CoC Director have gone on site visits together and have created a CoC/ESG dual-funding organization chart. The Syracuse ESG Program Administrator also sits on the Planning Policy, Program Performance Evaluation and Executive Committees of the HHC, which updates the CoC monitoring tool and gaps and needs study annually. There is also ongoing collaboration and conversation with Onondaga County Department of Social Services-Economic Security (DSS-ES).

The ESG program progress relies heavily upon the HMIS data and monitoring visits with agencies. Program standards, outcomes, policies, and procedures are reviewed on an annual basis with each funded program. The Ten-Year Plan to End Homelessness created in 2012 outlined strategies, funding and other resources to end homelessness in our community. ESG funds were aligned in the areas of rapid re-housing, homeless prevention, transitional housing, and street outreach. Local priorities for funding are identified by the Gaps and Needs Assessment completed by the CoC along with the HMIS data and other local data. Outcomes of this assessment are used to direct ESG funding resources.

**Describe agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

No agency types and/or persons were intentionally excluded from the input process. Other local planning efforts were considered in preparing this Consolidated Plan, including but not limited to:

**TNT SECTORS**

NBD Staff attended various TNT meetings over the course of five years. In 2019, TNT groups played a crucial role in providing insight to the department by answering NBD's Neighborhood and Housing Survey. The TNT email Listserv allowed NBD to reach over 1,700 City residents and inform them of the Consolidated Plan and the role they were able to play in informing it. NBD staff also presented the survey at the Southside TNT meeting, which had approximately thirty individuals present. More details on this survey can be found in the Citizenship Participation section of this plan, as well as the attached survey report in the appendices. This group was also made aware of NBD's public event, "NBD Open House", which was held on August 8th, 2019. The description of this even can also be found in the Citizenship Participation section of this plan.

**Syracuse United Neighbors (SUN)**

Over the years SUN continues to provide, insight on the Southside, near west, Skunk City, and Brighton neighborhood conditions. The organization also serves as an advocate for the represented neighborhood residents in Syracuse by attending TNT meetings and informs the City of housing concerns in the community.

### **CNY Fair Housing**

CNY Fair Housing is an independent not-for-profit that works to eliminate housing discrimination, promote open communities, and ensure equal access to housing opportunity for all people in Central and Northern New York. . The organization does so through the promotion of housing discrimination laws, provision of education on rights and responsibilities in the housing market, and advocacy work. The organization also works to create and sustain diverse neighborhoods. NBD partnered with CNY Fair Housing to update our most recent Analysis of Impediments. This report will be available for viewing on NBD’s website after this plan is published and includes analysis of Census, HUD, and other local parcel data related to housing affordability, stability, and displacement. In turn, CNY Fair Housing reported on this data and made recommendations and suggestions for the City accordingly. These can be found in the future Analysis of Impediments report, which will be released shortly after this plan is published (\*please refer to **Appendix D** for the Analysis of impediments DRAFT of that report).

### **Housing and Homeless Coalition**

The Housing and Homeless Coalition (HHC) was formed to assess community needs, identify gaps in service and develop a strategy to address homelessness and a response to ending homelessness in the community. The primary goal of the Housing and Homeless Coalition is to develop an enhanced collaborative process utilizing community assets to provide improved coordination for the delivery, monitoring and evaluation of homeless and housing vulnerable services. NBD consults with the HHC to identify gaps in services to those in need as well as seek input into the ESG allocations.

### **Center for Court Innovation | Kitchen Table Talks**

As part of our participation in the Cities RISE program, the City of Syracuse partnered with the Center for Court Innovation’s Westside Peacemaking Center to conduct a series of 60 engagement sessions and speaking with over 600 residents regarding their views and experiences with code enforcement, neighborhood quality of life, and housing conditions. These sessions were facilitated by staff at the Peacemaking Center based on a model that was initially developed by the Gifford Family Foundation known as “Kitchen Table Talks” (KTT’s). A typical KTT is held in the homes of residents, and includes a shared meal between the host, 6-10 of their neighbors or friends, and a community agency with a facilitated conversation about strengths of their neighborhood and concerns around quality of life and housing conditions. The main objectives of this series of engagements were to:

- Provide an opportunity for city representatives to engage with residents outside of City Hall or a traditional public meeting setting, helping to foster lasting, more trusting relationships between residents, City officials, and service providers and residents through meaningful community engagement
- Identify the needs, interests, and priorities of the community as related to neighborhood development initiatives
- Identify community leaders and potential participants for future neighborhood planning efforts
- Solicit creative solutions to pressing housing and neighborhood quality of life issues
- Collect data to inform long-term changes within strategic neighborhood planning, code enforcement, and other community engagement strategies

NBD staff formulated the consolidated plan through a series of steps that included data review and calculation in conjunction with a comprehensive series of meetings and events with agencies, businesses, and neighborhood residents.

1. NBD identifies housing and community development needs through meetings with residents and neighborhood stakeholders, input from community organizations, and neighborhood plans designed through citizen planning activities.

2. A request for proposals for Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funding is posted on [SyrGov.net](http://SyrGov.net) and made available to any interested individuals and agencies. Availability is advertised at all TNT meeting, several internal and TNT email listservs reaching over 500 community members and a display ad is placed in the Syracuse Post Standard, a local newspaper. Distribution via email, posting on the City of Syracuse website and hard copies available upon request.
3. Risk Analysis Committee (RAC) selection subcommittees review all applications, prioritize applications, and prepare budget recommendations for the Commissioner of NBD. These subcommittees include: Housing Production, Services for Housing Vulnerable Populations, Services for Special Needs Populations, and Homelessness Prevention.
4. Based on these recommendations, NBD prepares a draft Action Plan outlining the proposed budget and explaining how this budget meets its goals. This plan is approved by the Mayor and released to the public for comment via an ad in the Post Standard, a local newspaper, distribution via email, posting on [SyrGov.net](http://SyrGov.net) and hard copies available upon request.
5. Once the draft Action Plan is released, there is a 30-day period for public comment. During this time, NBD holds a public meeting at which the draft Action Plan is available for public review and comment. Citizens are invited and encouraged to comment at the public meeting and throughout the 30-day comment period. (Please see public notice on page 56 this document.)
6. The Syracuse Common Council holds a Public Hearing to garner further community input and formally approves the final Annual Action Plan. Once approval has been received from the Common Council and signed by the Mayor, the Consolidated Plan is submitted to the Department of Housing and Urban Development (HUD) for approval.
7. Throughout the year, NBD reviews and evaluates funded programs and agencies, including onsite monitoring visits.
8. On occasions during the year, it might be necessary to change the use of the funding budgeted in an Action Plan, or to change the priorities established in the Five-Year Strategic Plan. In that case, a formal substantial amendment will be proposed, considered, and acted upon. Description of a substantial amendment and necessary procedures is outlined further in the Citizen Participation Plan.
9. After a program year is complete, NBD prepares a Consolidated Annual Performance and Evaluation Report (CAPER). After the CAPER is released, there is a 15-day public comment period, during which NBD holds a public hearing. NBD then submits the CAPER to HUD or before July 30.

**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(I)).**

The City of Syracuse coordinates regularly with a number of other public entities, including the Onondaga County Departments of Community Development and Health, Syracuse – Onondaga County Planning Agency, New York State Housing and Community Renewal, the New York State Economic Development Corporation, and the New York State Affordable Housing Corporation

## PR-15 Citizen Participation

### **Summary of citizen participation process/Efforts made to broaden citizen participation**

Citizen participation is an on-going effort for NBD. Public meetings, a Neighborhood and Housing survey, and meetings between City staff and community groups and neighborhood stakeholders, homeless and housing vulnerable service providers, nonprofit housing partners, investor owners, are all prioritized as a means to assess the conditions of our City and obtain real and tangible feedback. For more details and results on the survey mentioned, please see the Neighborhood and Housing Survey Report attached to Appendix A of this plan.

The entire allocation of federal CDBG, HOME, and ESG funding awarded to the City each year is based on the severity of both poverty and substandard housing conditions. It is necessary that public participation genuinely involve low-income residents experiencing these conditions and must take place at all stages of the process, including identifying needs, setting priorities, suggesting allocations as well as the types of programs that will meet high-priority needs. The revised Citizen Participation Plan outlines strategies to ensure a diversity of residents can participate through a variety of methods. The strategies include participation of local and county institutions, Continuums of Care, and other organizations (including businesses, developers, non-profit organizations, philanthropic organizations, and community based and faith-based organizations) in the process of developing and implementing the Analysis of Impediments report and the Consolidated Plan. The City further encourages the participation through emails, mailings, public notices, distribution of information via social services agencies and other community organizations, such as Tomorrow's Neighborhoods Today (TNT), and F.O.C.U.S. Greater Syracuse.

In looking closely at the City's community engagement infrastructure, NBD worked to identify gaps in civic engagement and find ways to reach and connect with diverse groups within the City – diversity being defined in terms of age, race/ethnicity, developmental ability, religion, educational attainment, and socioeconomic status. The goal is to improve communication and information delivery to encourage community participation and transparency.

NBD also worked to brainstorm a list of civic engagement practices that foster collaborative relationships between citizens and the local government. In thinking critically about how to introduce practices like participatory budgeting, citizens juries, idea crowdsourcing and Ad-Hoc groups, and hopes to identify opportunities for strengthening communication and breaking down the divide between social and municipal actors. Moving forward, the City aims to find ways to consolidate our reports into formats that are digestible by all citizens groups. New considerations include using social media as a platform for sharing information, collecting community input and gauging reactions to changes.

The primary objective of citizen participation in drafting this Plan is to increase awareness of community needs and effectively implement programs, while continuing to stabilize the city's housing stock and ensure safe, affordable housing for city residents. NBD continues to work in a comprehensive manner to revitalize distressed properties, bolster commercial corridors, and strengthen neighborhoods through community building and targeted economic development projects.

Following the release of the draft Five-Year Strategic Plan, members of the public are invited to share their comments with the Commissioner of Neighborhood & Business Development independently and in a public meeting setting. These comments are taken into consideration as the final plan is developed. In addition, the City holds a public hearing, which allows the public to directly address the members of the Common Council and share their thoughts and concerns regarding the draft plan.

**Citizen Participation Highlights**

**Spring of 2018** - cameras and audio equipment were installed in the Syracuse Common Council chambers, allowing City residents to follow along as legislative matters are discussed and voted on. Citizens who are unable to attend Common Council meetings can watch via livestream on the City’s designated YouTube page. Budget hearings and committee meetings are also made available to the public using this tool. Closed Captioning is offered for those who may be hearing impaired or unable to listen in for any reason. These advancements were made possible with the help of a grant from New York State and technical support from WCNY, the local PBS affiliate. A link for the YouTube Live Streaming can be found on the city’s website, Syrgov.net. In effect, these changes expand accessibility, allowing citizens to remain informed without the restriction of being physically present.

**May to September of 2019** - brought a new method of citizen participation for the City through the form of Kitchen Table Talks (KTTs). As part of its participation in the Cities RISE program, the City of Syracuse partnered with the Center for Court Innovation’s Westside Peacemaking Center to conduct a series of 60 engagement sessions and speaking with over 600 residents regarding their views and experiences with code enforcement, neighborhood quality of life, and housing conditions. A typical KTT is held in the homes of residents, and includes a shared meal between the host, 6-10 of their neighbors or friends, and a community agency with a facilitated conversation between about strengths of their neighborhood and concerns around quality of life and housing conditions. Though not explicitly funded through HUD programs, this effort greatly contributed, and will continue to contribute, to the priority goals set by NBD. Additionally, this effort would not have been made possible without the Westside Peacemaking Center and NBD staff partnership. NBD neighborhood planning staffs salaries primarily rely on CDBG funding.

**August of 2019** - NBD hosted its first Open House for City residents and service providers to provide feedback related to City services. NBD staff welcomed input and critiques from attendees through both informal conversations and facilitated activities.

**Citizen Participation Outreach**

Mode of Outreach	Target Outreach	Estimated Outreach Impact
Surveys (online and paper forms)	City Residents / Service Providers	*2,362
NBD Open House Public Meeting	City Residents / Service Providers	Apx. 42 attendees
Business Corridors Community Meeting	City Residents / Service Providers	Apx. 37 Attendees

**Table:2** \*Not including social media impact please see Appendix A for official survey report

## Needs Assessment

### NA-05 Overview

Over the last decade, Syracuse and Onondaga County experienced an economic downturn, a decreasing population, and disinvestment in commercial and residential properties. While progress has been made to stem the tide of disinvestment, Syracuse continues to experience the dual effects of deep poverty and substandard housing stock. The following provides an in-depth analysis of the challenges facing both renters and owners by income strata.

### NA-10 Housing Needs Assessment – 24 CFR 91.205 (a.b.c)

#### Housing Needs Assessment Demographics

Demographic	Base Year: 2015	Most Recent Year: 2018	% Change
Population	144,565	143,936	0%
Households	55,945	55,306	-1%
Median Income	\$31,881.00	\$36,308.00	14%

**Table 3** - Housing Needs Assessment Demographic Data **Source:** 2011-2015 ACS (Base Year), 2014-18 ACS (Most Recent Year)

#### Total Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	15,615	8,810	10,075	4,075	16,205
Small Family Households *	4,435	2,745	3,295	1,270	6,625
Large Family Households *	1,265	845	770	420	800
Household contains at least one person 62-74 years of age	1,955	1,410	1,955	795	3,315
Household contains at least one person age 75 or older	1,225	1,560	1,010	380	1,070
Households with one or more children 6 years old or younger *	3,250	1,785	1,275	515	1,520

\* the highest income category for these family types is >80% HUD-Adjusted Area Median Family Income (HAMFI)

**Table 4** - Total Households Table **Data Source:** 2011-2015 CHAS

#### Housing Problems Summary

	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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	470	70	65	20	625	35	0	20	15	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	70	55	20	205	20	10	4	0	34
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	315	280	195	75	865	35	35	45	25	140

	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
Housing cost burden greater than 50% of income (and none of the above problems)	8,600	1,500	135	10	10,245	1,115	430	185	30	1,760
Housing cost burden greater than 30% of income (and none of the above problems)	1,385	3,300	1,660	60	6,405	385	685	1,040	135	2,245
Zero/negative Income (and none of the above problems)	1,440	0	0	0	1,440	135	0	0	0	135

**Table 5 – Housing Problems Table Data Source:** 2011-2015 CHAS

**Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, or 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	9,450	1,920	450	120	11,940	1,210	475	260	70	2,015
Having none of four housing problems	2,825	4,675	8,680	1,980	15,160	560	1,740	3,680	1,905	7,885
Household has negative income, but none of the other housing problems	1,440	0	0	0	1,440	135	0	0	0	135

**Table 6 – Housing Problems 2 Data Source:** 2011-2015 CHAS

**Housing 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,325	1,775	705	5,805	330	325	410	1,065
Large Related	970	540	64	1,574	135	35	39	209
Elderly	1,490	875	295	2,660	680	535	315	1,530
Other	4,905	1,830	745	7,480	400	235	465	1,100
Total need by income	10,690	5,020	1,809	17,519	1,545	1,130	1,229	3,904

**Table 7 – Cost Burden > 30% Data Source:** 2011-2015 CHAS

**Housing 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,870	565	65	3,500	280	110	45	435
Large Related	860	145	4	1,009	110	15	4	129
Elderly	1,100	285	15	1,400	435	165	45	645
Other	4,305	550	50	4,905	320	155	95	570

	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	9,135	1,545	134	10,814	1,145	445	189	1,779

**Table 8 – Cost Burden > 50%** Data Source: 2006-2010 CHAS

**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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	345	240	160	85	830	45	45	19	25	134
Multiple, unrelated family households	40	90	74	10	214	8	0	30	0	38
Other, non-family households	15	15	15	0	45	0	0	0	0	0
Total need by income	400	345	249	95	1,089	53	45	49	25	172

**Table 9 – Crowding Information – 1/2** Data Source: 2011-2015 CHAS

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

In 1990, 36% of the Syracuse population was described as "Living Alone." By 2010, this percentage has risen to 38% (Source: US Decennial Census). Individuals currently make up 68% of our sheltered homeless community while families represent 32%. Concentrations of one person households (50% or greater) exist in eight census tracts. Three of those eight census tracts are within the Neighborhood Revitalization Strategy Area (NRSA) (see attached map under "Number of Households"). To address this growing demographic, single room occupancy for individuals may be a growing supportive housing need in our community, in particular for adult men who have disabilities and SSI/SSDI incomes.

**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.**

Description of Sheltered Homeless	Number
Families in Emergency Shelters	977
Families in transitional living	41
Families in permanent supportive housing	263
Individuals in emergency shelters	2,262
Individuals in transitional housing	238
Individuals in permanent supportive housing	1,039

**Table 10** (on previous page) Data taken from the APR included in HMIS

**What are the most common housing problems?**

Many key housing issues in the City of Syracuse can be tied to the lack of availability of housing that is both high-quality and affordable for low-income individuals and families. Of particular concern are high concentrations of blighted, poorly maintained units, 60.5% of which are rental-occupied.

While the City’s housing stock is architecturally significant, diverse and beautiful, it is also aging, lacks energy efficiency, and repair needs can often exceed the value of the home. Median home value is estimated at \$91,100; however, in the city’s more distressed census tracts that drop as low as \$52,000.

Lead poisoning and housing health hazards are other key areas of concern. 97% of the City's residential properties were built before 1980, meaning they are the most likely to contain lead paint. These properties accounted for 88% of all unresolved health and safety related violations cited by the City's Division of Code Enforcement in 2019. More than 70% of all health and safety violations cited are in rental properties. While only 20% of the County's young children (under age six) live in Syracuse, 87% of all children under six with elevated blood levels reside in our City.

Nearly 50% of our families struggle with housing affordability and are defined as "housing cost-burdened", spending more than 30% of their monthly income in housing costs. While 20.3% of residents citywide have moved within the last year; as compared to 37% in the city's more distressed neighborhoods.

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

Low-income residents, people with disabilities, New Americans, and single-parent households are disproportionately affected by substandard housing conditions and also face higher rates of housing instability.

**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. (91.205c/91.305c). 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.**

The most prevalent characteristics and needs of low income individuals and families who are at imminent risk of losing their housing are their low income and lack of economic resources, with 32% of residents in Syracuse living at or below the poverty line. Households whose only income is public assistance not only find it next to impossible to save up for security deposits, but are unable to find safe affordable housing due to the affordable housing shortage in Syracuse. Support services are needed to assist housing vulnerable individuals and families in navigating through the system in finding housing. Even though service providers have been able to develop networks of reliable landlords who are willing to work with tenants on Public Assistance as well as other low income tenants, the demand is much higher. More permanent housing vouchers are needed for low income individuals and families with children to ensure housing stability. Currently, there are families who sit a minimum of 2 years on the waiting list for housing choice vouchers.

There is also no security deposit assistance available anywhere for persons on public assistance. The County's Emergency Solutions Grant (ESG) funds are only available to households with a more defined source of income-either employment or some form of social security, whether SSDI or SSI. There are very few landlords willing to take the Security Deposit Agreement from DSS, and without a cash security, people are ending up in shelter while available units go to those with SSI/SSDI or employment.

Other characteristics of low-income and housing vulnerable individuals or families may include domestic violence, substance abuse, being recently released from an institution, (health, mental health, substance abuse or incarceration) evictions, mental health disabilities, unemployment and conflict in the household. A lack of reliable and affordable transportation continues to be a significant need along with a lack of jobs and full time employment that pay well enough to support a family. Even low paying jobs are scarce. Frequently people who are employed are underemployed

Case Management services are needed for those needing referrals to support services such as health, substance abuse, mental health, legal, financial and/or basic conflict resolution services. Housing vulnerable households often confront internal barriers that prevent obtaining safe and affordable housing. Negotiating and advocating can be challenging when apartments fall into disrepair and talking to their landlords about

how they are going to pay the rent when a payment is late or missing. Prioritizing funds is also all examples of some internal barriers that are characteristic of many households at imminent risk of becoming homeless.

Evictions from unfit properties are also an additional burden especially for individuals receiving public assistance, who have had their homes declared unfit, and a “stop rent” notice has been sent by the Department of Social Security. Landlords evict due to non-payment of rent. It is felt that the lack of jobs (or better paying jobs) and substandard housing (code violations) play an important role with homelessness today.

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

While all low-income households and individuals are at risk, it is important to note there are substantial disparities in median income for households by race. The median income for all Syracuse households in 2017 was \$35,568. Median income for households with a white head-of-household was \$43,645 in 2017, as compared to \$28,194 for households with a Black head-of-household. Data shows that low income persons experience a higher cost burden for housing and are forced to spend a substantial amount of their income on a place to live, which reduces expendable income on other necessities. Low income households experience the highest number of housing problems such as overcrowding and lack of complete plumbing or kitchen facilities, and are also more likely to have moved within the last year. The low income group being defined is based upon the Department of Housing and Urban Development (HUD) definition of low income households: 50% of the total median income of Onondaga County. This is the result of a concentration of substandard housing that is prevalent within low income areas, specifically within the Neighborhood Revitalization Strategy Areas in the Northeast and Southwest sections of Syracuse. The data provided is broken down by categories of race and ethnicity. While it is important to note that specific racial/ethnic groups may have a higher proportion of those at-risk of becoming homeless and housing vulnerable, the overall low income population is the most at-risk group in Syracuse. This population will remain the primary population served by the goals and services outlined in this consolidated plan.

The methodology behind these calculations is based upon the number of residents within Syracuse that fall below the 50% median income line. The HUD median income for Syracuse in 2019 is approximately \$27,850 for an individual and \$39,750 for a four-person household. Any individual or household that is considered below the 50% of this threshold is considered to be low income. This is the process that Syracuse also uses when analyzing data related to poverty and housing needs.

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

<b>Housing Characteristics linked to instability and an increased risk of homelessness</b>			
Conflict in household	819	Loss of job	172
Eviction	394	Criminal activity	114
Lack of sufficient housing	369	Underemployment/low income	38
Substance abuse	152	Substandard housing	38
Release from institution	355	Medical condition	25
Mental health	88	Utility shut off	20
Domestic Violence / Victim Survival	159	Mutual agreement/respite	13
Health/safety	158	Loss of public assistance	35
Conflict with guardian	58	Loss of transportation	10
No affordable housing	102	Mortgage foreclosure	7
		Loss of child care	0

**Table 11** Data gathered from the Homeless Housing at Risk Report in HMIS in 2018.

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

**Those Earning Between 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	12,430	1,615	1,575
White	5,640	705	535
Black / African American	4,225	525	530
Asian	625	40	355
American Indian, Alaska Native	120	40	0
Pacific Islander	0	0	4
Hispanic	1,205	220	109

\*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% **Table 12** - Disproportionally Greater Need 0 - 30% AMI **Data Source:** 2011-2015 CHAS

**Those Earning Between 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	6,380	2,430	0
White	3,190	1,505	0
Black / African American	2,185	660	0
Asian	290	95	0
American Indian, Alaska Native	80	10	0
Pacific Islander	4	0	0
Hispanic	465	120	0

\*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% **Table 13** - Disproportionally Greater Need 30 - 50% AMI **Data Source:** 2011-2015 CHAS

**Those Earning Between 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	3,410	6,660	0
White	1,735	4,015	0
Black / African American	1,260	1,965	0
Asian	135	180	0
American Indian, Alaska Native	20	115	0
Pacific Islander	10	0	0
Hispanic	180	310	0

\*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%

**Table 14** - Disproportionally Greater Need 50 - 80% AMI **Data Source:** 2011-2015 CHAS

**Those Earning 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	385	3,695	0
White	190	2,365	0
Black / African American	135	935	0
Asian	35	115	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	25	155	0

\*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% **Table 15** - Disproportionately Greater Need 80 - 100% AMI **Data Source:** 2011-2015 CHAS

**What is the disproportionate need when considering housing problems?**

As revealed from the data provided, the number of households with at least one housing problem is significantly higher among low income persons. Each racial category has a greater number of households with at least one housing problem compared to those with none. Therefore, it can be determined that non-white households and households of lower-income levels face disproportionate housing needs.

The 30%-50% area median income categories show little improvement between households with and without housing problems. Despite a higher level of income in this category, those with housing problems are still considerable and outnumber those with none recorded.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205**

**Those Earning 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	10,660	3,385	1,575
White	4,715	1,630	535
Black / African American	3,605	1,145	530
Asian	590	80	355
American Indian, Alaska Native	90	70	0
Pacific Islander	0	0	4
Hispanic	1,070	360	109

\*The four 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% **Table 16** – Severe Housing Problems 0 - 30% AMI **Data Source:** 2011-2015 CHAS

**Those Earning 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	2,395	6,415	0
White	1,165	3,525	0
Black / African American	810	2,025	0
Asian	105	275	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*
American Indian, Alaska Native	45	40	0
Pacific Islander	0	4	0
Hispanic	175	410	0

\* The four 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% **Table 17** – Severe Housing Problems 30 - 50% AMI **Data Source:** 2011-2015 CHAS

**Those Earning 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	710	9,360	0
White	330	5,420	0
Black / African American	255	2,970	0
Asian	75	245	0
American Indian, Alaska Native	0	135	0
Pacific Islander	0	10	0
Hispanic	50	440	0

The four 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% **Table 18** – Severe Housing Problems 50 - 80% AMI **Data Source:** 2011-2015 CHAS

**Those Earning 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	190	3,885	0
White	65	2,495	0
Black / African American	75	995	0
Asian	30	120	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	25	155	0

The four 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% **Table 19** – Severe Housing Problems 80 - 100% AMI **Data Source:** 2011-2015 CHAS

**What is the disproportionate need when considering severe housing problems?**

While high trends of housing problems are certainly seen among specific racial or ethnic groups, it is also important to note that severe housing problems are concentrated among low income households as well. Even more disheartening, households that both fall within those specific racial and ethnic groups, and are of low-income status face perhaps the most severe housing problems. The data shows that each racial and ethnic category suffers from a greater number of severe housing problems below the 30% area median income level. Within these ‘extremely low income’ groups there are disparities among particular racial groups, including Asian and Hispanic households where severe housing problems outnumber those with none, three to one. The number of severe problems decreases significantly at the 30%-50% area median income level. In every racial category, the number of households with no severe problems is greater than those with one or more except for the American Indian, Alaskan Native population. The data provided reveals that deep disparities exist between those households with extremely low-income and the housing they dwell in compared to the low income population that still is well below the area median income. It can be determined that the most severe cases of substandard housing are concentrated among the City’s poorest populations, spanning across various ethnic and racial backgrounds.

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

**Housing Cost Burden | Percent of Income Paying for Housing**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	30,990	9,380	12,725	1,685
White	20,785	4,840	5,855	580
Black / African American	6,870	3,300	4,305	530
Asian	1,005	360	610	385
American Indian, Alaska Native	255	85	115	10
Pacific Islander	15	14	0	4
Hispanic	1,465	590	1,195	124

**Table 20** – Greater Need: Housing Cost Burdens by AMI **Data Source:** 2011-2015 CHAS

**Discussion:**

The housing cost burden among various racial groups shows similar trends by category, with households below the 30% area median income having the highest numbers for each race that experience housing cost burdens. As the income level shifts to above 30% area median income, the number of households facing this burden significantly declines. Data representing each racial group reveals similar trends, and it is therefore difficult to specify at-risk groups that may be especially vulnerable. White and Black / African American households in particular represent the highest number of those facing housing cost burdens, however these numbers must be considered with the fact that they make up the largest population groups in Syracuse.

Perhaps a larger concern is the overall comparison of households that are above the 50% area median income and those below it. In each racial category the number of households below this threshold is greater than the number of those above. As noted in other data sets provided, those with extremely low incomes are the most likely to experience substandard housing and severe housing problems. These groups have the most difficulty finding quality affordable housing for themselves and their families. It is for this reason that extremely low income populations are often unable to find more affordable housing than what they currently dwell in, and even the most affordable housing takes up a large percentage of their total income. Therefore, extremely low -income groups are the most at-risk among Syracuse residents, as opposed to identifying a specific racial or ethnic group.

**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?**

For many years, Syracuse was designated as a “sanctuary city” for refugees of war, famine and conflict by the United States Department of State. In 2014, when the last Consolidated Plan was submitted, a report was conducted by the Onondaga Citizens League that stated that more than 7,200 foreign born refugees were relocated to Syracuse since 2001. Additionally, each succeeding year (through about 2016) approximately 850 new refugees were placed in Syracuse. Immigration trends have decreased nationwide as well as in Syracuse. When that report was released, the largest ethnic groups of those that have resettled include families of the Bhutanese, Burmese, Somali, and Sudanese communities. Syracuse has retained many of these communities, whose needs are ongoing.

A number of organizations provide services and programs to meet these vital needs and offer resources that allow refugees the opportunity to successfully adapt to their new lifestyle exist in Syracuse. Two examples of

these organizations are Interfaith Works, Inc. and Catholic Charities of Onondaga County, which provide resettlement and post-resettlement services to help refugees overcome the barriers to successful integration. In fall of 2019, Interfaith Works held a “Leadership Summit” where they reported the combined resettlement numbers for the 2018 and 2019 fiscal years’ (October-September) programs with Catholic Charities. In 2018 and 2019 the two organizations combined resettled approximately 650 individuals from The Democratic Republic of Congo, Myanmar (Burma), Ukraine, Eritrea, and the Central African Republic. Though a decrease in influx from past years, these are still communities that face disproportionately greater needs requiring services and assistance.

Refugees often move to the United States with limited ability to speak English. Basic needs and practices such as dialing 911 during an emergency or paying their heating bill are skills that must be taught. A majority of refugees reside in low income households, and it can be more difficult to provide opportunities for housing and quality affordable housing due to a number of challenges. Employers may be hesitant to hire refugees due to the language barrier that may exist, and these individuals often have no prior work experience in the United States to reference. Additionally, racial or cultural discrimination may take place with landlords who prefer not to rent properties to foreign-born or non-native residents.

Upon arrival into the United States, each refugee household is assigned a caseworker to teach them basic practices, find them a safe place to live, register them for federal benefits, create an account for utilities, and sign children up for school. Case workers are dedicated to the same refugee households for ninety days. By the end of this time period, refugee families begin to be more independent and have made progress with becoming more comfortable surrounded by a new culture and living in an entirely new place. Often these families require additional assistance after the ninety-day period, and service agencies in Central New York have a limited amount of resources they are able to provide. Despite these challenges, the various agencies and organizations serving these refugee households have made progress with employers and landlords in Syracuse, to establish networks that are willing to hire refugees and welcome them as housing tenants. These partnerships create trustworthy connections and offer the best possible outcome for refugees to find work, establish an income and live in quality affordable housing.

Among those in the refugee community that are the most vulnerable to experiencing cyclical poverty are the senior individuals that have a limited ability to work and often have the least English speaking-proficiency. New solutions and resources must be provided to serving these individuals that are most at-risk of becoming homeless.

The Hispanic community also faces disproportionately greater needs relative to the general population of Syracuse. A limited number of job opportunities, high poverty, and high crime in these Hispanic-concentrated neighborhoods may result in Hispanic populations to make up a significant percentage of the total low income demographic in the City. Specific needs for this ethnic group include a limited ability for many adults to speak or read English, requiring translation services to communicate with health care and other service providers, as well as community leaders. This often serves as a challenge for refugees and the majority of other foreign-born individuals and families in Syracuse as well.

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

Several members of the refugee and Hispanic communities in Syracuse struggle from a lack of communication with those outside of their ethnic and cultural communities due to language barriers. An example of this is the inability to communicate with emergency responders when a fire or accident occurs, or with their children's teachers.

Additionally, the limited access to and different standards of technology limits refugee communities' ability to complete the daily norms of US society, like accessing employment opportunities, job centers and healthcare providers. The regional bus transit system offers a number of routes that travel through refugee- and Hispanic-concentrated neighborhoods, however, refugee and immigrant residents often struggle to read and correctly understand when their busses and transfer shuttles will arrive and depart, setting some of the City's most vulnerable residents at a major economic and societal disadvantage. The City's transportation system also has a limited number of available routes that lead to the suburban and outlying areas of Syracuse, where other major commercial and employment centers exist.

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

The refugee community in Syracuse is largely concentrated on the North and West sides of the City. The Northside of Syracuse is home to a large number of ethnic communities, and is where the various resettlement agencies are located to provide housing and human services. Refugee households that are established have started to open businesses and develop microenterprises in Northside commercial corridors. The area once known as 'Little Italy' is now lined with African, Asian, and Middle Eastern markets in addition to the traditional Italian restaurants and bakeries that have existed in Syracuse for decades.

The Westside of Syracuse has long been a Hispanic-concentrated area of Syracuse and, according to recent census data, contains one of the poorest census tracts in New York State. The Near Westside especially suffers from high poverty and crime, which often serve as intimidating factors that limit the number of higher income residents from living in this neighborhood.

Both neighborhoods have suffered from decades of out-migration and loss of major employers to provide jobs. The Westside was once a major manufacturing center, leaving dozens of abandoned warehouses in the neighborhood. The Northside once served as a leading commercial area with breweries, shops and hundreds of other small businesses. These neighborhoods also contain some of the oldest housing stock in the City, suffering from years of disinvestment. Many homes have approached and are approaching one hundred years old. This has resulted in a Northside and Westside neighborhood housing stock that contain many properties unsafe for low income residents and replete with harmful contaminants such as lead and asbestos. Often these homes are among the most affordable real estate in the City, and are often the only feasible option for residents who are unaware of the risks of living there.

Landlords and property owners often live outside of Syracuse, even beyond New York State in many cases, resulting in a limited level of maintenance and response to poor conditions or code violations despite municipal efforts to enforce code standards. Despite these housing conditions, these neighborhoods have high value as ethnic centers due to the strong sense of community that exists among refugee and Hispanic residents. Therefore, the lack of quality, affordable housing in these neighborhoods results in a high percentage of households with multiple housing problems, who choose to live in these residential units regardless of the challenges they face.

**NA-35 Public Housing – 91.205(b)**

**Total Public Housing 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	# of units vouchers in use	0	35	2,144	3,031	4	2,949	51	0

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

**Table 21** - Public Housing by Program Type **Data Source:** PIC (PIH Information Center)

**Characteristics of Public Housing 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	4,446	12,210	12,118	4,313	12,077	9,271	0	0
Average length of stay	0	1	7	7	2	7	0	0	0
Average Household size	0	1	2	2	1	2	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Seniors Program Participants (>62)	0	4	526	421	0	409	7	0	0
# of Disabled Families	0	10	594	1,041	1	997	38	0	0
# of Families requesting accessibility features	0	35	2,144	3,031	4	2,949	51	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	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	6	190	256	0	240	16	0	0
Black/African American	0	18	1,397	1,361	2	1,321	25	0	0
Asian	0	11	6	1,406	2	1,380	10	0	0
American Indian/Alaska Native	0	0	542	7	0	7	0	0	0
Pacific Islander	0	0	9	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Seniors 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 Public Housing 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	370	381	0	379	0	0	0
Not Hispanic	0	35	1,774	2,650	4	2,570	51	0	0

\*includes Non-Seniors Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition **Table 24 – Ethnicity of Public Housing Residents by Program Type.**

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

There are long waiting lists for accessible apartments, and many of the local assistance organizations confirm that there is a greater need than supply of accessible units. As such, the Syracuse Housing Authority proposes that 12-15% of new public housing units be fully accessible. An assessment of SHA residents identifies the following of their top needs:

- Grab Bars
- One level family units
- Roll-in showers

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

Most immediate needs of residents of Public Housing and Housing Choice voucher holders SHA conducted a public housing resident needs assessment, in which the following represent a listing of the top requested needs:

1. Access to adequate transportation
2. Childcare/Youth services (i.e. after school programs, etc.)
3. Access to food/Food Pantry
4. Job Seeking Assistance/Training/Education
5. Recreational/Learning Classes (i.e. exercise, art, money management, computer classes, readings, etc.)
6. Mental Health Counseling

From a physical needs assessment, SHA public housing suffers from:

- The outdated and aging public housing stock needs to be updated to be energy efficient and accessible.
- The underground aging infrastructure needs major renovations. – i.e. utilities including the water and sewer lines. The sanitary sewer, storm sewer, domestic water and natural gas service were all rated to be in poor condition.
- The antiquated large institutional boilers heating the large family units needs to be updated. The boilers, circulation pumps and distribution piping will need replacing
- Very dense levels of poverty within the three main family complexes, containing several hundred units of (597, 477, and 472 units respectively). There is a need to redevelop the aging public housing with updated energy efficient mixed income housing.

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

There are approximately 6,000 subsidized units in Syracuse (including the Department of Housing and Urban Development (HUD) subsidized and Low Income Housing Tax Credit or LIHTC) making up 8-9% of the total

number of the City’s housing units. While the City is grateful for the support public housing provides, there is still much more to be done to address housing affordability. According to the 2011-2015 CHAS Data provided by HUD (as mentioned previously), 17,519 renters suffer from a cost burden of 30% or more. 10,814 suffer from a severe cost burden of 50% or more. Individuals who cannot find affordable housing options through the above opportunities must find it within the private market. On-going efforts have assisted in ameliorating cost-burdening conditions in the City; however more work is still required. The promotion of more affordable housing will drive this goal even further. Given the concentration of low-income residents, these are largely reflective of the population at large in Syracuse

**NA-40 Homeless Needs Assessment – 91.205(c)**

**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
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	0	92	1,886	1,750	1,850	11
Persons in Households with Only Children	0	0	27	20	27	20
Persons in Households with Only Adults	7	394	3,201	3,000	3,100	21
Chronically Homeless Individuals	0	74	94	20	5	300
Chronically Homeless Families	0	1	4	2	2	90
Veterans	0	22	200	25	175	20
Unaccompanied Child	0	4	165	150	145	130
Persons with HIV	0	3	27	20	18	21

**Table 25 - Homeless Needs Assessment** Data Source: Homeless Management Information System (HMIS)

**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):**

Homeless Population (Households)	
Adult Only	2,262
Adult and Children	977
Child Only (Unaccompanied Youth)	118
Veterans	4
Categories of Homeless Population (Individuals)	
Chronically Homeless	181
Veterans	117
Total Homeless Population	3,361

**Table 26**

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

Homeless families with children served in 2019	266 households/905 people in those households
Families of veterans served in 2018	113 households/5 people in those households

**Table 27** – Children and Families of Veterans **Data Source:** 2019 data in HMIS

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group:**

In 2018-2019, 47% of Syracuse’s homeless population was Black or African American. The black population by percentage of the total City is 31%, showing a higher proportion of homelessness experienced by this population. Furthermore, White and Hispanic populations also experience high rates of homelessness when compared to the jurisdiction as a whole.

Race or Ethnicity	Sheltered:	Unsheltered (optional)
White	2,540	0
Black or African American	2,785	0
Asian	21	0
American Indian or Alaska Native	82	0
Pacific Islander	23	0
Hispanic	501	0
Not Hispanic	5,341	0

**Table 28** - Homeless Needs Assessment **Data Source:** Homeless Management Information System (HMIS)

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Sheltered Homeless**

Families in emergency shelters	977
Families in transitional living	41
Families in permanent supportive housing	263
Individuals in emergency shelters	2,262
Individuals in transitional housing	238
Individuals in permanent supportive housing	1,039

**Table 29** Data taken from the APR included in HMIS 2018

**Unsheltered Homeless**

Unsheltered receiving street outreach services (1/1/2018-12/31/2018)	204
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**Table 30** **Data Source:** Data taken from the ESG CAPER Report 2019

## NA-45 Non Homeless Special Needs Assessment – 91.205 (b.d)

### Number of Persons Eligible for HOPWA Assistance

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,334
Area incidence of AIDS	
Rate per population	
Number of new cases prior year (3 years of data)	14
Rate per population (3 years of data)	
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,081
Area Prevalence (PLWH per population)	
Number of new HIV cases reported last year	32

**Table 31** – HOPWA Data **Data Source:** CDC HIV Surveillance June 2019

### HIV Housing Need

Type of HOPWA Assistance	Estimates of Unmet Need*
Tenant based rental assistance	228 on waitlist
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	

**Table 32** – HIV Housing Need **Data Source:** ACR Health.

### Describe the characteristics of special needs populations in your community:

Special needs populations include persons with physical disabilities, the seniors (including frail seniors), persons with HIV/AIDS and their families, developmentally disabled persons, persons with dual diagnoses, persons with mental health-related disabilities, youth, persons with diagnosable substance use disorders, persons returning from incarceration, refugees, and non-English speaking populations.

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

Special needs populations, as well as the homeless and housing-vulnerable populations, need affordable housing options to prevent increased homelessness or inappropriate placement in hospitals, nursing homes or rehabilitations centers. A relatively large number of shelter residents become homeless due to a loss of income.

The following are descriptions of the needs by special needs subpopulation:

**Persons with physical disabilities:** Persons with mobility impairments face great difficulty obtaining accessible housing. The lack of accessible, affordable housing options in our community force many to reside in senior housing, rehabilitation centers or nursing homes.

**Persons with Dual Diagnoses:** The treatment, service and residential needs of individuals with co-occurring mental health and substance abuse disorders are often considered the most challenging. Staff and administrators at shelters, correctional and psychiatric facilities report increases in the number of persons with co-occurring disorders. Many in this subpopulation experience high rates of recidivism.

**Youth and the Seniors and Frail Seniors:** There is a need to invest in programs that provide opportunities for life skills training and academic success aimed toward preventing at risk youth from falling victim to criminal activity and a lack of employment/career path. Furthermore, there is an increasing social interaction, access to available resources (such as housing assistance, healthcare networks, etc.) and community engagement

among seniors, particularly those who are economically and otherwise isolated from traditional support networks.

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

In 2018 in Onondaga County, there were 1,473 people living with HIV/AIDS and 46 people newly diagnosed with HIV/AIDS. Beginning in Program Year 39, Syracuse received its first allocation ever of HOPWA funding. This allocation was based on the increase in reported cases of HIV and AIDS in the larger Central New York and Southern Tier catchment area. With the Department of Housing and Urban Development's (HUD) consent, the City's Department of Neighborhood and Business Development opted to allow the State of New York to administer HOPWA funding and continues to do so. By opting out of the direct administration of HOPWA funds, the Syracuse area will continue to see allocations that far exceed the Syracuse entitlement.

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

**Describe the jurisdiction's need for Public Facilities:**

A variety of community centers exist in Syracuse. Most of these centers are located in residential areas and provide vital services to those who reside in the neighborhoods where they are located. The Northeast and Southwest Community Centers are each located within a designated Neighborhood Revitalization Strategy Area (NRSA) and provide various recreational and educational programs for youth and seniors. Other facilities include the Westcott Community Center, Syracuse Model Neighborhood Facility, Syracuse Northeast Community Center, Dunbar Center, Westmoreland Community Center and Huntington Family Center in the City of Syracuse, as well as recreational ice skating centers at Meachem Park and Sunnycrest Park.

Though a lot of work is being accomplished to improve the school district's buildings, additional support is needed to further its work and expand updates and renovations across all schools. The Joint School Construction Board (JSCB) has made a profound impact on public school renovations. In 2014, JSCB completed its first phase of renovations. This first phase brought much-needed renovations to several SCSD schools. JSCB is currently in the heart of its second phase of renovations. Additional support to the JSCB will have unmeasurable impact; greatly increasing the ability for educational services to be successfully administered across the community.

**How were these needs determined?**

The need for investment in public facilities is based on discussions with facility directors and structural inspections of the buildings. Ongoing assessment of needs is conducted for public facilities and community centers. The City owns two buildings being used by the Southwest and Northeast community centers. Both were built in the early 1970's and many schools date back even further. There is a difficult balance that exists between using available funding for programs that directly benefit residents, and structural renovations where those programs take place. However, it should be taken into consideration that supporting structural repairs will also greatly benefit participants of those programs by providing them with safe, up-to-date and comfortable facilities for their programs to take place. As these public facilities continue to age and deteriorate, funding will be needed to address significant repairs that have been delayed or ignored over time. It is crucial that the City is proactive about this, as the programs and residents will be the first to suffer if programs are put on hold due to structural issues.

**Describe the jurisdiction's need for Public Improvements:**

Syracuse contains a system of water piping and other underground infrastructure that is over 550-miles long. The majority of this infrastructure is approximately one hundred years old and is significantly aged,

resulting in a number of water main breaks and disruptions in service delivery and property destruction. This has become a significant expense for the City, due to the resources that must be used in addressing these water main breaks and the damage they cause.

**How were these needs determined?**

Data from the Syracuse Department of Public Works and Water Departments was used to estimate that over 150 water main breaks occurred in 2018.

Syracuse is working with officials at the state and federal level to receive support to invest in infrastructure for underground piping for water and other utilities that would limit property damage and disruptions in service from water main breaks, while reducing the loss of millions of gallons of water each year from cracked and broken pipes. While more efficient use of data has helped improve these incidents in recent years, there is still more work that needs to be done to stabilize decades of disinvestment in vital infrastructure networks.

**Describe the jurisdiction's need for Public Services:**

Syracuse contains a high concentration of low income residents that face a number of challenges related to housing, health, nutrition, and educational attainment. For this reason, various nonprofit organizations exist to provide services for the benefit and support of these individuals and families who have the most significant need.

**How were these needs determined?** Of the 31,371 children under the age of 18 in Syracuse, an estimated 38% lived in households that received public assistance (SSI, cash public assistance income, SNAP or food stamps, etc.) in 2017, according to the U.S. Census Bureau. The overall income for families with children is significantly lower than the overall median income in the City. Furthermore, an examination of 2017 ACS data for Syracuse revealed that 7.2% of individuals do not have access to health insurance. The age group of 26-34 was the highest group of uninsured at 14.4%. This data reveals the important role in which public assistance plays on providing vital services to Syracuse residents and the need that still remains.

## Market Analysis

### MA-05 Overview

While vacancy in the City is declining, much is due to blight removal as opposed to new construction or extensive population growth. Assessed values are stable, but are not necessarily seeing large gains overall citywide. Unemployment rates are relatively stable, but there continues to be a low participation in the labor force compared to other cities. The following Market Analysis demonstrates specific indicators of the Syracuse market condition and identifies areas in need of intervention.

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

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	25,355	39%
1-unit, attached structure	1,945	3%
2-4 units	20,035	31%
5-19 units	7,640	12%
20 or more units	9,745	15%
Mobile Home, boat, RV, van, etc.	145	0%
<b>Total</b>	<b>64,865</b>	<b>100%</b>

Table 33 – Residential Properties by Unit Number Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	45	0%	1,920	6%
1 bedroom	480	2%	10,455	31%
2 bedrooms	3,655	17%	10,955	33%
3 or more bedrooms	16,945	80%	10,325	31%
<b>Total</b>	<b>21,125</b>	<b>99%</b>	<b>33,655</b>	<b>101%</b>

Table 34 – Unit Size by Tenure Data Source: 2011-2015 ACS

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

In addition to the housing units that house primarily extremely low income families with children and senior households, the City contains more than 4,000 assisted housing units that provide affordable housing developed by private entities. This inventory is scattered throughout the City and is the result of a patchwork of federal and state mortgage subsidy programs as well as tax credit-funded projects. Of the assisted housing inventory, roughly 75 percent is appropriate for families while the balance is primarily senior housing or for those with mobility impairments. Less than one percent of this inventory is aimed at single-person households. Of the family-sized units, 78 percent are restricted to low-income households (80 percent of Area Median Income (AMI)) and 17 percent are tax credit-funded restricted to households earning 60 percent of AMI. The remaining 35 units are funded through the Neighborhood Stabilization Program (NSP) and restricted for very low-income households (30 percent of AMI).

Exclusive of the family sized units are 664 units reserved for seniors and those with mobility impairments making up 17 percent of the city’s total assisted housing inventory. These are projects developed under the federal Section 202 program, the majority of which (70 percent) were developed and are currently owned and managed by Christopher Community.

Finally, there 121 affordable assisted units aimed at single-person households, 41 percent of which are exclusively housing formerly homeless veterans (Van Keuren Square). Single person household units are a

primary need in Syracuse in addressing the permanent housing needs of many of the area’s chronic homeless population.

The primary developers, owners and managers of the City’s assisted housing stock are through four locally-based entities: Christopher Community, Housing Visions Unlimited, Conifer Realty and the Syracuse Housing Authority, which has only recently entered the assisted housing market apart from their public housing inventory. For a full list of the assisted housing inventory, please refer to Appendix G.

Going forward, the City intends to support the development of additional assisted housing through the Low Income Housing Tax Credit (LIHTC) program with the goal of adding approximately 100 units a year. However, emphasis will be placed on locating these developments in economically stable areas throughout the city in an effort to provide a broader array of affordable housing opportunities and to ensure the development of mixed-income neighborhoods.

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

There is no expectation that affordable housing units will be lost from the inventory due to the expiration of Section 8 contracts over the course of this Five-Year Plan. The loss of any otherwise affordable units is expected to be nominal.

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

There is a need for an increase in the amount of affordable rental units that are accessible to the physically disabled. The need is greatest for those earning between 0 – 30% AMI. Projects funded that include a larger number of accessible units will be given priority in order to assist in the increase of available accessible and affordable units.

**Describe the need for specific types of housing:**

The availability of affordable rental housing units does not meet the current needs of the low income population. The population of small related and single-person renters is often composed of a single wage earner or the seniors on fixed incomes. Therefore they are typically cost burdened with over 50% of their income going toward housing costs. An increase of affordable, quality units is needed to meet the needs of this population. There is also a need for larger, affordable units to meet the needs of larger related households. Typically large family households live in overcrowded units of more than one person per room. Rental units with three or more bedrooms are scarce within the city making it difficult for larger families to find adequate housing.

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

**Cost of Housing**

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	80,900	88,800	10%
Median Contract Rent	527	612	16%

**Table 35 – Cost of Housing Data Source:** 2005 - 2009 Census (Base Year), 2011-2015 ACS

Rent Paid	Number	Percent
Less than \$500	9,230	27.4%
\$500-999	21,615	64.2%
\$1,000-1,499	2,165	6.4%
\$1,500-1,999	400	1.2%
\$2,000 or more	240	0.7%
<b>Total</b>	<b>33,650</b>	<b>100.0%</b>

**Table 36 - Rent Paid Data Source:** 2011 - 2015 ACS

**Housing Affordability**

% Units affordable to Households Earning:	Renter	Owner
30% HAMFI	3,845	No Data
50% HAMFI	14,165	3,840
80% HAMFI	26,995	8,005
100% HAMFI	No Data	9,983
<b>Total</b>	<b>45,005</b>	<b>21,828</b>

**Table 37** – Housing Affordability **Data Source:** 2011-2015 CHAS

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	626	719	906	1,166	1,279
High HOME Rent	626	719	906	1,166	1,279
Low HOME Rent	626	695	833	963	1,075

**Table 38** – Monthly Rent **Data Source:** The Department of Housing and Urban Development (HUD) Fair Market Rent (FMR) and HOME Rents

**Is there sufficient housing for households at all income levels?**

There is a significant lack of quality, affordable rental housing for households earning 0-30% and 30-50% AMI. The primary source of housing for these households is either in public housing or in private, unsubsidized market rate housing. Due to market forces such as an oversupply of housing units, low property values, and high poverty rates, much of the affordable market rate rental housing stock is substandard.

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

The Syracuse housing market is tightening in two significant ways: first, since the advent of the Syracuse Land Bank and the resulting increase in tax foreclosures, many substandard rental properties are being taken offline, reducing the number of available affordable, substandard, housing units being occupied by the very low-income stratum. At the same time, the City has instituted a number of regulatory measures that demand more responsible property ownership and management, which may have the unintended impact of reducing the supply of affordable, yet substandard housing.

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

HOME and FMR rents are typically on par with the Area Median Rent, but both are too low to spur investment or provide incentives for adequate property maintenance and management. This makes pursuing affordable market rate development extremely difficult even where construction costs are subsidized. The high costs of operating affordable rental property coupled with low rent structures inhibits the production and long-term management of affordable housing rental projects without significant and diverse financial structures.

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

After an initial exterior inspection of more than 1,538 vacant properties, the Division of Code Enforcement (DOCE) concluded that 866 of the above had exterior violations and therefore qualified for the Vacant Property Registry (VPR). These properties would be considered "substandard condition" but may also be qualified as "substandard condition but suitable for rehabilitation."

The City is utilizing the VPR to identify demolition candidates based upon periodic inspections, photographs, and inspector’s assessment of vacant structures to determine a property condition score. Properties scored “1 – Worst” have been flagged as demolition candidates. These "1's" and their following criteria would be considered properties of "substandard condition" and grades "2" through "5" would be considered substandard condition but suitable for rehabilitation.

VPR Property Scoring Guidelines	
Property Score	Criteria
1	Structure has severe structural issues. May be in danger of collapse in near future. Indicators of a 1: (1) Structure unfit for human occupancy (2) Structural members damaged or deteriorated (3) Roof and/or drainage damaged or deteriorated (4) Stairs, porches and/or railings damaged or deteriorated (5) Windows, skylight and/or door frames damaged or deteriorated (6) Property in need of a protective coating for wood surfaces
2	Structure has some structural issues which if allowed to progress could become severe and endanger the overall property integrity. Indicators of a 2: (1) Stairs, porches and/or railings damaged (2) Structural members damaged (3) Decorative features damaged (4) Glazing damaged or deteriorated (5) Property in need of protective coating for wood surfaces
3	Structure appears intact. No noticeable fire or weather damage. Some minor exterior damage. Indicators of a 3: (1) Property in need of a protective treatment (2) Property in need of protective coating for wood surfaces (3) Stairs, porches and/or railings damaged (4) Some damage to structural members
4	Structure appears intact. No noticeable damage to exterior. Indicators of a 4: (1) Property in need of protective coating
5	Structure appears intact and suitable for habitation. Indicators of a 5: (1) Property in need of protective coating

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,600	22%	17,630	52%
With two selected Conditions	65	0%	880	3%
With three selected Conditions	0	0%	125	0%
With four selected Conditions	0	0%	10	0%
No selected Conditions	16,460	78%	15,005	45%
<b>Total</b>	<b>21,125</b>	<b>100%</b>	<b>33,650</b>	<b>100%</b>

Table 39 - Condition of Units Data Source: 2011-2015 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	255	1%	880	3%
1980-1999	790	4%	3,055	9%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	5,815	28%	13,660	41%
Before 1950	14,260	68%	16,065	48%
<b>Total</b>	<b>21,120</b>	<b>101%</b>	<b>33,660</b>	<b>101%</b>

**Table 40**– Year Unit Built **Data Source:** 2011-2015 CHAS

**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	20,075	95%	29,725	88%
Housing Units build before 1980 with children present	870	4%	175	1%

**Table 41** – Risk of Lead-Based Paint **Data Source:** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,979	139	3,118
Abandoned Vacant Units	2,431	134	2,565
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 42** - Vacant Units **Data Source:** City of Syracuse Division of Code Enforcement Records

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing**

More than half of all rental units suffer from at least one physical detriment threatening its habitability compared to just over a quarter of owner-occupied units. Also, 95% of all owner-occupied homes were built before 1980; the same is true for 89% of rental occupied units. This indicates high risk of lead-based paint hazards in both owner-occupied and rental housing. The slow growth in home equity in Syracuse often results in a lack of deferred maintenance and makes accessing affordable home improvement financing very difficult.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with (Lead Based Paint Hazards. 91.205(e), 91.405)**

92% (57,952) of Syracuse housing units were built prior to 1978 (before the formal ban of lead based paint), making them high risk for Lead Poisoning. Furthermore, over 32.6% of the City’s population is below the national poverty level, including 46.8% poverty rate for children. In 2018, 26,877 children were age 5 or younger in Onondaga County. Of this population, 11,561 (43%) were tested for lead poisoning. 498 children had elevated blood lead levels (EBL) of 5ug/dl or more, 87% of who reside in the City of Syracuse.

A combination of the pre-1978 deteriorated housing stock (92%), the poverty rate (46.8% of children), unemployment rate (5.9%), the percent of children under age 5 untested (53%), minority (34%) and immigrant population (25%) express the need to assist the most vulnerable members of our community and drive the desire for focused lead remediation funding.

Within the City's Neighborhood Revitalization Strategy Area (NRSA), there are 15,166 residential properties built before 1978. Of those, 13,761 or 91% properties are currently occupied. This number constitutes an estimate of occupied low or moderate income families that contain lead-based paint hazards

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

**Introduction**

There are very few three, four, and five bedroom apartments in the overall stock of public housing in Syracuse. These developments were built at a time for workforce housing and starting families, and also did not have the person/bedroom requirements that HUD now has for overcrowding.

On a per capita basis, Syracuse has a large supply of public housing. But for a city in which poverty has become concentrated, and with the transiency of lower-income people seeking places with high services and possible housing options, Syracuse Housing Authority has found their waiting lists growing to levels where families will reside on the list on average for two years, and up to six years or more for four and five bedroom apartments.

**Total 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	0	33	2,319	3,431	12	3,419	515	0	0
# of accessible units									

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

\*\*Vouchers are distributed to tenants of private landlords and the Syracuse Housing Authority does not currently track.

**Table 43** – Total Number of Units by Program Type **Data Source:** PIC (PIH Information Center) and the Syracuse Housing Authority

**Describe the supply of public housing developments:**

The Syracuse Housing Authority possesses seven multi-unit structures and performs asset management duties to ensure each of these buildings is safe and up to code. These include some densely populated family developments and eight high rise buildings (from seven to 22 stories tall). Some of these high rise buildings are central parts of family developments.

The developments are located primarily on the near south and near west sides of Syracuse, with pockets of units elsewhere. These units have undergone modernization and updates over the years and have had some energy efficiency upgrades. However, more capital work is necessary in order to keep all developments viable for the long term.

**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:**

Syracuse Housing Authority possesses seven multi-unit structures and performs asset management duties to ensure each of these buildings is safe and up to code. . These include some densely populated family developments and eight high rise buildings (from seven to 22 stories tall). Some of these high rise buildings are central parts of family developments.

The developments are located primarily on the near south and near west sides of Syracuse, with pockets of units elsewhere. These units have undergone modernization and updates over the years and have had some energy efficiency upgrades. However, more capital work is necessary in order to keep all developments viable for the long term.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Pioneer Homes (NY001000070)	95
Central Village/McKinney (NY001000071)	96
Toomey Abbott Tower (NY001000072)	93
James Geddes (NY001000073)	99
Vinette/Fahey (NY001000074)	98
Benderson/Scattered Sites (NY001000075)	99
Ross Towers (NY001000077)	95

**Table 44** – Public Housing Condition **Data Source:** Syracuse Housing Authority

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

Much of the public housing stock is over 50 years old and it is becoming necessary for some major renovations for that infrastructure which is located below ground, particularly with water and sewer lines. Some of the larger developments are still being heated through some very large institutional boilers which are becoming antiquated and are in need of replacement. Currently a high level of density exists within several Syracuse Housing Authority properties. There is a need to de-densify these developments and bring in mixed-income housing.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:** Syracuse Housing Authority has explored ways in which to improve the economic, self-sufficiency, and educational lives of all resident families. Numerous developments have programs through local partners which focus on education, health, financial self-sufficiency, and jobs training. SHA continues to seek grants from the Department of Housing and Urban Development (HUD) and from outside grantees to fund these programs.

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

**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)	115	0	57	230	20
Households with Only Adults	298	16	60	946	28
Chronically Homeless Households	0	0	0	303	0
Veterans	0	0	2	218	0
Unaccompanied Youth	19	5	7	0	0

**Table 45** - Facilities and Housing Targeted to Homeless Households **Data Source:** Homeless Management Information System (HMIS) Housing Inventory Chart included in HMIS

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

As part of the assessment process, the homeless programs include evaluations of client health, mental health, and employment readiness. These assessments assist individuals in identifying behavioral health issues, substance abuse, and mental health issues that are barriers to employment. Where needed, individuals are connected to health services of their choice. If they already have a primary care provider, it is encouraged that they maintain these on-going relationships.

Healthcare services for the vulnerable populations are provided through the newly created Healthy Homes and the managed care insurance companies operating with Medicaid funding. People with disabilities who need assistance in managing their medical care have access to care coordinators who connect them with community-based services and support. This promotes maintaining independent living in the community. There are also several free or sliding scale medical clinics staffed by volunteer doctors available to those without health insurance such as Amaus Clinic at the Cathedral, Poverello Health Services at Franciscan Ministries, Syracuse Community Health Center’s locations on South Salina Street and in the South, East and West end of Syracuse.

Mental Health services are provided by the local community-based organizations such as Access CNY (formerly known as Transitional Living Services), Onondaga Case Management, CNY Services, Helio Health, and institutional care such as Hutchings, CPEP at St. Joseph’s Hospital, SUNY Upstate Adult Psychiatry Clinic. Several community-based mental health clinics, including clinics at Brownell and ARISE also exist. Through case management and support services homeless and/or housing vulnerable individuals can use these services for ongoing/recurrent health and behavioral health issues.

Employment services are often received directly at the program to support homeless/housing vulnerable clients. Job development and training strategies are focused on people who are experiencing or are most at risk of homelessness. Common barriers to entering the workforce often are transportation, childcare, child support, domestic violence, criminal justice history, lack of experience, and age. Services needed often include job readiness, assisting with the job search, creating resumes, interviewing skills, and assisting with transportation barriers. Housing programs work collaboratively with community resources, often referring clients to Central New York Works, Parent Success Initiative, Green Jobs New York and the Department of Social Service Jobs Plus Program. Helio Health has a “KEYS to Employment and Economic Stability” program which prepares homeless individuals residing in their supportive housing units for employment and assists in reaching educational goals.

Employment services for persons with disabilities are provided by the CNY Works and ACCES VR. CNY Works’ Disability Navigator which helps people with disabilities in resume writing, locating job leads, interviewing and job readiness skills. ACCES VR provides specialized vocational-rehabilitation services to anyone with a disability who is seeking employment. Vocational Rehabilitation counselors at ACCES VR are assigned to each participant to provide support in reaching individual employment goals through supportive employment or direct placement with local employers. Community-based organizations such as ARISE, Access CNY, and several others work with ACCES VR to place participants in jobs and provide job coaching and other support to make their employment successful. Supported employment is a paid and competitive employment with ongoing support for individuals with high needs.

**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.**

**Catholic Charities Homeless Shelter for Men:** emergency shelter for men over the age of 18

Permanent Supportive Housing and Rapid Re-housing for chronically homeless, homeless individuals and families

**Chadwick Residence Inc.:** transitional housing for women and young children and supportive housing for individuals and families.

**CNY Services:** permanent supportive housing for chronically homeless, homeless individuals and families (Susan's Place, RPSHP)

**In My Fathers Kitchen: *Under the Bridge Street Outreach*** - a street outreach program to homeless individuals living in places not meant for human habitation in Syracuse.

**Greater Syracuse Tenants Network: *Homeless Prevention for Housing Vulnerable Tenants*** – provides counseling, information, case management and referrals to tenants facing homelessness.

**Freedom Commons – *Syracuse Housing Authority A and Center of Community Alternative Partnership:*** A newly built 54-unit housing complex for people coming out of jail or prison.

**Helio Health:** Rapid Rehousing and Permanent Supportive Housing for homeless individuals.

**Hiscock Legal Aid Society: *Homeless Prevention Legal Services*** – Addressing the problems of the homeless or persons at risk of homelessness by providing legal assistance for individuals and families living in low-income rental housing who are facing eviction, illegal lockouts and other housing problems, particularly those related to substandard housing conditions that put one at-risk of homelessness.

**InterFaith Works: *Housing Stabilization & Case Management*** – provides homeless prevention services to refugees requiring assistance or case management services to address barriers to retaining and securing safe housing.

**Liberty Resources Inc. *DePalmer House*** - offering rapid re-housing and support services to persons living with HIV/AIDS. Permanent Supportive Housing for chronically homeless families and individuals.

**Northeast Community Center: *Basic Needs Assistance/Financial Management*** - provides emergency rental assistance and comprehensive referral and money management services to homeless or at-risk of homelessness individuals or families.

**The Salvation Army:**

***Transitional Apartment and Parenting Center (TAPC)*** – provides rapid re-housing services and support to homeless pregnant and parenting youth (and their infants) ages 16-21.

***Barnabas Case Management***– provides rapid re-housing case management services to support homeless youth ages 16-25 that live in the nearby community.

***Housing Assistance and Life Skills Education (HALE) Program*** – offers financial assistance to employed homeless individuals and families who are transitioning from shelters into permanent housing. Services may include rent subsidies, independent living skills training, linkages to mainstream community resources and other basic needs services.

***Booth House*** - Emergency Shelter for 13-17 years old

***Barnabas Shelter*** - Emergency Housing for 18-24 years old

**Emergency Family Shelter** - serving families of all kinds, from single mothers to married couples to single women

**Ethel Chamberlain House**- This partnership between Housing Visions and Salvation Army combined the existing **Women’s Shelter** that serves women with mental health disabilities, with permanent supportive housing units.

**Housing Visions (in collaboration with the local Veterans Administration)**

**Van Keuren Square – offers affordable housing to veterans (50 units)**

**The Rescue Mission: Emergency Shelter** - serves men and women

**Vera House: Emergency sheltering services** - to women and men in domestic violence crisis and their children

**YMCA: Men’s Residence** - provides support services to homeless men

**YWCA: Women’s Program** – provides supportive case management services to homeless women.

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

**HOPWA Assistance Baseline Table**

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	103
PH in facilities	29
STRMU	3
ST or TH facilities	10
PH placement	0

**Table 46** – HOPWA Assistance Baseline **Data Source:** HOPWA Project Sponsor/Sub-recipient Reporting Form

**Including seniors, frail seniors, 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**

One of the biggest housing needs that seniors and persons with disabilities face in their homes and apartments is the lack of accessibility such as the stairs to get into homes and stairs throughout their homes, narrow doorways to bathrooms, lack of floor clearances for walkers and wheelchairs and lack of grab bars. Falls resulting from this lack of access are one of the major causes of hospitalization of seniors and consequently long term institutionalization which often comes at a much greater expense to Medicaid than providing care at home. This issue has become significant in recent years due to the increase in aging population and people living longer. Frail seniors often experience many complex needs that come with aging, in addition to accessible and affordable housing. Some of these needs are personal care and housekeeping assistance, care coordination, access to medicine and medical appointment transportation and management, shopping and social opportunities.

*Need for more accessible, affordable housing: Long Waiting Lists & Age Restrictions.*

Syracuse has a very limited supply of affordable and supportive housing options available to persons with disabilities in our community. Although there are several facilities with housing units designated for special needs populations, most of those facilities have very long waiting lists which are unable to meet the growing need and further limited and/or segregated by age restrictions. Furthermore, NYS is moving away from developing and paying for group homes for persons with disabilities. This further elongates waiting lists for the same accessible and affordable units in our community.

*Need for accessible, affordable housing without income limits*

Syracuse has been able to develop a number of accessible and affordable units with the NYS Low Income Housing Tax Credit (LIHTC) Program. However, the majority of those units require minimum incomes which prices out most people with disabilities who are below 30% of AMI and who rely on SSI benefits. Currently, Syracuse Housing Authority's Section 8 waiting list has been closed due to the overwhelming demand for subsidies. This has impacted and increased the city's homeless population.

*Need for supportive housing services for People living with HIV/AIDS (PLWHA) and Housing Vulnerable suffering from co-occurring disorders*

Persons living with HIV/AIDS (PLWHA) often have histories of substance abuse, mental health issues, unemployment, chronic medical problems, financial difficulties, legal issues, a history of homelessness and lack of proper nutrition education. Without support services to ensure appropriate treatment is received along with ongoing treatment adherence, PLWHA would not have their many needs met and would continue to remain housing vulnerable.

Many homeless and/or housing vulnerable individuals suffer from complex co-occurring disorders and are faced with multiple barriers that prevent a successful transition into permanent housing. A large number of these individuals experience substance use and mental illness. It is important to have essential support services in place to properly treat their co-occurring disorders when they transition into permanent housing. It is common for individuals to end treatment and necessary medication therapy needed to treat their mental health issues and then suffer a relapse in symptoms. Supportive housing services provide supportive housing units and support services with different levels of care to people with substance use and mental health disabilities. Currently the Department of Social Services - Economic Security manages the HUD Rental Assistance Program (RAP), formerly the Shelter Plus Care Program, which assists 91 households in supplying vouchers to persons with mental health disabilities. This program has long waitlists and is critical in combating homelessness among persons with co-occurring disorders in our community.

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

Syracuse has a very limited supply of affordable and supportive housing options available to persons with disabilities in our community. Although there are several facilities with housing units designated for special needs populations, most of those facilities have very long waiting lists which are unable to meet the growing need and is further limited and/or segregated by age restrictions. However, our local CoC actively collaborates with systems of care and new initiatives have been developed to assist in preventing homelessness wherever possible. Lead Health Homes have embedded Care Managers at all local hospitals and shelters; they quickly connect clients to a Health Home care manager, assist with the discharge planning process and improve continuity of care. The OMH funded SPOA and AOT Coordinators collaborate with NYS OMH to assure housing and services for persons with serious mental illness.

**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)**

In the coming year, the City plans to provide funding and technical assistance resources to agencies that align with these city priority goals: 1. “Promote and Preserve Safe, Affordable and Stable Housing, 2. Building Family Wealth and Promote Economic Inclusion and 3. Create More Vibrant, Resilient Neighborhoods”. In 2019, funded agencies that will assist in addressing housing vulnerable populations include the ARISE Housing Referral and Advocacy Program and Home Access Program (HRAP and HAP) as well as Covenant Housing’s Referral Program, all of which assist individuals with disabilities. Welch Terrace will also continue to provide housing for at-risk individuals living with HIV/AIDS and support services when needed. InterFaith Works and their Center for New Americans will receive assistance to serve refugees with resettlement and education to become acclimated to the United States and work to meet basic needs such as housing, clothing, food, and utilities for these households. Catholic Charities will provide relocation services for Syracuse residents that will be moving from substandard housing to improved living conditions as well as eviction prevention counseling services. Each of these programs is vital to accomplishing the City’s goals to assist vulnerable populations who are not experiencing homelessness but may be at-risk.

**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))**

Syracuse will use CDBG funds to assist in the provision of beneficial education and counseling services, such as the Home Ownership Center and Down Payment and Closing Cost assistance through Home Headquarters, as well as structural repairs to homes through the SHARP and Urgent Care programs. In addition to CDBG funds, Syracuse Model Neighborhood Corporation (SMNC) can utilize HOME funds to provide rehabilitation of affordable rental properties as they have in the past. Jubilee Homes and the Northeast Hawley Development Association (NEHDA) will undertake neighborhood revitalization efforts. Empire Housing will renovate multiple housing structures to create affordable rental properties. Furthermore, NBD will provide assistance loans to various rehabilitation, new construction, and demolition projects that occur in Syracuse within 2020-2024.

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

**Describe the negative effects of public policies on affordable housing and residential investment.**

Several barriers have been identified within Syracuse that impact on the ability of individuals to obtain affordable housing.

#### **Building Codes**

Syracuse’s Property Conservation Code is designed to ensure that residential and non-residential properties are safe and habitable. In the past, amendments have been made to the Code that could add to the cost of housing maintenance, particularly with regard to rooming houses. These amendments were designed to ensure the safety of the inhabitants, and therefore the additional costs are justified. With any additional amendments that would add to the cost of housing, consideration will be given as to whether the added protections merit the added costs.

The Syracuse Division of Code Enforcement is also responsible for enforcing the New York State Uniform Building and Fire Code. This Code places regulations, principally on newly constructed or substantially rehabilitated properties. Many of these restrictions do add considerably to the cost of housing, and may, in fact, impede its development. Although waivers to the State Uniform Building and Fire Code are possible, the waiver process is not administered by Department of Neighborhood and Business Development and may not always be responsive to City residents' needs for affordable housing. Since the State Code appears to be more appropriate to new construction, Syracuse has participated in efforts to amend the Code to make it more flexible with regard to substantial rehabilitation and conversions. Revisions to the NYS Uniform Building and Fire Code were drafted and taken to public hearing in 1993. Since then, there have been substantive changes to the revised Code and an amended version has been enacted. In 2020, an amended version of the New York State Uniform Building and Fire Codes will be implemented.

As part New York State Uniform Building and Fire Codes, the Residential Code of New York State deals solely with one and two-family structures. The City works closely with State representatives to identify past impediments to cost effective rehabilitation and new construction. Compliance with these codes may increase financial obligations. The New York State Building Code is a specific code enforced for structures other than one and two-families. An additional financial obligation which may occur is the required installation of sprinkler systems in residential units that fall under this code. This code contains prescriptive material on all elements of residential construction and rehabilitation, including foundations, walls, floors, roofs, plumbing, mechanical, electrical and energy.

The Syracuse Property Conservation Code was created to address property maintenance and quality of life issues for all structures (including parking garages and vacant properties), with a high concentration on residents' health and safety. The code is currently being amended to add the lead ordinance, which will assist in the interior inspections of our high risk areas (NRSA). In doing so, the Division is focusing on the health and safety of our residents.

Code enforcement efforts that result in citations may impact negatively on the ability of landlords to offer housing at affordable rates. However, the benefits of this activity far outweigh the negative impact.

### **Permit Fees/Zoning**

Although permit fees have increased somewhat over recent years, they are not seen as a significant impediment to affordable housing. The purpose of any increase was to shift the cost of inspections and plan review away from the taxpayer and toward the developer. Similarly, local zoning regulations are not seen as a barrier to affordable housing development.

### *Accessibility Issues of Persons with Physical Disabilities*

In January 2003, the Syracuse Common Council adopted Resolution No. 3-R, a non-binding resolution with the intent to address accessibility issues of person with physical disabilities. Resolution 3-R calls for the Commissioner of Neighborhood and Business Development to draw up design guidelines for housing agencies receiving program funds for construction of new one- and two-family residences to make these homes accessible to visitors who have physical disabilities. These guidelines will require that all new one- and two-family homes have exterior entrances of 36" in width and throughout the first floor habitable space

areas, as well as a handicapped accessible bathroom on the first floor of each structure. As a result of Resolution 3-R, there will be additional costs associated with equipping the first floor with a handicapped accessible bathroom and handicapped accessible exterior entrances as well as handicap accessible spaces within the first floor living area.

**MA-45 Non-Housing Community Development Assets – 91.215 (f)**  
**Economic Development Market Analysis Business Activity**

**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	123	4	0	0	0
Arts, Entertainment, Accommodations	6,320	7,891	14	10	-3
Construction	1,282	1,960	3	3	0
Education and Health Care Services	12,750	29,893	28	39	11
Finance, Insurance, and Real Estate	2,494	5,007	5	7	1
Information	885	1,552	2	2	0
Manufacturing	3,272	3,185	7	4	-3
Other Services	1,897	2,630	4	3	-1
Professional, Scientific, Management Services	3,147	7,534	7	10	3
Public Administration	0	0	0	0	0
Retail Trade	6,003	7,026	13	9	-4
Transportation and Warehousing	1,691	924	4	1	-2
Wholesale Trade	1,762	2,201	4	3	-1
Total	41,626	69,807	--	--	--

**Table 47 - Business Activity Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	64,695
Civilian Employed Population 16 years and over	57,315
Unemployment Rate	11.43
Unemployment Rate for Ages 16-24	21.00
Unemployment Rate for Ages 25-65	6.35

**Table 48 - Labor Force Data Source:** 2011-15 ACS

Occupations by Sector	Number of People
Management, business and financial	12,025
Farming, fisheries and forestry occupations	2,755
Service	8,680
Sales and office	14,235
Construction, extraction, maintenance and repair	3,065
Production, transportation and material moving	2,720

**Table 49 – Occupations by Sector Data Source:**2011-2015 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	45,595	84%
30-59 Minutes	6,425	12%
60 or More Minutes	2,285	4%

Travel Time	Number	Percentage
<b>Total</b>	<b>54,305</b>	<b>100%</b>

**Table 50 - Travel Time Data Source: 2011-2015 ACS**

**Education**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,065	1,200	6,320
High school graduate (includes equivalency)	10,075	1,270	5,910
Some college or Associate's degree	13,035	1,295	5,170
Bachelor's degree or higher	15,160	570	3,345

**Table 2 - Educational Attainment by Employment Status Data Source: 2011-2015 ACS**

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	345	825	875	1,825	1,955
9th to 12th grade, no diploma	2,765	3,200	2,110	3,750	2,300
High school graduate, GED, or alternative	4,980	4,880	3,685	8,705	5,615
Some college, no degree	15,285	4,375	2,875	5,975	2,225
Associate's degree	720	1,370	1,705	3,265	925
Bachelor's degree	2,675	5,005	1,855	3,715	1,520
Graduate or professional degree	315	3,210	1,455	3,855	1,800

**Table 52 - Educational Attainment by Age Data Source: 2011-2015 ACS**

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,989
High school graduate (includes equivalency)	25,524
Some college or Associate's degree	29,143
Bachelor's degree	40,186
Graduate or professional degree	53,618

**Table 53 – Median Earnings in the Past 12 Months Data Source: 2011-2015 ACS**

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

The leading employment industries in Syracuse are primarily the healthcare and education sectors. Anchored by three universities and five major medical centers, Syracuse serves as the leading employment center and home to the largest concentration of jobs in the Central New York region. Of the region’s top five private employers, four are located within the City of Syracuse and related to health and education: the Upstate University Health System, Syracuse University, St. Joseph’s Hospital and Crouse Hospital. These hospitals and universities have become neighborhood anchors to the surrounding communities, with several nearby low income areas benefiting from available jobs and other economic activity. Other major employment sectors include professional, scientific and technical services that make up a large number of jobs in the city. Financial and insurance firms such as AXA Equitable, Bankers Healthcare Group, Haylor, Freyer, & Coon, and

United Health (formerly POMCO) serve as major employers in Syracuse in these job areas. Additionally, the unmanned aerial systems (UAS) industry is burgeoning in the Syracuse region thanks to a recently-established 50-mile drone flight testing corridor designated by the Federal Aviation Administration (FAA). This new infrastructure is serving as a magnet for new companies and entrepreneurs in this field.

Retail trade is also a primary job sector with several commercial centers in Syracuse ranging from the downtown area, with various shops, boutiques and services, to the neighborhood commercial corridors that provide services and retail needs to residents who live nearby. Among the largest retail employers is the 2.4 million square foot Destiny USA shopping mall. These retail centers border several low income neighborhoods and provide employment to a large number of city residents, and therefore play a major role in the region's local economy.

Syracuse also has a long history as an important manufacturing center, and these manufacturing jobs still make up a significant employment base of the local economy. Throughout the United States over time the dominance of the manufacturing industry has given way to service industries. While Syracuse has been no exception to this, growing manufacturers in the city of Syracuse including Steri-pharma and JMA Wireless offer signs of a growing 21st century advanced manufacturing sector. New growth service based sectors and environmental industries also offer a positive outlook on the future of the local economy.

**Describe the workforce and infrastructure needs of the business community:**

Employers in Syracuse are seeking a more educated, highly skilled workforce that requires limited training to be able to handle assigned tasks and work responsibilities. Syracuse has shifted from a manufacturing center to service-based economy that requires greater education and professional skills. This presents a challenge for both employers and those seeking work to be matched with the correct skills for the proper position. For this reason there is a significant need for work and job readiness programs that link people to existing training providers. In turn, these training programs need to integrate with local employers regularly to ensure their programs meet the demands for which employers are seeking to hire. Programs like these help to reduce the skills gap and any limitation in technical abilities due to a lack of education, especially for low and moderate income persons. Often these educational skills training programs are expensive for both the employee to enroll, and the employer to provide. Therefore, a specific need must be placed on affordable neighborhood-based work and job readiness programs provided by community organizations to directly serve low- and moderate-income persons who often have limited ability to access education and training resources.

**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.**

Syracuse is undergoing revitalization in a number of areas, with large scale development projects and initiatives that span from redevelopment in the central business district to former brownfields being revitalized into valuable economic assets. These major projects create opportunities for the surrounding neighborhoods, and several investments have been made in low income areas as a result of this progress. A primary example is the way Syracuse neighborhoods have benefited from the exponential growth taking place in the city's health care industry. St. Joseph's hospital is situated on the city's Northside, within the Northeast Neighborhood Revitalization Strategy Area (NRSA), and recently invested \$500 million in a new hospital expansion and renovation, added hundreds of new jobs and developed a master plan for the hospital campus and surrounding neighborhood. The hospital has provided funding for housing projects directly adjacent to the campus in an effort to create a safer and improved area for the Prospect Hill neighborhood, just north of the hospital expansion. The expansion has spurred a number of projects nearby

including the construction of a new neighborhood pharmacy, a mix of market rate and affordable housing units, and café and restaurant. St. Joseph's has served as a catalyst for the Prospect Hill, Little Italy and Near Northeast neighborhoods of Syracuse, providing residents opportunities for jobs, affordable housing and new neighborhood services.

Construction has also started on the Syracuse Inner Harbor project that will include \$350 million in the investment of residential, commercial, and educational space on the site of a former barge canal that has sat vacant for decades. The project will include several new housing and retail structures, as well as new parkway space, to serve as a link to connect the various neighborhoods and districts the project is situated between including Downtown Syracuse, Franklin Square, Park Avenue, Little Italy, and the Onondaga Lakefront. Perhaps more compelling is the impact this project is poised to have on the surrounding neighborhoods. The location of this site features several acres of vacant land situated between mixed use districts and the Destiny USA shopping center. The site also directly borders both the Northeast and Southwest NRSAs that have been designated by Syracuse.

In 2019, Mayor Ben Walsh announced the Syracuse Surge, the City's economic development strategy for inclusive growth in the new economy. The Surge framework includes 21st century smart city initiatives such as a fully integrated and municipally-owned connected streetlight network and City-wide 5G wireless technology. Two specific projects that fall within Surge include the expansion of the Syracuse Technology Garden small business incubator, and creation of New York State's first Science, Technology, Engineering, Arts, and Mathematics (STEAM) technical school. The facility will serve grades 9-12 and admit students from both within the Syracuse City School District (SCSD) and across Onondaga County.

Another initiative currently underway in Syracuse is developing a plan for the replacement of the Interstate 81 viaduct that travels directly through the city center and divides the downtown and University Hill areas. The project has involved years of environmental scoping and public participation forums to determine the future of the highway and how the existing interstate should be replaced when a decision is made by the New York State Department of Transportation. The sixty year old highway has reached the end of its useful life and the Central New York community is working with the New York State Department of Transportation and other agencies to determine the best transportation and economic design possible to replace the current highway structure. A final decision is expected in late 2020 and is anticipated to cost approximately \$1 Billion to complete. This project will undoubtedly reshape the urban landscape of the center city of Syracuse, and provide several hundred construction and engineering jobs during a multi-year process once construction begins.

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

There are current available employment positions in Syracuse in a variety of industries. Health care and education are indeed the fastest growing industries in Syracuse, however dozens of open positions also exist in finance, clean technology manufacturing, and environmental systems. The majority of these positions require education beyond a high school diploma, either a bachelor degrees, master degrees, or some other type of technical training. The current trend in these employment sectors is to have prior experience or graduate from an established educational program.

For those individuals that are able to graduate from an education program offered through a community organization, skills taught include workplace professionalism and life skills such as proper organization. Depending on the structure of the program, specific skills related to industry positions will be taught to provide individuals with experience they can apply in a full time career.

Local organizations that provide these courses have built partnerships with a number of employers that are seeking to hire additional employees. These programs provide a readily available workforce when they

complete the requirements and are ready for a full-time position. The program time spans are generally shorter at 10-18 months compared to receiving a college degree at two or four years, and students are receiving skills training related to specific career fields, and spend much less than the average four-year college tuition. These mutually beneficial employment programs match employers with job seekers, many of them low income persons, in a manner that brings value to both the individuals receiving the training, but also the Syracuse economy and neighborhood level as well.

**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.**

Aligning job skills training with those who are seeking employment is vital to creating strong job candidates that will be successful in their careers and is a priority of the Department of Neighborhood and Business Development and the various organizations that serve as partners in this effort. In recent years new programs and partnerships have been created to address the job skills gap that exists and assist employers with hiring skilled and proficient applicants.

The Syracuse City School District now works with the Manufacturers Association of Central New York (MACNY) and Onondaga Community College to successfully be awarded a New York State Pathways in Technology Early College High School (P-TECH) grant. The program is focused on advanced manufacturing and serves 50 students a year for six years and serves as a bridge between secondary and post-secondary education and business for city school teenagers preparing to graduate. The program provides technical training and education using various resources within Onondaga Community College's programs skilled trades. Other programs include consistent course offerings from CNYWorks, (the region's workforce investment board), as well as the CNY Technology Development Organization and the Talent and Education Development Center at Syracuse University.

In recent years significant progress has been made in Syracuse through the WorkTrain and UpStart Programs through Northside Urban Partnership, a community organization focused largely on microenterprise growth and job skills training for Syracuse residents. Through the WorkTrain program, students complete training programs based on specific employment industries, such as the National Center for Construction Education and Research (NCCER) core curriculum for construction related employment skills. WorkTrain aligns the needs of job seekers in low income neighborhoods of Syracuse. The UpStart program works with potential entrepreneurs who seek to open their own business within Syracuse. Staff and other local organizations provide technical assistance and business seminars to provide successful financial and management strategies. The program also works with entrepreneurs to develop a comprehensive business plans, and conduct market research for the best information related to these plans.

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

Department of Neighborhood and Business Development (NBD) is developing innovative uses of federal funds for economic development and job creation in Syracuse. These include financing lending and advising assistance to startup businesses and minority/women-owned business enterprises (MWBE's) in order for low income residents to acquire the skills and resources necessary to develop a successful business. Many of these new firms are locating directly within the NRSA, and their growth will lead to the hiring of additional neighborhood residents over time. These new microenterprises and MWBE firms will also provide valuable services and create thriving business corridors that are within close proximity of low income neighborhoods.

## MA-50 Needs and Market Analysis Discussion

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

The City defines "concentration" as any census tract in which:

- 1) The percentage of households with a particular characteristic is at least 20 percentage points higher than the percentage of that characteristic for the housing market area; or
- 2) The census tract's total percentage of a particular characteristic exceeds 50% of its population.

According to the 2010 Census, Syracuse's average for households suffering from one or more housing unit problems is at 44%. A concentration of these households can be found in 19 census tracts. Seventeen of those 19 census tracts are within Syracuse's Neighborhood Revitalization Strategy Area (NRSA). Furthermore, according to the 2012 ACS, Syracuse's average for households with a cost burden of 30% or more is at 44.5%. A concentration of these households can be found in 19 census tracts. Fifteen of those 19 tracts are within the NRSA and 12 overlap with concentrations of households with one or more housing unit problems.

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

Like many Northeastern industrial metropolitan areas, Syracuse and Onondaga County have experienced decades of suburbanization and "white flight" from the central City. Today, Syracuse is the ninth most racially segregated metropolitan area in the country. The level of hyper-segregation is particularly evident in the enrollment patterns at Onondaga County school districts. Syracuse is home to large concentrations of racial and ethnic minorities including a large concentration of foreign-born residents largely due to the settlement of refugees in the City. In addition, the City houses a larger percentage of individuals with disabilities and female headed households.

The Syracuse metropolitan area is one of the lowest performing cities in the country when looking at equality of opportunity based on race and ethnicity. Access to community assets is unevenly distributed geographically and across racial and ethnic groups. There are significant disparities in median household income and poverty levels between residents of Syracuse and residents of the surrounding towns. Significant differences exist within the city in median household income and poverty by race and ethnicity. There are also disparities in housing assets, with residents of Syracuse and racial and ethnic minorities facing lower rates of homeownership and higher housing cost burdens.

The *Analysis of Impediments*, which will be published by CNY Fair Housing and posted on NBD's website for viewing shortly after the release of this Plan, can be used to measure differences in access to opportunity (\*please refer to Appendix D for the Analysis of impediments DRAFT of that report).

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

In 2011, NBD received approval from the Department of Housing and Urban Development (HUD) for its Neighborhood Revitalization Strategy Area (NRSA) within the city. These boundaries were amended in the 2013-2014 Annual Action Plan to reflect the modified Syracuse Urban Renewal Area (SURA) adopted on November 27, 2012. This approved area encompasses the neighborhoods characterized by racial and low-income concentration as well as a concentration of households displaying at least one of the four problems defined by HUD. A copy of the SURA/NRSA Boundary Map is included in Appendix B.

HUD defines an area of slum and blight as containing at least 25% of the following conditions:

- 1) Physical deterioration of buildings or improvements;

- 2) Abandonment of properties;
- 3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
- 4) Significant declines in property values or abnormally low property values relative to other areas in the community; or
- 5) Known or suspected environmental contamination.

Within the NRSA boundary there are 17,702 residential properties. Of these, 4,903 (28%) properties within our designated NRSA area had one of the first four criteria, satisfying the 25% threshold to declare and establish an NRSA.

**Are there any community assets in these areas/neighborhoods?**

Within the 13 distinct neighborhoods that comprise the NRSA, there are several community assets that serve as important anchors to the surrounding. These include schools (primarily elementary and middle schools), community centers, a network of parks and open spaces, neighborhood-based housing organizations, branch libraries, and many long-standing family-owned businesses.

**Are there other strategic opportunities in any of these areas?**

Within the Neighborhood Revitalization Strategy Area (NRSA), 70% of households have incomes at or below 80% of the HUD-Adjusted Median Family Income (HAMFI), the threshold in which the Department of Housing and Urban Development (HUD) determines low income. This compares to roughly 40% low income household rate in the Non-NRSA residential neighborhoods. All 31 census tracts in the NRSA, which includes 76,527 people, suffer from high poverty rates. Concentrated poverty (defined by a rate of 40% or more) affects 17 of these 31 census tracts.

Due to the high percentage of low income households and individuals in the NRSA, as well as the aging and dilapidated housing stock that exists within this area, it is imperative that the City combines its housing revitalization efforts with activities that create meaningful employment opportunities for its residents.

Currently there are a number of agencies providing work and job readiness support that leads to more specific training the potential workforce within the NRSA. These workforce development efforts need to be coordinated and enhanced to ensure that the employment needs of local businesses are met. In addition, the commercial corridors that serve the neighborhoods within the NRSA must be sustained as they provide vital services.

Furthermore, the City needs to provide affordable housing opportunities for areas outside the NRSA to avoid concentration of poverty inside the NRSA.

## Strategic Plan

### SP-05 Overview

The following Strategic Plan identifies funding priorities and program goals in which the City will invest over the next five years. The goals were developed based upon public and key stakeholder input, community demographics and housing needs, beginning with an investment strategy within areas of severe disinvestment.

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

#### Geographic Area

<b>Area Name:</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVITILIAZATION STRATEGY AREA
<b>Area Type:</b>	Strategy area
<b>Other Target Area Description:</b>	N/A
<b>HUD Approval Date:</b>	2/10/2006
<b>% of Low/ Mod:</b>	70%
<b>Revitalization Type:</b>	Comprehensive
<p><b>Identify the neighborhood boundaries for this target area.</b>                      In order to better serve the needs of specific areas of the city, Syracuse has designated two areas for the Neighborhood Revitalization Strategy Area: the Northeast Area and the Southwest Area. The boundaries follow along the Syracuse Urban Renewal Area boundaries. In 2011 and 2013, the Mayor and Common Council approved updates to the Urban Renewal Area in Syracuse. As part of the 2010-2015 Consolidated Plan, the City amended the boundaries of its previously approved Neighborhood Revitalization Strategy Area (NRSA) to reflect the amended boundaries of the City’s Urban Renewal Area in the Fourth Annual Action Plan (2013-2014). By doing so, the enhanced flexibility allowed in the administration of Community Development Block Grant (CDBG) funds in the NRSA will be matched by the enhanced regulatory tools available, provided through the Syracuse Urban Renewal Agency (SURA).</p> <p>The NRSA consists of two primarily residential areas of the city that meet the threshold for low-moderate income (LMI) residents. The Northeast strategy area covers much of the north and northeast sides of the city, including all or part of the following neighborhoods: Court-Woodlawn, Washington Square, Northside, Prospect Hill, Hawley-Green, Lincoln Hill, Sedgwick, and Near Eastside.</p> <p>The Southwest strategy area covers much of the west, southwest, and south sides of the city, including all or part of the following neighborhoods: Park Ave, Near Westside, Skunk City, Southwest, Southside, Elmwood, and Brighton.</p> <p>This HUD-approved NRSA offers the City enhanced flexibility in undertaking economic development, housing, and public service activities with its CDBG funds.</p> <p>The City of Syracuse has no changed or amended the boundaries of this target area since 2013, and will continue to focus on this area moving forward.</p>	
<p><b>Include specific housing and commercial characteristics of this target area.</b>                      The Northeast and Southwest areas are two areas that face many social and economic challenges. One specific challenge is the struggle to attract and maintain homeowners, as the current homeownership rate is only 45.6% compared to a 60.5% city-wide rate. The parts of these neighborhoods that make up the NRSA have also been affected by an increased vacancy rate of 6.3% compared to a city-wide rate of just over 1.5%.</p>	

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

The boundaries of the NRSA mirror to those of the recently revamped Syracuse Urban Renewal Agency (SURA), which gives the City more flexibility and authority in implementing its redevelopment strategies. As part of the adoption of the SURA plan in 2010, the Department of Neighborhood & Business Development (NBD) outlined the justification for establishing the SURA boundaries. SURA’s plan identified a nearly coterminous area to that being proposed as an NRSA as a blighted area so that SURA might more flexibly address issues of declining property values and abandonment. During this process, NBD consulted with various community groups, including TNT (Tomorrow’s Neighborhoods Today) groups, which act as neighborhood advisory committees, and other neighborhood organizations.

The plan was also presented to the City’s housing partners, including Home HeadQuarters, Jubilee Homes, Northeast Hawley Development Association (NEHDA), and Syracuse Model Neighborhood Corporation (SMNC). Community input was gathered on these strategies at this time. Also in 2010 (and updated in 2012), NBD developed and published the City’s Housing Plan, the most proactive to date, which established the City’s priorities for housing development and explained the various tools and activities the City will use to implement these priorities. As with SURA, this housing plan was presented to TNT groups throughout the city and then adopted by the Syracuse Common Council. As the City begins to implement its NRSA strategies, NBD will continue to consult with community groups, housing agencies, and other relevant stakeholders. These groups include:

- Danforth-Pond-Butternut Task Force
- FOCUS (Forging Our Community’s United Strength)
- Home HeadQuarters
- Housing Visions Unlimited
- Interfaith Works Center for New Americans
- Jubilee Homes of Syracuse, Inc.
- La Liga (Spanish Action League)
- Near Westside Initiative
- Neighborhood Efforts West (NEW)
- Northeast Hawley Development Association (NEHDA)
- Northside UP (Urban Partnership)
- Southeast Gateway Development Corporation
- Syracuse Model Neighborhood Corporation (SMNC)
- TNT Area 2 – Westside
- TNT Area 3 – Southside
- TNT Area 5 – Eastside
- TNT Area 7 – Northside
- Washington Square Task Force

**Identify the needs in this target area.**

The primary need of the NRSA is the development of mixed income neighborhoods as the concentration of poverty in these areas is rising at an alarming rate. Mixed income neighborhoods will begin to attract the services necessary for daily living while spurring investment in an aging housing stock.

Place-based redevelopment is also needed to address the blighting influences, a result of the disinvestment that has occurred in these areas over the past several decades.

Homeowners in the NRSA need support in maintaining their investments, and quality, affordable rental housing must be accessible to all low-income rental households.

Finally, work and job readiness programs need to be available and tied into the larger workforce development network to allow residents of the NRSA to become self-sufficient and build household wealth.

**What are the opportunities for improvement in this target area?**

The Syracuse Neighborhood Revitalization Strategy Area Plan (2011), as approved by HUD, proposed the following empowerment strategies for Housing & Neighborhood Development, Infrastructure, Public Safety, Code Enforcement, Zoning & Land Use, and Economic Development.

**Empowerment Strategies | Housing & Neighborhood Development****Resurgent Neighborhoods Initiative (RNI)**

The Resurgent Neighborhoods Initiative is designed to align community engagement efforts with neighborhood residents, business owners, and key stakeholders with City staff in order to more efficiently coordinate long-term planning and revitalization efforts. The efforts will involve staff from the Division of Neighborhood Development, Business Development, and participation from various other city staff and departments. This structure is aimed at promoting a more holistic planning framework that combines both short and long-term priorities for both housing and commercial corridors. Given the number of ongoing initiatives in many neighborhoods, we believe that assigning a specific individual within NBD to become a staff planning “expert” responsible for a given geography will lend itself to a more comprehensive system of planning, follow-up, and resident engagement.

**Process + NBD Planning Staff Responsibilities:**

**1. Plan Development** - Creation of comprehensive neighborhood plans including data analysis, mapping, narrative, and recommendations on pipeline priorities for both commercial and residential properties

**2. Ongoing Engagement + Plan Implementation:**

- a. Work closely with designated community ambassador and other key stakeholders as needed throughout plan development, property prioritization, and necessary follow-up throughout implementation process
- b. Serve as direct point of contact for neighborhood-related matters, including attending TNT + other relevant neighborhood group meetings as needed
- c. Plan + participate in cross-departmental meetings quarterly (one internal, one external with stakeholders), to include representatives from NBD, DOCE, SPD, DPW (transportation planning), Parks (City Arborist).

**3. Evaluation + Communication:**

- a. Establish and record action items alongside CCI ambassadors, manage all follow-up and outcome documentation
- b. Use available data sources (i.e. ArcGIS/Building Blocks, IPS, TCS, BAS Tax, AS400, Camoin Study) to monitor and provide reports on data metrics related to plan priorities for internal and external consumption, including residential and commercial vacancy, number and valuation of permits pulled, predevelopment meetings held, city investments (ie. CDBG, HOME, SIDA, or SEDCO), rate of priority properties addressed received via community referral throughout planning process, and staff time spent with constituents

**Staff Structure + Management:** One planner will be assigned to a set of corridors and Phase I Residential Block Areas grouped in the northern, southern, eastern, and western areas of the City. In addition to managing all residential and commercial property pipelines and initiatives.

\*Please see Appendix F for a map of this initiative

**Empowerment Strategies | Infrastructure.**

The following goals and strategies will be pursued through inter-departmental efforts to ensure that the public realm and infrastructure reflect a commitment to revitalization in the NRSA:

- Align the City’s capital improvement budget with neighborhood planning efforts to leverage planned investment;
- Expand recreation options within the NRSA and work to connect the City’s open space network;
- Improve safety and condition of the alternative transportation (walking and biking) network throughout the NRSA; and
- Improve storm water management and prevent combined sewer overflows within the NRSA.

**Empowerment Strategies | Public Safety.**

The following objectives will be pursued jointly by City departments, including NBD, the Police, and the Mayor’s Office, in collaboration with nonprofits and neighborhood groups.

- Improve the relationship between police and residents;
- Decrease violent and “quality of life” crime rates in the NRSA and encourage the use of Crime Prevention Through Environmental Design (or CPTED) principles;
- Strategic code enforcement;
- Coordinate Code Enforcement efforts with revitalization strategies;
- Increase quality of rental housing and improved relationship between the city, landlords, and tenants;
- Coordinate court-ordered demolitions with neighborhood plans.

For a detailed description of the housing programs and coordination between the Department of Neighborhood & Business Development and other City Departments and local organizations the City has implemented or will implement in the NRSA to meet these objectives, please refer to Syracuse Neighborhood & Revitalization Strategy Area Plan (2011).

**Are there barriers to improvement in this target area?**

The primary barrier is the perception surrounding the target area as a low-income area that experiences a disproportionate share of criminal activity, vacant and distressed properties, and overall disinvestment. Furthermore the housing stock in this area has the oldest homes not just in the city, but in the region, making attracting investment very difficult.

**Table 54** - Geographic Priority Areas

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## General Allocation Priorities

Of all households within Syracuse's Neighborhood Revitalization Strategy Area (NRSA), 70% earn income levels at or below 80% of the Area Median Income (AMI), the threshold for which HUD determines low-to-moderate-income. This compares to a roughly 40% low income household rate in the Non-NRSA residential neighborhoods. Many households within all 31 census tracts in the NRSA suffer from high poverty rates (20%). Severe poverty (defined by a rate of 41% or higher) affects 17 of these 31 census tracts.

Due to the high percentage of low income households and individuals in the NRSA as well as the aging and dilapidated housing stock that exists within this area, it is imperative that the City combines its housing revitalization efforts with activities that create meaningful employment opportunities for its residents. While the most significant amount of the CDBG, HOME and ESG funds will be spent on activities within the NRSA, the City recognizes the importance of providing affordable housing opportunities outside of the NRSA to promote housing choice and healthy, mixed-income neighborhoods.

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

#### Priority Needs

<b>1 Priority Need Name</b>	Home improvements
<b>Priority Level</b>	High
<b>Population</b>	Moderate Persons with Mental Disabilities Elderly Persons with Physical Disabilities Extremely Low Middle Families with Children Low Public Housing Residents Large Families
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA
<b>Associated Goals</b>	Promote and Preserve Quality, Affordable Housing
<b>Description</b>	Provision of quality, affordable housing for both renters and homeowners.
<b>Basis for Relative Priority</b>	High numbers of cost burdened renters and owners facing at least one other housing problem.

<b>2 Priority Need Name</b>	Affordable housing development
<b>Priority Level</b>	High
<b>Population</b>	Unaccompanied Youth Persons with HIV/AIDS Persons with HIV/AIDS and their Families Large Families Elderly Moderate Persons with Mental Disabilities Elderly Persons with Alcohol or Other Addictions Persons with Developmental Disabilities Middle Families with Children Persons with Physical Disabilities Extremely Low Chronic Homelessness Non-housing Community Development Chronic Substance Abuse Individuals Public Housing Residents Low Frail Elderly veterans Mentally Ill Families with Children Victims of Domestic Violence Victims of Domestic Violence
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA
<b>Associated Goals</b>	Promote and Preserve Quality, Affordable Housing
<b>Description</b>	Provision of quality, affordable housing for both renters and homeowners.
<b>Basis for Relative Priority</b>	High numbers of cost burdened renters and owners facing at least one other housing problem.

<b>3 Priority Need Name</b>	Eviction prevention	
<b>Priority Level</b>	High	
<b>Population</b>	Chronic Homelessness Large Families Public Housing Residents Chronic Substance Abuse Unaccompanied Youth Victims of Domestic Violence Low Income Rural Persons with Mental Disabilities Elderly Non-housing Community Development Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence	Mentally Ill veterans Middle Income Persons with Developmental Disabilities Families with Children Elderly Persons with Alcohol or Other Addictions Families with Children Persons with HIV/AIDS Moderate Income Individuals Frail Elderly Extremely Low income
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	
<b>Associated Goals</b>	Promote and Preserve Quality, Affordable Housing	
<b>Description</b>	Provision of quality, affordable housing for renters and homeowners.	
<b>Basis for Relative Priority</b>	High numbers of cost burdened renters and owners facing at least one other housing problem.	

<b>4 Priority Need Name</b>	Support homeless prevention	
<b>Priority Level</b>	High	
<b>Population</b>	Extremely Low Income Low Income Chronic Homelessness Large Families Public Housing Residents Chronic Substance Abuse Unaccompanied Youth Victims of Domestic Violence Rural Persons with Mental Disabilities Elderly Non-housing Community Development Persons with Physical Disabilities Persons with HIV/AIDS and their Families	Victims of Domestic Violence Mentally Ill veterans Persons with Developmental Disabilities Families with Children Elderly Persons with Alcohol or Other Addictions Families with Children Persons with HIV/AIDS Individuals Frail Elderly
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	
<b>Associated Goals</b>	Promote and Preserve Quality, Affordable Housing	
<b>Description</b>	Provision of quality, affordable housing	
<b>Basis for Relative Priority</b>	High numbers of cost burdened renters and owners facing at least one other housing problem.	

<b>5 Priority Need Name</b>	Reduce barriers to fair housing	
<b>Priority Level</b>	High	
<b>Population</b>	Chronic Substance Abuse Persons with Developmental Disabilities Large Families Victims of Domestic Violence Veterans Middle Income Public Housing Residents Chronic Homelessness Moderate Income Elderly Individuals Families with Children Non-housing Community Development Unaccompanied Youth	Mentally Ill Elderly Persons with Alcohol or Other Addictions Persons with Mental Disabilities Victims of Domestic Violence Extremely Low Income Persons with HIV/AIDS and their Families Frail Elderly Families with Children Persons with Physical Disabilities Persons with HIV/AIDS Middle Income Low Income
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	
<b>Associated Goals</b>	Promote and Preserve Quality, Affordable Housing	
<b>Description</b>	Provision of quality, affordable housing	
<b>Basis for Relative Priority</b>	High numbers of cost burdened renters and owners facing at least one other housing problem.	

<b>6 Priority Need Name</b>	Home ownership promotion & retention	
<b>Priority Level</b>	High	
<b>Population</b>	Chronic Substance Abuse Persons with Developmental Disabilities Large Families Victims of Domestic Violence Veterans Middle Income Public Housing Residents Chronic Homelessness Moderate Income Elderly Individuals Families with Children Non-housing Community Development Unaccompanied Youth	Mentally Ill Elderly Persons with Alcohol or Other Addictions Persons with Mental Disabilities Victims of Domestic Violence Extremely Low Income Persons with HIV/AIDS and their Families Frail Elderly Families with Children Persons with Physical Disabilities Persons with HIV/AIDS Low Income
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	
<b>Associated Goals</b>	Build Family Wealth & Promote Economic Inclusion	
<b>Description</b>	Build family wealth and promote economic inclusion	
<b>Basis for Relative Priority</b>	Promote financial empowerment services and solutions that support sustainability	

<b>7 Priority Need Name</b>	Workforce development	
<b>Priority Level</b>	High	
<b>Population</b>	Chronic Substance Abuse Persons with Developmental Disabilities Large Families Victims of Domestic Violence Veterans Middle Income Public Housing Residents Chronic Homelessness Moderate Income Elderly Individuals Families with Children Non-housing Community Development Unaccompanied Youth	Mentally Ill Elderly Persons with Alcohol or Other Addictions Persons with Mental Disabilities Victims of Domestic Violence Extremely Low Income Persons with HIV/AIDS and their Families Frail Elderly Families with Children Persons with Physical Disabilities Persons with HIV/AIDS Low Income Moderate Income
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	
<b>Associated Goals</b>	Build Family Wealth & Promote Economic Inclusion	
<b>Description</b>	Build family wealth and promote economic inclusion	
<b>Basis for Relative Priority</b>	Promote workforce development opportunities leading to long-term sustainable economic growth in addition to financial empowerment services and solutions that support sustainability	

<b>8 Priority Need Name</b>	Reduce vacancy and blight	
<b>Priority Level</b>	High	
<b>Population</b>	Chronic Substance Abuse Persons with Developmental Disabilities Large Families Victims of Domestic Violence Veterans Middle Income Public Housing Residents Chronic Homelessness Moderate Income Elderly Individuals Families with Children Non-housing Community Development Unaccompanied Youth	Mentally Ill Elderly Persons with Alcohol or Other Addictions Persons with Mental Disabilities Victims of Domestic Violence Extremely Low Income Persons with HIV/AIDS and their Families Frail Elderly Families with Children Persons with Physical Disabilities Persons with HIV/AIDS Low Income
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	
<b>Associated Goals</b>	Creating More Vibrant, Resilient Neighborhoods	
<b>Description</b>	Reduce vacancy in blight along residential and commercial corridors and support development efforts that incorporate community engagement with emphasis on quality programming.	
<b>Basis for Relative Priority</b>	Large numbers of vacant and dilapidated homes and businesses within the NRSA.	

<b>9 Priority Need Name</b>	Support City-owned community centers	
<b>Priority Level</b>	High	
<b>Population</b>	Chronic Substance Abuse Persons with Developmental Disabilities Large Families Victims of Domestic Violence Veterans Middle Income Public Housing Residents Chronic Homelessness Moderate Income Elderly Individuals Families with Children Non-housing Community Development Unaccompanied Youth	Mentally Ill Elderly Persons with Alcohol or Other Addictions Persons with Mental Disabilities Victims of Domestic Violence Extremely Low Income Persons with HIV/AIDS and their Families Frail Elderly Families with Children Persons with Physical Disabilities Persons with HIV/AIDS
<b>Geographic Areas Affected</b>	CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	
<b>Associated Goals</b>	Creating More Vibrant, Resilient Neighborhoods	
<b>Description</b>	Support City-owned community centers with emphasis on quality programming for youth and seniors	
<b>Basis for Relative Priority</b>	Increase social interactions, access to available resources and networks, and promote community engagement.	

Table 53 – Priority Needs Summary

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

#### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	NBD is creating a TBRA program through HOME that can be used to help individual households afford housing costs. This program’s target population will be homeless persons or families based upon a needs assessment.
TBRA for Non-Homeless Special Needs	NBD is creating a TBRA program through HOME that can be used to help individual households afford housing costs. This program’s target population will housing vulnerable individuals and families based upon a needs assessment
New Unit Production	<p>For many years the real estate market in Syracuse has experienced limited private investment in the construction of new housing unless public subsidies were involved. This is especially challenging in high poverty neighborhoods where there is little return on investment for such development. The City will continue to provide assistance loans in the coming five years to provide affordable housing and homeownership opportunities until significant shifts in the market take place.</p> <p>One sign of the improving housing market in Syracuse is the Xavier Woods development that is currently underway in the Outer Comstock neighborhood that will result in the construction of 33 new single family homes in 2015. This will be one of the first private, residential neighborhood development sites built within Syracuse in decades. These homes are being constructed in a largely stable area. However, there is still a strong need for the construction of quality, affordable single family and multi-unit structures in areas with high opportunity for low-income residents.</p>
Rehabilitation	<p>Assistance to agencies leading the rehabilitation of properties in Syracuse will continue to take place in the coming five years, as neighborhoods struggle to maintain affordable rental housing and limited opportunities for homeownership. Rehabilitations will largely be focused within the designated NRSA areas, and also in specifically targeted locations outside of these designated areas. Properties rehabilitated outside of the NRSA will occur in more stable neighborhoods where a small number of blighted properties negatively impact the surrounding property values and character of the neighborhood.</p> <p>The next five years will bring a shift to providing assistance to the rehabilitation of two-family structures into affordable rental properties.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Over the last two years the number of acquisitions by Syracuse has decreased dramatically due to the creation of the Greater Syracuse Property Development Corporation, also known as the Syracuse Land Bank. The Land Bank has acquired over 1,858 properties and has sold 820 of those properties to date. This nonprofit agency is directing investment into neighborhoods with high poverty rates, and facilitating the redevelopment of dozens of properties in Syracuse. These include single and two-family homes in various neighborhoods as well as commercial buildings in the central business district that will be preserved and rehabilitated into mixed-use buildings. The City plans to continue this partnership in the coming years and coordinate in the provision of rehabilitation of vacant and dilapidated properties.

Table 54 – Influence of Market Conditions

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$4,942,227.00	\$8,800.00	0	\$4,951,027.00	\$20,000,000.00	Please see the Year 46 Action Plan for detailed information on programs and services recommended for funding.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$1,387,651.00	\$60,226.00	0	\$1,447,877.00	\$5,000,000.00	Please see the Year 46 Action Plan for detailed information on programs and services recommended for funding.
HOPWA	Public - Federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$406,072.00	0	0	\$406,072.00	\$2,000,000.00	Please see the Year 46 Action Plan for detailed information on programs and services recommended for funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Emergency Solutions Grant (ESG)	Public - Federal	Conversion and rehab for transitional housing Financial Assistance Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$435,913.00	0	0	\$435,913.00	\$2,000,000.00	Please see the Year 46 Action Plan for detailed information on programs and services recommended for funding.

Table 55 - Anticipated Resources

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

Every effort is made in the allocation of federal funds to leverage these funds with other sources of funding. No agency receives all of its funding from federal funds. Often several other sources of funds are used for each activity in this plan. Private funding is the dominant source of leveraged funds.

The City has turned to the State of New York to provide leverage primarily through the Low Income Housing Tax Credit Program. The leveraging of federal HOME dollars toward LIHTC projects has become a primary strategy for generating the maximum number of quality affordable rental units per Home dollar allocated. Other State programs such as State HOME and Affordable Housing Corporation (AHC) funding are used to leverage the federal funds further. Each program ensures that no one source of funding is bearing the entire burden of subsidy resulting in more successful projects.

Though encouraged, there are no match requirements for either the CDBG or HOME programs. All agencies applying for ESG funds are required to have a 1 to 1 match to compliment ESG funding. Agencies are required to provide documentation of existing match funds to ensure compliance. Match sources are required to be listed on the agency budget. These funds come from federal funds, state government, local government, private funds (foundation or in-kind) and program income.

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

There are several municipally-owned buildings that serve as community centers through which many of the public services funded through this plan are provided. These facilities offer a wide range of programming to meet the needs of residents and families within their catchment area. The City provides use of these facilities at no cost to the nonprofit community centers to allow for greater access to these services.

### 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. Assess the Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system allows for a collaborative process to take place between the City of Syracuse and various community stakeholders. The system allows services to be delivered into the community through the partnership of funding programs and organizations. These partnerships include but are not limited to: promoting housing affordability (HOME/CDBG), aiding the homeless and housing vulnerable populations (ESG), lead reduction initiatives for healthier homes, economic and workforce development, and public service programs for special needs populations. This collaborative process directly works to strengthen, develop, and identify existing gaps within our service delivery system.

Home Headquarters, Inc. (HHQ) is the lead agency in assisting income eligible homebuyers and home-owners city-wide. They do so by providing direct homeowner assistance through many programs that aid first-time homebuyers with their purchasing process. Additionally, HHQ provides low-cost home improvements, assists in retaining homeownership through the prevention of foreclosures, and promotes financial stability.

To achieve the City's affordable housing goal, the creation of quality affordable rental units is primarily addressed by local developers and organizations, including, but not limited to; Christopher Community, Inc., Housing Visions Unlimited, and the Syracuse Housing Authority. In the past, this effort has also been supported by the Low Income Housing Tax Credit (LIHTC) Program and has typically constructed and rehabilitated affordable rental units each year. Approaching affordable housing in this way will also work to establish additional partnerships with local developers and organizations moving forward.

The Housing and Homeless Coalition (HHC) assesses community needs, identifies gaps in services, and develops a strategy to address homelessness and respond by creating a plan to end homelessness in the community. The HHC has developed a Street Outreach subcommittee that includes professionals from various disciplines including mental health, substance use, medical/healthcare, social work, shelter staff, police, and City and County employees. These professionals all work together to break down barriers and think "outside the box" in creating solutions to finding housing for this population. These types of collaborative efforts have been made among multidisciplinary providers to grow our community's street outreach efforts with much success. The two agencies on the subcommittee that provide street outreaches are In My Father's Kitchen and the Rescue Mission's *HIS Team*. These agencies work closely together to engage all those individuals living on the streets or places not meant for human habitation. On a monthly basis, each individual's case is reviewed and housing plans are created. All individuals are encouraged to come inside to emergency shelters and are offered necessary services.

All of NBDs investments are designed to work together to fill the gaps that exist in the city. The job training programs throughout Syracuse are a prime example of strengthening and supporting NBD's priority goals by helping set participants on a path to future careers that contribute to various industries like healthcare, manufacturing, construction, food service, etc. Partnerships across these industries with are crucial. One opportunity to expand upon these efforts is to better tie together individual initiatives that currently exist to better position our residents for employment. This is necessary to understand where the gaps exist within the system and to build upon those efforts that are working. The Workforce Investment Board (WIB) is the core of this network that provides training to displaced workers. However, the weakness in this process rests in connecting those who receive training with long-term employment opportunities. Along with continuing and improving local workforce development programs, the Syracuse Economic Development Corporation is piloting its first commercial corridor redevelopment program so as to overcome a previous gap in neighborhood commercial revitalization.

**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)**

Mainstream services are made available to homeless persons and/or persons living with HIV/AIDS through a single point of access using the Coordinated Entry (CE) process. The Coordinated Entry (CE) process starts at the Department of Social Services-Economic Security (DSS-ES) and is available “after hours” by using the local 211 information and assistance helpline. This system has been connecting people to shelter and other immediate needs as well as doing diversion assessments to determine if callers have other housing options. People with higher level needs go through this process and are referred to the Continuum of Care (CoC’s) Coordinated Entry Workgroup.

Currently, shelters and outreach workers assess people using the VI-SPDAT assessment tool. The Homeless Management Information System (HMIS) is used to identify those with the longest length of time homeless and the highest levels of vulnerability. The Coordinated Entry Workgroup case conference people who are struggling through this system.

Once individuals and families have been connected to needed services, the agencies conduct their own intake process and have access through HMIS to all client information. Supported case management services are often needed to help the individual or family navigate through the complex service delivery system to connect with services such as adequate healthcare, mental health, housing, substance use, employment or services for unaccompanied youth, persons living with HIV/AIDS or Veterans.

It is the individual or family’s choice as to whether or not they choose to follow up with the recommended referrals. Case managers contact these individuals many times in hope of an eventual acceptance of services. Referrals are tracked in the HMIS system and case managers work with willing individuals and families to identify barriers towards success whether it is finding adequate health care, mental health or substance use treatment, housing or employment.

**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**

Our strongest strength in our community’s service delivery system is its participation in a well-functioning Continuum of Care (CoC) and the Housing and Homeless Coalition (HHC). Approximately 50 community agencies within Onondaga, Oswego and Cayuga Counties actively participate and collaborate to serve the special needs populations and persons experiencing homelessness. Services are made available through a single point of access by using the Onondaga County helpline, now by just dialing 211 on a 24 hours basis. To prevent duplication of services and to better serve the individual, all participating agencies use the Homeless Management Information System (HMIS) to document services. This collaborative process provides the most efficient use of our community resources.

The most significant gap in service delivery for the special needs population and those persons experiencing homelessness is the lack of accessible and affordable housing units. There are too few housing units that allow those with mobility impairments with easy access. The older housing stock often has for too narrow hallways, inaccessible bathrooms, and stairs that make it impossible for persons with physical disabilities to navigate.

Hopefully with the new income discrimination law passed by the Common Council, we will begin to see less discrimination among local landlords in the private sector who refuse to accept Section 8 or Public Assistance vouchers which helps to house low income persons.

**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**

Syracuse uses CDBG and HOME funds to assist in the creation and rehabilitation of quality affordable housing units. These units are targeted for vulnerable and low income populations that experience a number of housing problems from high cost burden to overcrowding. The activities that receive funding assistance are used to increase the number of quality affordable housing units that are safe, code-compliant, or barriers that limit this populations' ability to access these properties.

In addition to the elimination of physical barriers through the creation of ramps to residential structures, other barriers that limit accessibility to fair housing choice for housing vulnerable populations can exist. While legislation in the City of Syracuse prohibits source of income discrimination, there is additional legal enforcement needed to ensure compliance so that more affordable and privately owned units are available for Section 8 voucher holders. NBD works closely with CNY Fair Housing to identify and address issues related to fair housing, which includes the recent Analysis of Impediments report mentioned earlier in this plan. The findings identified in this report will be used during the planning processes when considering future policies and funding decisions for housing projects.

**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)**

It is expected that the City of Syracuse will continue to provide loans through the HOME Program to developers for the development, acquisition and rehabilitation of rental housing to improve the quality and availability of affordable rental housing for extremely low income, low income and moderate income families. The City of Syracuse is expecting to newly construct or rehabilitate approximately 250 units using HOME funds to create quality, affordable rental units. OF these 250 units, it is expected that, at a minimum, 50 of these units will be available to extremely low income families.

In addition, the City is expecting to develop homeownership opportunities through development in strategic investment areas, including vacant lots to improve the quality of life within neighborhoods and create homeownership opportunities to low to moderate income families. The City of Syracuse is expecting to newly construct or rehabilitate approximately 100 single family homes for both homeownership and lease/purchase by low to moderate income first time homebuyers.

## SP-45 Goals Summary – 91.215(a)(4)

### PROMOTE AND PRESERVE SAFE, AFFORDABLE, AND STABLE HOUSING

#### Needs Addressed:

- Home improvement direct assistance, targeting healthy housing principles with an emphasis on lead hazard remediation and improving energy efficiency;
- Development of affordable housing with preferences for scattered site, mixed income approaches, complementing identified community needs for those most vulnerable and improving housing quality;
- Eviction prevention and landlord/tenant counseling assistance with an emphasis on early intervention and reducing forced family mobility;
- Support homeless prevention, street outreach, and rapid rehousing activities;
- Reduce barriers to fair housing.

**Geographic Area:** City of Syracuse, Targeting the Neighborhood Revitalization Strategy Area (NRSA)

#### Goal Outcome Indicator (2020-2024):

- Tenant Based Rental Assistance (ESG,HOME [1,160 households across both programs])
- Homeless Person Overnight Shelter (ESG [260 individuals])
- Homelessness Prevention and Street Outreach (ESG [5,225 individuals])
- HIV/AIDS Housing Operations (ESG, HOPWA [110 total individuals across both programs])
- Rental Units Constructed (HOME,CDBG[500 units across both programs])
- Rental Units Rehabilitated (HOME,CDBG [250 units across both programs])
- Homeowner Housing Added (HOME,CDBG [250 units across both programs])
- Homeowner Housing Rehabilitated (HOME,CDBG [250 units across both programs])
- Public Service for Low/Moderate Income Housing Benefit (CDBG [4,650 units])
- Housing Added for People with HIV/AIDS (CDBG [150 units])
- Direct Financial Assistance to Homebuyers (CDBG [1,465])

### BUILD FAMILY WEALTH + PROMOTE ECONOMIC INCLUSION

#### Needs Addressed:

- Home ownership promotion and retention, including homebuyer education, down payment assistance, and legal services related to estate planning and bequests;
- Workforce development programming targeting underserved Syracuse residents that focuses on existing and projected employment opportunities, most notably the construction trades and supporting the Syracuse Build collaborative;
- Financial empowerment services available to all City residents, with an emphasis on partnerships with those preparing for and/or newly entering the workforce;
- Developing creative financing solutions to assist individuals, families, and small business owners in achieving their goals and achieving long-term sustainability.

**Geographic Area:** City of Syracuse, Targeting the Neighborhood Revitalization Strategy Area (NRSA)

#### Goal Outcome Indicator (2020-2024):

- Businesses Assisted (CDBG [50 businesses assisted])
- Public Service Activities Other Than Low/Moderate Income Housing Benefit (CDBG [52,120 Individuals])
- Direct Financial Assistance to Homebuyers (CDBG [1,465])

### CREATE MORE VIBRANT, RESILIENT NEIGHBORHOODS

#### Needs Addressed:

- Reduce residential and commercial corridor vacancy and remove blighting influences;
- Support development efforts that result from demonstrated grass roots input and community engagement;

- Support City-owned community centers with emphasis on quality programming for youth and seniors.

**Geographic Area:** Syracuse, New York (targeting the Neighborhood Revitalization Strategy Area)

**Goal Outcome Indicator (2020-2024):**

- Public Service Activities Other Than Low/Moderate Income Housing Benefit (CDBG [52,120 Individuals])
- Businesses Assisted (CDBG [50 businesses assisted])

\*estimated funding allocations for each of the City's three priority goals will be made once each program receives its final allocations from HUD

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

**Is there a need to increase the number of accessibility units (if required by a Section 504 Voluntary Compliance Agreement)?**

There are long waiting lists for accessible apartments. The Syracuse Housing Authority (SHA) hears from many of the local assistance organizations that there is a greater need than supply of accessible units. As such, SHA's goal for new development activities is for 12-15% of new units be fully accessible. An assessment of SHA residents provides the following of their top needs:

- Grab Bars
- One level family units
- Roll-in showers

**Describe activities to increase resident involvements.**

SHA through its affiliate Neighborhood Innovations, Inc. has already built one tax-credit development, and is seeking to do more. SHA continues to use HUD's Rental Assistance Demonstration (RAD) program in order to project-base some public housing and generate equity for major capital needs. Other initiatives will seek to rebuild neighborhoods and provide more mixed-use and mixed-income development activities.

\*The public housing agency is not designated as troubled under 24 CFR part 902.

### SP-55 Barriers to Affordable Housing – 91.215(h)

**Describe the barriers to affordable housing and the strategy to remove or ameliorate them.**

Public, assisted and block grant funded housing are the most direct way quality, affordable housing is provided to low-income households. Of all City households, 2011-15 CHAS data shows that 39% of suffer from housing cost burden (spending 30% or more of their income on housing) and 23% households suffer from severe housing cost burden (spending 50% or more of their income on housing). For low income renters, high housing cost burdens places financial strain on a family's or individual's ability to use its resources on furthering their education, finding reliable transportation or anything more than the bare necessities.

The City works to relieve this burden through both project-based and tenant-based rental assistance. Project-based rental assistance designates specific apartment units as affordable for income-qualified and special needs populations. Tenant-based rental assistance provides subsidies to private property owners (landlords) on behalf of the tenant, allowing the tenant the choice of affordable housing in the private market. Each works to relieve low and extremely low income individuals and families of excessive cost burdens so as to have the stability necessary to build personal wealth.

Syracuse Housing Authority (SHA) maintains seven Asset Management Projects ranging from 153 to 609 residential units. These include some densely populated family developments and eight high rise buildings (from 7 to 22 stories tall). The developments are located primarily on the Southside and Near Westside of Syracuse, with pockets of units located elsewhere in the City.

With resources ranging from a grants department and a number of service coordinators, SHA seeks to improve the economic, self-sufficiency, and educational lives of all residents. Numerous developments have programs through local partners which focus on education, health, financial self-sufficiency, and jobs training.

Due to the age of most SHA properties, there are very few three to five bedroom apartments in the overall stock. These developments were built at a time for work-force housing and starting families, and also did not have the person/bedroom requirements that Department of Housing and Urban Development (HUD) now has for overcrowding.

These units have undergone modernization and updates over the years and have had some energy efficiency upgrades. However, more capital work is necessary in order to keep all developments viable for the long term. There is a growing need for renovations, in particular for the infrastructure located below ground (water and sewer lines).

On a per capita basis, Syracuse has a large supply of public housing. However, as the City has seen an increase in the concentration of poverty, SHA has found their waiting lists growing to levels where it can take up to six years to be eligible for a unit. Furthermore, dense levels of poverty within complexes of 400+ units can become problematic. Future capital improvements may include plans to reduce the density of these large scale housing projects.

Recipients of public assistance continue to face difficulties in finding decent affordable housing outside of public housing. The majority of Section 8 vouchers used within the city in low opportunity neighborhoods often because it is the only area where landlords accept them. In a survey by CNY Fair Housing, social service providers identified discrimination against Section 8 and Public Assistance Recipients as the number one barrier to finding housing of the clients they work with.

There is a concentration of Tenant Based Rental Assistance (TBRA) and other forms of assistance within areas of low-median household income. It is the City's intent to provide affordable housing opportunities throughout the entire city so as to avoid concentration of poverty. In total, there are over 5,500 project based subsidized units and under 3,500 tenant-based subsidized units in Syracuse making up 8.5% of the total number of housing units. Housing cost-burden is a challenge citywide with 52% of renters spending 30% or more of monthly income for housing and 31% spending 50% or more. Due to the age of the City's housing stock, investor owners find it challenging to keep their units affordable while also keeping up with property maintenance costs. Although there are many committed local investor owners and owner-occupants throughout Syracuse, this challenge has resulted in disinvestment and in some cases, irresponsible ownership. According to Syracuse Division of Code Enforcement records as of January 14, 2020, 3,129 (7.4%) Syracuse parcels had at least one open code violation and 1,560 properties (3.8%) were listed as vacant. On the same day, 2,454 (5.9%) parcels were found to be tax delinquent two or more tax years according to the City of Syracuse's Department of Finance records.

Homeownership is essential to building family wealth. Creating neighborhoods with strong property value and opportunity for homeownership is the centerpiece to City's strategy to alleviate the need for publicly

subsidized affordable housing. Increasing the wealth of households within the Neighborhood Revitalization Strategy Area (NRSA) through foreclosure prevention, low-interest financing, as well as incentivizing and affirmatively marketing homeownership opportunities will increase opportunity for the current residents within this high-need area.

Since 1996, the largest single financial commitment in the City's Action Plan has been allocating federal funds for home improvement projects that are critical to keeping low-income homeowners in their homes. In addition, the HOME program annually supports the rehabilitation and/or new construction of quality affordable rental units at a rate of about 50 to 100 units per year. Over the same time period, this has resulted in approximately 1,600 high quality affordable rental units brought online to address the housing needs of low-income renters.

### SP-60 Homelessness Strategy – 91.215(d)

**Describe how the jurisdiction reaches out to homeless individuals (especially unsheltered persons) and assesses their individual needs.** Reaching out to homeless persons and assessing their individualized needs is being done through a coordinated assessment and referral system. This assessment and referral process assist individuals in finding services which help identify health and behavioral health issues and establish barriers to permanent housing as well as employment. The Coordinated Entry (CE) process starts at the Department of Social Services (DSS), or after hours by using the local 211 information and assistance helpline. This system connects individuals to shelter or other immediate needs by using diversion assessments to determine if callers have other housing options. People with higher level needs, go through this process and are referred to the Continuum of Care (CoC's) Coordinated Entry Workgroup.

Shelters and outreach workers assess homeless persons by using the VI-SPDAT assessment tool. HMIS (Homeless Management Information System) is used to identify those with the longest length of stay in shelter and/or on the street and the highest levels of vulnerability. The Coordinated Entry Workgroup ensures that these individuals are being placed on the top of waitlists. The CoC has developed one streamlined waitlist that can be found in HMIS. This waitlist is categorized by the highest assessment score of the most vulnerable and/or chronically homeless people who may also be experiencing the longest length of stay of homelessness. People at the top of this list will be prioritized for Permanent Supported Housing, Transitional Housing or Rapid Re-housing.

Direct referrals are also accepted from one service provider to another, using the "no wrong door" policy, making easy access for all needing services. The Homeless Management Information System (HMIS), which plays an integral part in facilitating the coordination among agencies, is where all client information is tracked. Reaching out to unsheltered persons is done through street outreach services. Service providers meet the unsheltered individuals where they are at building supportive and positive relationships. Conversation begins when distributing basic needs such as food, water, blankets, gloves, hats etc. Outreach workers assess the homeless individual's needs and encouragement is given to accept services. All pertinent information is captured in HMIS.

A Housing First philosophy and intervention must be adopted by all ESG programs, which lowers barriers to housing by ensuring applicants are not screened out due to:

- Having too little or no income
- Active or history of substance abuse
- Having a criminal history (with exceptions for state-mandated restrictions)

- History of domestic violence (lack of order of protection, period of separation from abuser, law enforcement involvement)

A Housing First philosophy and intervention also ensures that residents are not terminated due to:

- Failure to participate in support services
- Failure to make progress on a service plan
- Loss of income or failure to improve income
- Domestic violence
- Any other activity not covered in a lease agreement typically found in the community

**Address the emergency and transitional housing needs of homeless persons.**

All emergency shelter providers are required to assess persons in shelter using the required assessment tools, and if needed make other referrals for additional services. Housing providers are required to review the HMIS referral list when there is an anticipated vacancy and to immediately fill the bed with a new program participant. The housing provider must select the person with the highest assessment score and the individual/family that fits the housing project’s requirements, creating a collaborative effort towards housing our community’s most vulnerable.

Description of Person Served	Median # of nights for Females	Median # of nights for Males
Individuals	208	87
Unaccompanied Youth	53	119
Adults within Families	25	0
Children within Families	56	215

Table 56 Systems Performance Measure Length of time Homeless Report 2019

**How does the jurisdiction help 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?**

Helping homeless persons (especially chronically homeless) transition to permanent housing and independent living will be done through supportive services which include financial assistance, relocation assistance, prevention efforts and street outreach. These high priority services help make the transition to permanent housing and independent living effective. Developing skills and strategies that address personal barriers to successful permanent housing is crucial in preventing homelessness again. Assistance with relocation to find affordable housing units and/or advocate with reliable landlords is often necessary. Case management and follow up case management efforts are needed to assist individuals or families in maintaining and or locating affordable housing. Financial assistance may be needed for security deposit, subsidies or help with rental payments and/or utilities. This is especially true for homeless youth who at intake 90% are unemployed, uneducated and unable to arrange for income of any kind. This financial assistance helps all homeless or chronically homeless individuals’ transition from shelters to permanent housing at a much faster pace. The goal is to get homeless individuals and families housed first while receiving support services to help overcome housing barriers. The Department of Neighborhood and Business Development is committed to supporting programs whose mission it is to aid homeless and/or

chronically homeless families and individuals with homeless prevention efforts as well as rapid rehousing and street outreach support services.

**How does the jurisdiction 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 publically funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs?**

The local CoC actively collaborates with systems of care and new initiatives have been developed to assist in preventing homelessness wherever possible. Lead Health Homes have embedded Care Managers at all local hospitals and shelters; they quickly connect clients to a Health Home care manager, assist with the discharge planning process and improve continuity of care. The District Attorney's re-entry task force provides paths for parolees to access training, employment and housing. The OMH funded SPOA and AOT Coordinators collaborate with NYS OMH and Parole\* to assure housing and services for Parolees with serious mental illness. NYS OMH awarded 22 additional beds/apartments for forensic clients in 2016. Many programs that are ESG-funded and help people avoid homelessness also have programs for which people are referred to for employment, education or youth needs.

Streamlined access to housing for the homeless and housing vulnerable occurs as a result of the CoC's development of the Coordinated Entry Workgroup whose task is to prioritize and coordinate access to housing for the most vulnerable. Representatives from behavioral health, health homes, corrections, DSS-ES, emergency services and youth services participate along with homeless providers.

Ongoing case management services and subsidies are vital to the success of low income individuals and families staying housed. Support for rapid re-housing financial assistance and follow up case management is a priority.

### SP-65 Lead-based Paint Hazards – 91.215(l)

**Describe the actions to address lead-based paint hazards (LBP) and increase access to housing without LBP hazards.**

Through grant funding from HUD’s Office of Lead Hazard Control and Healthy Homes (OLHCHH) and match funding from the Syracuse Department of Neighborhood and Business Development, the Syracuse Lead Program is able to fulfill its multifaceted mission. The mission is to (1) identify and clean up dangerous lead in low- to very-low income target areas; (2) decrease the number of children with elevated blood levels; (3) improve the environments of families residing in Syracuse; (4) and continue to educate all City residents about the effects of lead poisoning and prevention.

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

Over the course of 42 months, the Syracuse lead Program will assist over 200 units occupied by low- to very-low income families. The Syracuse Lead Program’s actions to reduce lead hazards and educate residents will directly help to decrease the extent of lead poisoning and the number of health hazards present in housing in Syracuse. Each unit receiving lead hazard reduction work will also receive a visit from a Public Health worker to help families understand how to prevent and maintain a lead safe environment, and a health homes assessment these actions will improve the health environment in housing and reduce the probability of a child being affected by lead poisoning.

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

The Syracuse Lead Program provides lead inspections or combined lead inspection/risk assessments, healthy homes assessments, and lead clearances for qualified applicants. The Syracuse Lead Program offers assistance to qualified units under federal regulations to remediate lead based paint hazards and other housing related health and safety hazards under the health homes guidelines to repair non-lead related hazards in units receiving HUD lead-based paint work.

Additionally, the Lead Ordinance will allow for the Department of Code Enforcement to take more control of health and safety issues for City residents. Need sentence before this: The City of Syracuse, in its efforts to further address environmental lead hazards in its housing stock has initiated the legal steps required to adopt a Lead Ordinance in the City of Syracuse. The ordinance will ensure City Code Enforcers receive the certification necessary to conduct lead inspections. With 3,336 structures needing to be tested each year, and taking into account current staffing levels, additional time to test, and the obligated time off for employees, two additional inspectors and one Lead Program Coordinator have been proposed for the 2020-2021 budget of the City’s general fund.

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

**Describe the jurisdiction’s goals, programs and policies for reducing the number of poverty-level families.**

The City has instituted a number of initiatives to alleviate the poverty status for residents who live in this community. These goals and initiatives are centered on the City’s 2040 Comprehensive Plan, which serves as an outline for the future of the community. A number of goals align between the comprehensive and consolidated plans, in areas such as neighborhood revitalization and economic development. Coordinating strategies around these areas will create the best outcome for city residents that are seeking employment and to provide for their families. Reducing the poverty level among Syracuse households involves the creation of new economic opportunities and a variety of ways to accumulate wealth.

Our policies and approaches to reduce the number of poverty level families focus on increasing educational attainment and support job training and skilling of unemployed and underemployed City residents and

working with partner agencies to match individuals with available jobs, improving financial literacy, and promoting the certification of utilization of more minority owned small businesses in the City.

As part of our Syracuse Surge initiative, we are building a state-of-the-art high school for technical training in Science, Technology, Engineering, Arts, and Math (STEAM), that will focus on developing the knowledge and skills needed for higher paying jobs of the future. In addition, we are expanding our Tech Garden facility to incubate more high tech companies, and secured a \$3 million Advancing Cities grant to implement programs that focus on helping low income and minority residents develop technology skills and start new businesses in high growth sectors. NBD is working with a number of community organizations to provide technical assistance to micro-enterprises, startup businesses, and job training programs that empower entrepreneurs and others seeking employment to acquire the skills necessary to grow their businesses or become qualified job candidates to provide for their families. The majority of these programs are strategically located within the urban core and central business district, which are among the most accessible by public transportation. This allows technical and employment resources to be available for all city residents, regardless of income and geographic location.

In addition to a focus on creating more job opportunities in the high-tech, high-growth sectors, the City has worked with our large anchor institutions, developers and unions to create the Syracuse Build program, which is aimed at creating a pathway for more city residents to access careers in the construction related trades. The program includes training and certification in the technical trades along with opportunities for apprenticeship and job placement on construction and development related job sites. This program is aimed at alleviating poverty because construction related jobs typically provide living wages and benefits. Our City has several large development projects underway, with major projects forthcoming including the anticipated replacement of Interstate 81, which will dramatically increase the number of job openings in the construction field. Elected officials and community leaders are working to ensure that city residents living in lower income neighborhoods will make up a substantial part of the labor force working on these projects.

To improve financial literacy and help City residents increase their household savings and reduce debt, Syracuse established a Financial Empowerment Center that offers free financial counseling services to anyone who lives in the City.

Additionally, NBD will actively seek to contract 11% and 9% of the overall project contract expenses to Minority and Women-Owned Businesses enterprises (MWBE) respectively throughout the jurisdiction. This policy allows these MWBE firms to expand their work opportunities and hire additional employees to accommodate larger-scale projects.

As a complement to the work anticipated in the City's downtown and central core, NBD staff will implement a comprehensive planning framework known as the Resurgent Neighborhoods Initiative (RNI). The Resurgent Neighborhoods Initiative is designed to align community engagement efforts with neighborhood residents, business owners, and key stakeholders with City staff in order to more efficiently coordinate long-term planning and revitalization efforts. The efforts will be led by NBD staff, and will include participate from various other city staff and departments. This structure is aimed at promoting a more holistic planning framework that combines both short and long-term priorities for both housing and commercial corridors. Three core elements of the planning framework include development of a neighborhood plan, ongoing resident engagement, and data analysis, evaluation, and communication throughout the implementation process. As part of this effort, NBD will seek to prioritize investments across both residential and commercial projects that are located within the identified priority boundaries.

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

The City constantly oversees the investments made in economic development as well as in neighborhood revitalization. On a daily basis, NBD's staff meets with developers, public officials, service providers, community leaders, and various organizations that seek to increase accessibility to jobs and affordable housing for low- to moderate-income persons. Although NBD is the department responsible for drafting and submitting this plan, communication and collaboration across City departments and community organizations occurs to carry out initiatives, programs, and policies that help to further the priority goals and strategic funding priorities outlined in this five-year Consolidated Plan. Those goals and priorities are designed to align with the mission of improving the overall quality of City neighborhoods and housing stock, while also fostering economic opportunities that provide jobs and services to City residents.

This plan includes projections over the next five years of various services that will be provided and the number of households, individuals, and businesses that will benefit from those services. These projections were carefully considered based on past progress, the needs and goals outlined by NBD, and the capacity of the organizations that work closely with NBD and City residents.

One of the priority goals is to increase the wealth of households, specifically targeting the designated Neighborhood Revitalization Strategy Area (NRSA) within Syracuse. The Northeast and Southwest sections of Syracuse have suffered from decades of disinvestment and high rates of crime and poverty. This plan, in coordination with various City departments, elected officials, and nonprofit agencies will work to make considerable progress in these designated areas, and create economic opportunity for City residents to build wealth and alleviate poverty.

**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.**

Monitoring is a continuous process to determine which assisted programs and services are meeting their objectives and are in compliance with HUD requirements set forth by 24 CFR part 85 and 24 CFR 570, as well as other New York State and local regulations and laws. The process will be done through on-site visits and regular in-house reviews of quarterly performance reports and payment requests. Specifically, the programs to be evaluated and monitored will be those operating with the use of CDBG, ESG, and HOME funds. Sub-recipients may include private entities, non-for-profit agencies, and City departments.

**Objectives**

Monitoring will ensure compliance with HUD regulations, be used to identify specific compliance deficiencies, request corrective actions, and reinforce or improve grantee performance by providing technical assistance to grantees. Specific objectives of monitoring include the following:

- Verification of the accuracy of sub-recipient's record.
- Verification that grantees' use of funds is consistent with their stated objectives
- Identification of potential problems or the apparent causes of actual problems and offer recommendations for corrective actions.
- Confirmation of the accuracy of information presented in the Consolidated Annual Performance and Evaluation Report (CAPER)

## Guidelines

The frequency of monitoring will be determined for each sub-recipient by an annual assessment of several risk factors associated with the administration of the assisted activity or service. The following criteria are used to determine the level of risk that will determine the scope of monitoring activities to be undertaken: The type of activity being assisted.

- The type of activity being assisted
- Whether the funded activity provides a direct benefit that is consistent with at least one national objective for CDBG and HOME and within an ESG fundable category.
- The amount of CDBG/HOME/ESG funding being provided
- The number of years that the program or service has been federally funded
- The agency's prior history and level of success in administering CDBG/ESG/HOME funds and other types of programming
- Staff turnover, particularly staff funded by CDBG/ESG/HOME
- The program's track record with regard to problems and problem resolution

The minimum level of monitoring will consist of in-house reviews on a quarterly basis of the sub-recipient's performance reports and the supporting documentation submitted with their request vouchers for reimbursements. The performance report will be examined to determine if the actual accomplishments meet the stated goals and objectives contained in the sub-recipient agreement. This review will also determine if projected time schedules are met and whether projected work units, caseloads, or other performance goals are achieved. Sub-recipient requests for payment will be approved only if: the request includes program reports and supporting documentation, the request complies with the sub-recipient agreement, reimbursements are for eligible costs and are reasonable, and if the program is still operational.

Additional monitoring activities will be undertaken as needed including increased telephone contacts, more frequent on-site visits, and requests for additional program and financial information. Each year, NBD will prepare a CAPER that assesses the overall progress of the Consolidated Plan. The Syracuse Urban Renewal Agency (SURA) accounting division prepares financial reports to assure that actual expenditures have been allocated properly and that financial controls are properly implemented. Community Housing Development Organizations (CHDO's) receiving HOME funding typically are CDBG sub-recipients and are therefore required to comply with all reporting and monitoring requirements stated above and outlined in the CHDO Operating Agreement with the City of Syracuse.



# 1st ANNUAL ACTION PLAN PROGRAM YEAR 46 2020 – 2021

Mayor Ben Walsh, City of Syracuse  
Department of Neighborhood and  
Business Development  
201 East Washington Street, 6<sup>TH</sup> Floor  
Syracuse, NY 13202



# FIRST ANNUAL ACTION PLAN

## PROGRAM YEAR 46 (2020-2021)

### Executive Summary

The City of Syracuse Department of Neighborhood & Business Development (NBD) submits the City of Syracuse First Annual Action Plan, as required by the U.S. Department of Housing and Urban Development (HUD). This Action Plan corresponds with the Five-Year Consolidated Plan released by the City and approved in 2020. The update includes various levels of strategic planning for the implementation of HUD entitlement grant funds during Program Year 46 (2020 - 2021). Identified within this Action Plan are specific agencies and activities requesting HUD entitlement funding to successfully carry out programs which address specific community needs, as identified by the City and its residents.

This Action Plan is the result of a collaborative process between the City and the community. Described are the community needs, resources, priorities, and proposed activities to be undertaken utilizing federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds. The City requests to utilize the following amount in entitlement funds for the 2020-2021 program year:

### Grant Administering Agencies

Grant*	Administering Agency	DRAFT Expected Allocation
Community Development Block Grant	City of Syracuse	\$4,942,227
HOME Investment Partnership	City of Syracuse	\$1,387,651
Emergency Solutions Grant	City of Syracuse	\$435,913
Housing Options for Persons with AIDS (HOPWA)	City of Syracuse (in partnership with New York State Office of Temporary and Disability Assistance)	\$406,072

\*These figures do not include program income.

In accordance with Title 24 Code of Federal Regulations (24 CFR) Part 91, all jurisdictions anticipating the receipt of the above federal grants must complete an Annual Action Plan. The Action Plan describes each community partner’s anticipated contribution and efforts to obtain the goals and needs of the City and its residents, outlined in the City of Syracuse Five-Year Consolidated Plan (2020-2024).

This is the first Action Plan of the City of Syracuse Five-Year Consolidated Plan (2020-2024). The Action Plan covers the period from May 1, 2020 through April 30, 2021.

## Annual Goals and Objectives

### 1. PROMOTE AND PRESERVE SAFE, AFFORDABLE, AND STABLE HOUSING

1. Home improvement direct assistance, targeting healthy housing principles with an emphasis lead hazard remediation and improving energy efficiency;
2. Development of affordable housing with preferences for scattered site, mixed income approaches, complementing identified community needs for those most vulnerable and improving housing quality;
3. Eviction prevention and landlord/tenant counseling assistance with an emphasis on early intervention and reducing forced family mobility;
4. Support homeless prevention, street outreach, and rapid rehousing activities;
5. Reduce barriers to fair housing.

### 2. BUILD FAMILY WEALTH + PROMOTE ECONOMIC INCLUSION

1. Home ownership promotion and retention, including homebuyer education, down payment assistance, and legal services related to estate planning and bequests;
2. Workforce development programming targeting underserved Syracuse residents that focuses on existing and projected employment opportunities, most notably the construction trades and supporting the Syracuse Build collaborative;
3. Financial empowerment services available to all City residents, with an emphasis on partnerships with those preparing for and/or newly entering the workforce;
4. Developing creative financing solutions to assist individuals, families, and small business owners in achieving their goals and achieving long-term sustainability.

### 3. CREATE MORE VIBRANT, RESILIENT NEIGHBORHOODS

1. Reduce residential and commercial corridor vacancy and remove blighting influences;
2. Support development efforts that result from demonstrated grass roots input and community engagement;
3. Support City-owned community centers with emphasis on quality programming for youth and seniors.

During Program Year 46 (2020-2021), the City will accomplish their goals specifically through providing resources to the following program areas:

- Down Payment and Closing Cost Assistance
- Increased Homeownership Opportunities for First-Time Homebuyers
- Access to Affordable Rental Housing
- Substantial Rehabilitation of Distressed Properties
- Emergency Home Repairs to Reduce Health/Safety Threats
- Housing Counseling, Education and Foreclosure Prevention Assistance
- Preventing Evictions and Housing Instability through Landlord/Tenant Counseling and Legal Services
- Street Outreach
- Rapid Re-housing for homeless individuals and families
- Programming for Youth and Seniors
- Supportive Services for Persons with HIV/AIDS
- Homeless Prevention support services
- Emergency Housing and Supportive Housing Services

## Past Performance

### Rental Housing Maintenance and Production

The Department of Neighborhood and Business Development (NBD) is committed to improving the quality of rental apartments while ensuring the availability of affordable units for those who cannot afford to buy a home. We advance this goal by leveraging funding through the Community Development Block Grant (CDBG) and HOME programs.

### Homeownership Production and Preservation

As part of NBD's overall neighborhood redevelopment strategies, facilitating homeownership opportunities plays a critical role in advancing this objective. NBD has demonstrated this commitment through investment in the following activities:

- Created 53 low- and moderate-income first-time homebuyers by providing down payment and closing cost assistance.
- Assisted 316 owner-occupants in completing necessary repairs to their homes, including roof repair, furnace replacement, and plumbing and electrical upgrades to an aging housing stock.
- Provided homeownership, budgeting, and foreclosure prevention counseling to more than 277 individuals.
- Currently there are thirty-three (33) single family homes with significant renovations either completed or underway and to be sold to first-time homebuyers.
- Sixteen (16) dilapidated structures have been or are scheduled to be removed to support strategic revitalization efforts in targeted block plans throughout the city.

### Strengthening Communities, Families & Individuals

- Provided 3,594 youth with structured afterschool programming, academic support and wellness recreation at all three City-owned community center buildings and other nonprofit service providers.
- Offered more than 1,189 seniors with a variety of services, including transportation, meals, structured activities, and more.
- Assisted 344 individuals with workforce development training and job placement.
- Resettlement services were provided to 139 newly arriving refugees; services included assistance with accessing quality, affordable housing, language development/translation depending on the services provided and job readiness.
- Provided 138 individuals at risk of homelessness with relocation assistance.
- Housing assistance was provided to 61 individuals afflicted with HIV/AIDS.

## Citizen Participation

In order for the City to achieve the overall goals and objectives, citizen participation is necessary. The entire allocation of federal CDBG, HOME, and ESG funding awarded to the City each year is based around the severity of both poverty and substandard housing conditions. It is necessary that public participation genuinely involve low-income residents experiencing these conditions. Genuine involvement by low income people must take place at all stages of the process, including identifying needs, setting priorities, suggesting allocations as well as the types of programs that will meet high-priority needs. The revised Citizen Participation Plan outlines strategies to ensure a diversity of residents can participate through a variety of methods. The strategies include participation of local and county institutions, Continuums of Care, and other organizations (including businesses, developers, non-profit organizations, philanthropic organizations, and community based and faith-based organizations) in the process of developing and implementing the Affirmatively Fair Housing Assessment and the Consolidated Plan. The City further encourages the participation through emails, mailings, public notices, distribution of information via social services agencies and other community organizations, such as Tomorrow's Neighborhoods Today Planning Councils (TNT), and F.O.C.U.S. Greater Syracuse.

In looking closely at our community engagement infrastructure, we have worked to identify gaps in civic engagement and find ways to reach and connect with diverse groups within our city – diversity being defined in terms of age, race/ethnicity, developmental ability, religion, educational attainment, and socioeconomic status. Our goal is to improve communication and information delivery to encourage community participation and transparency.

In the spring of 2019, cameras and audio equipment were installed in the Syracuse Common Council chambers, allowing city residents to follow along as legislative matters are discussed and voted on. Citizens who are unable to attend Common Council meetings can watch via livestream on the city's designated YouTube page. Budget hearings and committee meetings are also made available to the public using this tool. Closed Captioning is offered for those who may be hearing impaired or unable to listen in for any reason. These advancements were made possible with the help of a grant from New York State and technical support from WCNY, the local PBS affiliate. A link for the YouTube Live Streaming can be found on the city's website, Syrgov.net. In effect, these changes hope to expand accessibility, allowing citizens to remain informed without the restriction of being physically present.

In addition, the City has taken appropriate actions to encourage the participation of all of its citizens including minorities, non-English speaking persons and persons with disabilities. There is one full-time employee in the City of Syracuse Department of Neighborhood and Business Development who speaks and comprehends Spanish fluently. This skill is critical in ensuring that the office is responsive and transparent to city residents, regardless of their first language. These employees are made available to answer questions in person or over the phone and are able to translate when needed. The City is seeking to contract with Language Line Solutions to expand our abilities to provide interpretation services to the many languages spoken by members of our community.

NBD has also worked to brainstorm a list of civic engagement practices that can foster collaborative relationships between citizens and the local government. In thinking critically about how to introduce practices like participatory budgeting, citizens juries, idea crowdsourcing and Ad-Hoc groups, we hope to identify opportunities for strengthening communication and breaking down the divide between social and municipal actors. Moving forward, our goal is to find ways to consolidate our reports into formats that are digestible by all citizens groups. New considerations include using social media as a platform for sharing information, collecting community input and gauging reactions to changes.

The primary objective of citizen participation in drafting this Action Plan is to increase awareness of community needs and effectively implement programs, while continuing to stabilize the city's housing stock and ensure safe, affordable housing for city residents. The Department of Neighborhood and Business Development continues to work in a comprehensive manner to revitalize distressed properties, bolster commercial corridors, and strengthen neighborhoods through community building and targeted economic development projects.

All comments will be accepted for consideration. The final version of the First Annual Action Plan for Program Year 46 will include all comments received by the Department. Questions and comments regarding this Action Plan may be directed to:

**Jennifer Tift, Deputy Commissioner**  
**Department of Neighborhood and Business Development**  
City Hall Commons, Suite 600  
201 East Washington Street Syracuse, NY 13202  
Phone: (315) 448-8100 | Email: [nbd@syrgov.net](mailto:nbd@syrgov.net)

\*Accommodations for persons with disabilities are made available at both public meetings. Interpreters are available upon request to meet the needs of non-English speaking persons. Requests are to be submitted at least three business days prior to the meeting by calling (315) 448-8100.

## Consultation and Partnerships

Collaboration between local non-profits, the Housing and Homeless Coalition (HHC) and the Continuum of Care (CoC) is a priority for the City. These collaborations allow CDBG funds to focus on housing and redevelopment. Additionally, collaborations allow the Emergency Solutions Grant (ESG) to efficiently increase the number of critical support services offered to homeless, chronically homeless, and at risk homeless individuals and families. Partnerships are continually being forged between government organizations, housing developers, and business partners to re-house individuals and families, provide financial assistance, case management and eviction prevention services as well as relocation and other housing stabilization services.

Through NBD's partnership with the Greater Syracuse Land Bank, 513 problem properties have been returned to productive use. These efforts have leveraged nearly \$36 million in private and public investment, and the properties generate north of \$880,000 per year in tax revenue. The Land Bank process takes into account the bidder's proposal, the community's needs, the rehabilitation of the property, and the removal of blight. This collaboration has led to the creation of community gardens and greenspaces, demolition of dilapidated structures, more affordable housing, and rental housing and owner-occupied properties. Ultimately, this enhanced coordination between local government and not for profit housing providers has increased the goal of returning properties back to the tax roll and into the hands of responsible property owners, who have a stake in the success of community development.

NBD consults with the HHC and CoC to identify gaps in services to those in need. Using Homeless Management Information System (HMIS) data, Point in Time (PIT) count data and feedback from community-based organizations, ESG funds have been used to maximize current funding. The CoC and NBD continue to work together to build and maintain a process that maximizes current resources to support individuals and families in finding and maintaining permanent housing, along with support services that help those in need to achieve their housing goals. The ESG Program Administrators for both Syracuse and Onondaga County serve on the Performance Evaluation Committee and have representation on the HHC Advisory Board. Both the CoC Director and the ESG Program Administrator are constantly communicating, especially around matters of funding, performance standards and evaluation outcomes. The ESG Program Administrator and the CoC Director have gone on site visits together and have created a CoC/ESG dual-funding organization chart. The Syracuse ESG Program Administrator also sits on the Planning Policy, Program Performance Evaluation and Executive Committees of the HHC, which updates the CoC monitoring tool and Gaps and Needs Assessment annually. There is also ongoing collaboration and conversation with Onondaga County Department of Social Services (DSS).

The ESG program progress relies heavily upon the HMIS data and monitoring visits with agencies. Program standards, outcomes, and policies and procedures are reviewed on an annual basis with each funded program. The Ten-Year Plan to End Homelessness created in 2012 outlined strategies, funding and other resources to end homelessness in our community. ESG funds were aligned in the areas of rapid re-housing, homeless prevention, transitional housing and street outreach. Local priorities for funding are identified by the Gaps and Needs Assessment completed by the CoC along with the HMIS data and other local data. Outcomes of this assessment are used to direct ESG funding resources.

The City of Syracuse partners with many nonprofit, governmental, and private organizations in the execution of the strategies outlined in this Action Plan. In regard to Syracuse's homeless population, New York State policies mandate discharge planning for individuals in the foster care system, correctional facilities and hospitals to ensure individuals are not discharged into homelessness. These mandates have been incorporated into the Consolidated Plan and drive local decision making. The local Continuum of Care actively

collaborates with systems of care for homeless individuals and families; new initiatives have been developed to assist in preventing homelessness wherever possible. Local “Healthy Homes” programming have been installed in Care Managers at all local hospitals and at shelters. They quickly connect clients to a Healthy Home care manager, assist with the discharge planning process, and improve continuity of care. The Onondaga County District Attorney’s re-entry task force provides paths for parolees to access training, employment, and housing. The New York State Office of Mental Health (OMH) funded Single Point of Access (SPOA) and Assisted Outpatient Treatment Coordinators collaborate with OMH and New York State Parole to assure housing and services for parolees with serious mental illness.

Streamlined access to housing for the homeless and housing vulnerable occurs as a result of the development of the Coordinated Entry Workgroup, now part of the HHC whose task it is to prioritize and coordinate access to housing for the most vulnerable. Representatives from behavioral health, healthy homes, corrections, social services, emergency services and youth services participate in bi-weekly meetings to case conference individuals and families struggling in the system.

Several local providers are active with New York State Medicaid Redesign, recognizing that the provision of safe and affordable housing is a social determinant to a positive health outcome. A Delivery System Reform Incentive Payment (DSRIP) plan has been developed and is in place for our community. Additionally, Syracuse’s local Pay for Performance System Planning group meets regularly to improve discharge planning and outcomes for hospital transitions.

### Anticipated Resources

Local funding for affordable housing activities is comprised mainly of CDBG and HOME entitlement grants. While HOME funds are statutorily reserved for housing-related activities, eligible uses for CDBG funds are more varied to include services to assist certain subpopulations that, by their nature, often require additional supports (e.g. at-risk youth, elderly, disabled).

The following chart reflects expected resources from the federal government anticipating a cut in funding:

Program	Source of Funds	Use of Funds	Prior Year 45 Allocation	Expected Current Year 46 Grant Amount	Year 46 Program Income
CDBG (Community Development Block Grant)	HUD – Federal	Housing production, services to special needs populations and services to the housing vulnerable	\$4,854,840	\$4,942,227	\$8.800
HOME (HOME Investment Partnership)	HUD – Federal	Developer subsidies for the provision of affordable rental housing and owner-occupied housing; CHDO reserve and capacity funding	\$1,340,137	\$1,387,651	\$60,226
ESG (Emergency Solutions Grant)	HUD – Federal	Emergency shelter, transitional Housing, homeless prevention, rapid re-housing and street outreach activities	\$413,972	\$435,913	\$0
HOPWA (Housing Options for Persons with AIDS)	HUD – Federal	Housing assistance for persons with HIV/AIDS.	\$389,331	\$389,331	\$0

## Leveraging Resources

Anticipated resources received through the Consolidated Planning process are leveraged through additional resources including:

- **Home Improvement | Urgent Care:** CDBG funds are used to address the most urgent needs of low-income owner-occupants, such as the replacement of deteriorated roofs, furnaces and plumbing, and in some cases, increase accessibility through the construction of ramps. All assistance is provided directly to homeowners through the City's primary housing partner, Home Headquarters (HHQ) and has a sliding scale payback requirement, the amount of which depends on the income-level of the owner. The receipts of which are kept in a restricted account used for the purpose of re-lending to another qualified household.
- **Lead Hazard Control and Healthy Housing Investor-Owner Funding:** In partnership with the Onondaga County Community Development Department, Syracuse has secured \$4.1M in lead hazard mitigation and healthy homes financing to remediate up to 250 units of rental and owner-occupied housing in Syracuse over 42 months. Currently, there are limited financing options for landlords needing to make property improvements that address lead and other health and safety issues in the home, and renter-occupied households have a higher rate of housing quality issues in Syracuse, according to American Community Survey data. As part of the Syracuse Green and Healthy Homes Initiative (GHHI), additional partnerships and leveraged funding will expand the reach and impact of our home improvement efforts. An expanded GHHI brings a diverse group of housing, health and service agencies together to look at ways to improve occupant health while addressing home improvement interventions. The expanded program will allow for rental properties to be approached comprehensively, looking at the home improvement needs as well as the occupants and their health needs. In addition, the Initiative also looks to improve the energy efficiency of the property.
- **Down Payment and Closing Cost Assistance Program:** Up to \$4,000 in CDBG funds are granted to income-eligible homebuyers which often is the difference between closing on a home and not. Therefore, a relatively small injection of CDBG funds can leverage an entire privately-held mortgage ranging anywhere between \$30,000 and \$95,000 per home. Last year 85 households took advantage of this program expending \$255,000 in CDBG funds but leveraging between \$2 million to \$6 million in private mortgage financing.
- **The Syracuse Home Assistance Repair Program (SHARP):** provides up to \$3,000 in exterior improvements to income eligible households which are required to contribute 10% of their own funds.
- **HOME Developer Subsidies:** In order to meet the high demand for quality affordable rental units, the city of Syracuse uses HOME funds to leverage New York State Low Income Housing Tax Credit projects. On average, the ratio of this leverage is 10:1 and the long-term affordability requirements assures that these rental units will remain affordable and available to low to moderate income families.
- **Developer Assistance for Homeownership:** To promote the rehabilitation of Syracuse's aging housing stock as well as neighborhood revitalization, financial assistance is offered through the HOME program to developers to write-down the cost of construction for rehabilitation and new

construction to create affordable housing units. NBD works with Syracuse's not-for-profit housing partners, many of them qualified as Community Housing Development Organizations (CHDOs), to rehabilitate housing units for affordable homeownership opportunities.

## Use of Public Facilities

The City of Syracuse owns and supports three community Centers, out of which many human service programs are administered:

### **Syracuse Model Neighborhood Facility, Inc. (Southwest Community Center)**

The Southwest Community Center (SWCC) is a City-owned facility located on the city's southwest side and serves a predominantly African-American clientele. Syracuse Model Neighborhood Facility, Inc., (SMNF) was established for the purpose of operating the SWCC. SMNF also leases space within the facility to a number of organizations that provide complimentary services and service coordination, including: youth development programming; AIDS/HIV awareness, education and prevention; educational substance and alcohol abuse prevention for school age youth; programming for developmentally disabled youth and young adults to promote personal, social and recreational development; computer-based tutorial programming for youth who attend Syracuse City Schools in grades K-8; a program focused on reducing harmful behavior in youth ages 10-19; and job readiness and workforce development programming for adults ages 18-24 to increase employment opportunities.

### **Syracuse Northeast Community Center (SNCC)**

Located on the City's near northeast side, and adjoining Dr. Weeks Elementary School, SNCC provides a diverse set of public services using an organizational and program model that is unique to the area which it serves. The SNCC manages the facility, which is owned by the City of Syracuse. In this role, the agency provides programmatic infrastructure consisting of office and program space, security, maintenance, coordination and scheduling support, and management of common space. SNCC leases space within the facility to a wide range of organizations that provide complementary services. This enables non-profit and local government agencies to deliver targeted services to the neighborhood. SNCC provides the following programming: educational, recreational and social enrichment programming for families; emergency and social service resources to meet the needs of seniors, youth, and families.

### **Westcott Community Center**

The Westcott Community Center (WCC) operates in a City-owned facility located on the eastside of Syracuse. With CDBG funding, Westcott Community Center supports youth, adult, and senior educational programming. The youth programs include Westcott Kids' Club, after school enrichment for Syracuse City School District Enrichment programs for Webster Elementary and Ed Smith. Additionally, there are GED and literacy activities for adults. The WCC also sponsors a lecture series, community art gallery, and farmers market to provide fresh produce during the summer months for the community. Additional programs offered at the WCC include community-building events, enrichment classes for senior living, community dinners and concerts. Senior programming is also offered, which includes fitness activities, arts and crafts, games, socialization, and a hot lunch provided by PEACE, Inc.

## Geographic Distribution of Funds

NBD identified two Neighborhood Revitalization Strategy Areas (NRSAs) within the city of Syracuse, which were subsequently approved by HUD. The northeast and southwest NRSAs are comprised of primarily residential areas, housing the highest percentage of low- and moderate-income households and children living in poverty.

The northeast NRSA includes the following neighborhoods: Hawley-Green, Lincoln Hill, Near Eastside, Northside, Prospect Hill, part of Salt Springs and Washington Square (census tracts: 2, 5.01, 6, 7, 8, 14, 15, 16, 17.01, 23, 24, 34, 35 and 36.01). The southwest NRSA includes the following neighborhoods: Brighton, Elmwood, Far Westside, Near Westside, North Valley, Park Avenue, Skunk City, and Southside (census tracts: 20, 21.01, 30, 38, 39, 40, 42, 51, 52, 53, 54, 57 58, 59 and 61.01). Please see **Appendix B** for a map of the NRSA.

NBD also uses the following criteria to allocate investments geographically within the jurisdiction in an effort to revitalize the Northeast and Southwest areas:

- Allow for public service cap exemptions to those programs carried out aligned with the prescribed Consolidated Plan strategies that are delivered by a Community-Based Development Organization (CBDO).
- Job creation and retention activities undertaken pursuant to the strategy will be qualified as meeting area benefit requirements, thus eliminating the need for employers to track the income of persons that take, or are considered for, such jobs.
- Housing units assisted pursuant to the strategy can be considered to be part of a single structure for purposes of applying for low-and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood.
- Economic development activities carried out under the strategy will be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements.

The northeast and southwest NRSAs continue to suffer higher vacancy rates, higher poverty rates and lower homeownership rates than city-wide measures as reported in current American Community Survey (ACS) data.

The northeast area remains burdened by a high housing vacancy rate at 20.5% in 2017 ACS 5 year estimate, though it demonstrates a slight increase in total number of housing units in the area, representing some investment in the area's housing stock. The population continues to include a higher poverty rate than city-wide, at 40.1% in the northeast NRSA compared to 32.6% city-wide, representing a larger portion of the population today than in previous estimates. The estimate that fewer households reside in a different house from the previous year, 52.4% in 2017 and 65.9% in 2012, coupled with the increasing poverty rate and increase in the total number of housing units may represent a deepening concentration of poverty in the northeast NRSA resulting from.

The southwest area similarly suffers from high housing vacancy, at 22.2% in the 2017 ACS 5 year estimate, but is also characterized by a 4.8% increase in this measure compared to 2012 data. With little change in the

total number of housing units, the area is suffering from disinvestment represented by this increase in the number of vacant units and the 11.5% decrease in the estimated number of homeowners reported by the 2017 ACS 5 year estimate. The reported poverty rate in the southwest NRSA dropped in the 2017 estimates, to 43.1% from 44.9%, but the total population below poverty fell 14.3%. Fewer residents relocated during the previous year in the 2017 ACS estimates, 47.7% compared to 63.7% in 2012. These population measures coupled with the housing estimates suggest that the concentration of poverty in the southwest NRSA is also deepening, though represented in this area by a stable, if stressed, population.

Further information from the American Community Survey is illustrated in the map series in **Appendix B** and accompanied by included data table with the figures cited above.

## Year 46 Funded Programs

Citizen participation in the Annual Action Plan also includes community leaders, stakeholders and business owners in the city of Syracuse through Risk Analysis Committees (RAC) see Appendix A which meets each year to discuss and rank each funding application submitted to the City for CDBG, HOME and ESG funding. This year the RAC volunteers were made up of representatives from the United Way of Central New York, Onondaga County, the Housing and Homeless Coalition and the Continuum of Care (CoC), City of Syracuse residents, National Grid, and the Allyn Foundation.

## Project Descriptions

### PROMOTE AND PRESERVE SAFE, AFFORDABLE AND STABLE HOUSING

**Covenant Housing Corporation of Central New York (CHCCNY):** CHCCNY develops affordable special needs housing for low to moderate income households and individuals with disabilities. Special needs populations with whom CHCCNY typically works with include: individuals with mental health, intellectual development and/or physical disabilities and survivors of traumatic brain injury. CHCCNY develops housing in response to individuals needs in terms of location accessibility and type of tenure, as a result CHCCNY develops both rental and homeownership opportunities.

**Empire Housing- Far Westside/City of Syracuse Revitalization Strategy:** Located on the City's Westside, Empire Housing provides purchase-rehabilitation assistance for first-time homebuyers through their New York State Affordable Housing Corporation (AHC) program on the far Westside neighborhoods. More than 30 new homeowners work in partnership with Empire to identify needed health and safety repairs to be completed prior to occupancy.

**Home HeadQuarters (HHQ) - Urgent Care, SHARP, and DPCCA:** Home HeadQuarters Urgent Care program provides low- to moderate-income households with loans to complete emergency repairs to their homes and remove barriers to housing for the disabled through the construction of exterior ramps and weatherization for city homeowners. Funding promotes housing stability by completing health and safety related repairs. The SHARP Program provides eligible owner-occupants with small grants for minor home repairs, often preventing the need for expensive emergency repairs that otherwise would result. HHQ provides assistance to customers throughout the application and construction process. HHQ's Down Payment and Closing Cost Assistance Program (DPCCA) provides up to \$4,000 in funds to reduce barriers to homeownership opportunity. The assistance is provided in the form of a five-year deferred loan.

**Home Headquarters (HHQ) - Home Ownership Center:** HHQ's Homeownership Center provides a wide array of group and individual education and counseling programs to a minimum of 250 individuals to promote and retain sustainable homeownership. This includes certified homeownership education classes, individual credit and budget advisement, and foreclosure prevention assistance. The HHQ homebuyer education program prepares prospective first-time homebuyers in the rights and responsibilities of homeownership. Accredited by NeighborWorks® America, this education tool for potential homebuyers is a prerequisite for DPCCA.

**Northeast Hawley Development Association, Inc. (NEHDA)- Neighborhood Revitalization and Stabilization:** The Northeast Hawley Development Association (NEHDA) serves the City's Northside neighborhood, partnering with both the City and sister agencies to promote homeownership and community engagement. NEHDA's primary role is to give post-purchase counseling, workshops (on how to plan for maintenance and home repairs), guest speakers on relevant topics and with the Land Bank side lot purchases, and assistance to GSPDC tenants. NEHDA, Inc. performs outreach to 30 Northside residents to market housing programs such as SHARP, Urgent Care, and other home improvement programs.

**Syracuse Model Neighborhood Corporation (SMNC):** SMNC provides quality affordable housing services to low- and moderate-income families located on the south and west side neighborhoods of the City of Syracuse for over 47 years. SMNC provides the Community Cares Program with affordable maintenance services as a neighborhood initiative that is offered to Southside residents to combat "deferred maintenance" on homes to decrease code violations.

**Welch Terrace Apartments:** Welch Terrace Apartments provides affordable, permanent and secure supportive housing with CDBG funding for 32 individuals to a population increasingly at risk of becoming homeless; those diagnosed with HIV/AIDS. By providing tenants with supportive housing, many are able to stabilize their lives, live independently and enjoy an enhanced quality of life.

**ARISE, Inc. - Advocacy and Referral Program:** Program provides information and referral assistance to 93 individuals and 15 individuals receive one-on-one assistance regarding housing availability and support services within the city. Within the program, ARISE also offers one-on-one sessions with individuals looking for more extensive information in services and the ability to live independently. ARISE also facilitates the Home Access Program (HAP) that provides ramps to homeowners with disabilities that would otherwise prevent them from accessing their home.

**Catholic Charities - Direct Financial Assistance, Relocation Assistance, and Housing Stability Program:** The Catholic Charities Relocation Program will serve 110 low-income, housing vulnerable or homeless families, and individuals who live in Syracuse. The program provides direct financial assistance, relocation and case management support services to homeless or housing vulnerable households to assist with obtaining and maintaining safe, affordable housing. This program also works directly with NBD to address emergency relocation needs of tenants occupying buildings deemed uninhabitable by the city of Syracuse. The Housing Stability program provides case management support services to 20 housing vulnerable individuals/families receiving tenant Based rental assistance (TBRA) along with an assessment of housing barriers and identifying potential resources and goals. The Direct Financial Assistance program assists individuals or families needing to relocate with rental assistance, utility payments, and moving assistance when necessary.

**Chadwick Residence- Transitional Housing:** Chadwick Residence Transitional Housing Program will serve 30 homeless women and/or women with children from the Coordinated Entry List. Case management and housing stabilization services will be provided in a supportive environment, empowering them to develop the knowledge and skills necessary to increase their self-sufficiency and to obtain or maintain permanent housing.

**CNY Fair Housing- Education, Enforcement + Tenant Counseling:** The mission of CNY Fair Housing is to “create equal housing opportunities for people through the enforcement of federal housing discrimination laws.” CNY Fair Housing provides services to affirmatively further fair housing to 45 individuals and counseling and referral services to 115 individuals, including review of rental advertisements and random follow up testing to ensure compliance with all federal and local anti-discrimination laws, including the recently approved source of income protection in Syracuse. The program will extend its services to provide tenant and landlord counseling for city residents.

**Greater Syracuse Tenants Network- Tenant Advocacy in HUD Buildings:** The Greater Syracuse Tenants Network will provide an assessment of the approximate 40 HUD-assisted projects through Syracuse as to the status of any tenant organization or lack thereof in these projects. The Greater Syracuse Tenants Network will build upon its existing direct advocacy for HUD-assisted rental projects and provide technical assistance, as needed, to tenant associations, including mediating tenant-property management issues. . It will also forge new relationships for a number of tenant associations that desire and are in need of representation.

**Hiscock Legal Aid Society- Homeless Prevention + Legal Services:** Hiscock will provide legal services to 175 housing vulnerable households attempting to resolve legal problems that prohibit individuals from obtaining or maintaining permanent housing such as: eviction proceedings, landlord tenant matters, child support, guardianship, paternity, emancipation, legal separation, resolution of outstanding criminal warrants, orders of protection, appeal of veterans and public benefit claim denials.

**Jubilee Homes of Syracuse-** Jubilee Homes serves the southwest side of Syracuse by providing homeownership counseling services to potential homeowners and those facing foreclosure.

**In My Father’s Kitchen-Under The Bridge Street Outreach:** In My Father’s Kitchen will build relationships with approximately 120 unsheltered homeless people for the purpose of offering immediate support by connecting homeless individuals with mainstream support services and activities. The relationship building begins by bringing food and emergency supplies to those living under the bridges or on the streets and offering transportation to services and/or other housing options.

**InterFaith Works of CNY - The Center for New Americans:** The Center for New Americans’ Case workers assist clients with a variety of needs such as arranging for housing, utilities, furnishings, and food; enrolling adults in English learning classes and children in school; ensuring that necessary medical care is received; finding employment; and providing help understanding U.S. culture. The Center also assists groups in developing their own self-help associations and in the fulfillment of projects of their choosing. Interfaith also provides mediation and housing stability services through homeless prevention case management to approximately 125 individuals. Tenancy education and counseling are provided to many refugees who are at risk of homelessness.

**Liberty Resources Inc.:** The DePalmer House Transitional Living Program will serve 22 homeless individuals with HIV/AIDS. Individualized support services are offered in a safe environment to assist individuals in either obtaining or maintaining permanent housing.

**Rescue Mission- HIS Team:** The Rescue Mission’s Homeless Intervention Services (HIS) Team will provide street outreach services to 100 homeless individuals living in encampments, abandoned buildings and newly identified locations. The staff provides trauma-informed services, engaging individuals in need of essential supplies and connecting them to emergency shelters, permanent supportive housing and inpatient treatment programs. Supplies such as food, clothing, hand warmers and bottled water are distributed routinely.

**Salvation Army – Various programs: The Transitional Apartments and Parenting Center (TAPC)** will rapidly re-house approximately 45 homeless pregnant and parenting youth. Obtaining and maintaining stable housing is the main goal of the TAPC program. Approximately 12 youth will receive case management services from the Barnabas **Shelter** with the goal of finding permanent housing. Necessary supports and follow along services will be offered to assist in maintaining permanent housing. The **Housing Assistance and Life Skills Education (HALE)** program provides direct financial assistance in the form of security deposits to homeless individuals and their families transitioning from shelter programs into permanent housing in the community, and who rely on income from employment to meet their housing needs. They plan to serve 30 households.

**Volunteer Lawyers Project - Advocacy and Prevention Eviction and Defense Program:** This program will provide legal representation in the Syracuse Landlord Tenant Court to 435 housing vulnerable tenants. Its goal is to assist housing vulnerable individuals/families avoid or delay evictions, housing counseling, reduce or prevent money judgments against tenants so that they can relocate if needed.

## **BUILD FAMILY WEALTH + PROMOTE ECONOMIC INCLUSION**

**CenterState CEO - Build Ready and Up Start for Syracuse Build:** Through Build Ready, Work Train will continue to engage area construction industry employers and work with them to: aggregate specific employment needs; develop candidate profiles that reflect the skills necessary for each type of job; and tailor the Work Train model to train potential candidates so they are able to meet specific job requirements. Staff will then work with neighborhood-based partners to recruit un- and underemployed Syracuse residents and conduct skills assessments to identify those who are ready to participate. Students demonstrating aptitude and interest in industry-specific positions will enroll in associated job-specific training modules

**Dunbar Association – Youth Program:** The Dunbar Center is a community-based agency located on Syracuse’s Southside committed to providing comprehensive services to promote successful families, empower communities, and build racial harmony. Dunbar accomplishes this through assisting around 95 youth in cultural, social, recreational and educational programs. CDBG funding is sought to support their youth services programming.

**Goodlife Philanthropic Youth Foundation- 315 LIFT:** The Good Life will provide financial empowerment services to female youth emphasizing those newly entering the workforce, through its REAL Wealth program. REAL Wealth, a programmatic component of 315 LIFT, is a “cultural economics” program which provides program participants with the skills and knowledge necessary to attain financial empowerment. The program teaches not just how to manage and build assets, but also includes a critical examination of youth’s cultural perspectives on money. Under the cultural economic model youth are taught financial success strategies based on their current socio-economic status and situation. Strategies for overcoming poverty are presented in conjunction with youth’s cultural identity in order to create the best chance of success.

**Huntington Family Center - James Geddes Youth Services Program:** The Youth Services Program provides safe, structured programming for 105 young children that live on the Near Westside of Syracuse. The program offers group and individual activities that focus on asset development while helping youth to achieve their goals. The program is comprised of three components: an after-school program, academic support emphasizing truancy prevention and building social skill competencies or offering a seven-week summer day camp during the summer.

**Jubilee Homes of Syracuse- Workforce + SW Neighborhood Economic Development:** Jubilee Homes serves 125 families on the southwest side of Syracuse by providing support for workforce development and

employment training in the neighborhood. Jubilee Homes is also funded to carry out technical assistance to 48 individuals regarding new and existing businesses.

**OnPoint for College - The OnPoint Career Services Program:** Program will help students plan their careers from the beginning of their college journeys. We provide a career assessment process when students first enroll in On Point, and then continue to provide support activities to help students develop soft skills through mentoring and empowerment workshops and attain pre-professional experience, such as job shadowing and internships. OnPoint Career Services program will assist over 100 college bound youth, stop-outs, and graduates with their preparation for entry into the work world, including resume writing, practice interviews, and job searches.

**PEACE, Inc. - "Dunk Your Junk" Program:** This is a partnership between PEACE, Inc., Syracuse Department of Parks and Recreation (SDPR), Pathfinder Bank, the Syracuse City School District (SCSD), Greater Syracuse HOPE, and others. "Dunk Your Junk" involves SCSD middle school students who normally would lack the ability to participate in mentorship and financial education programs with other city youth. Overcoming geographical isolation together, youth will a) clean their city; b) learn about their environment and related career fields; c) develop their job readiness and teamwork skills; d) interact and build relationships across ages; e) increase their financial literacy; and f) earn a small stipend that they can deposit within a newly opened bank account. Through youth advocacy and support for their parents, "Dunk Your Junk" builds family wealth and promotes economic inclusion.

**Women's Opportunity Center – Journey to Success:** The Women's Opportunity Center (WOC) programming will lead 25 low income women to the pathway out of poverty by providing them with individualized career counseling, training and remove barriers to become job ready and find employment. The WOC of Syracuse is committed to pursuing that mission by working one on one with all participants, providing them with access to a comprehensive program of business administrative computer training and life skills coaching methods.

**YWCA - Girls Inc. Programming:** This programming consists of summer camps and a pilot after school program at the YWCA. The programs aim to empower Syracuse girls by building self-efficacy, self-confidence, and self-sufficiency. Girls, Inc. at the YWCA offer preventive programs that will have a crucial short to long term impact in the city of Syracuse as they directly and indirectly address two of the city's key challenges, early pregnancy prevention and poverty education. This program is new to CDBG funding and plans to assist a minimum of 57 girls in the city of Syracuse.

## **CREATE MORE VIBRANT RESILIENT NEIGHBORHOODS**

**Syracuse Northeast Community Center (SNCC)-Focus on Youth and Senior Programming:** Located on the City's near northeast side and adjoining Dr. Weeks Elementary School, SNCC provides a diversity of public services deemed most appropriate for a minimum of 2,423 families in the surrounding neighborhoods. In addition, SNCC operates programming that assists the refugee population settle on the Northside of Syracuse.

**Syracuse Model Neighborhood Facility, Inc. (Southwest Community Center- Focus on Youth and Senior Programming):** The Southwest Community Center facility includes a gymnasium as well as an indoor swimming pool. Services available at the SWCC include a food pantry, case management for individuals and families in need, violence intervention and prevention and a branch library of the Onondaga County Public Library. The Southwest Community Center has now expanded services to include financial literacy with Cooperative Federal Credit Union on site. The SWCC assists a minimum of 5,350 families.

**Westcott Community Center- Focus on Youth and Senior Programming:** The community center provides a number of after school programs and adult educational programs that affect personal development. Other services such as senior citizens advisement and lunch program, lecture series, concerts and a farmer's market make the facility a community anchor for the city's east side. The Westcott Community Center assists a minimum of 2,306 families additionally serving 1,527 individuals through community programming.

## Eliminating Barriers

Syracuse faces many regulatory barriers to affordable housing however, each year the community moves closer to eliminating those barriers. Increased collaboration between Common Council members, task force volunteers and political officials has allowed the city to significantly reduce the number of barriers developers, homeowners and tenants face.

### **Actions planned to reduce negative effects of public policies**

Through the evaluation of regulatory processes in the Division of Code Enforcement, the city was able to move from an out of date software system requiring paperwork with a turnaround time of a few days, to a newly developed information processing system which enables inspectors to track cases quickly and efficiently in the field. Instantaneous updates are communicated to the Onondaga County Lead Program, the Permit Division and Neighborhood and Business Development to streamline the process that tenants, developers and homeowners go through during construction and rehabilitation projects. The same program is used by the Division's legal staff which allows cases involving tenants and unfit homes to move through the legal system and into court quickly.

Maintaining affordable housing can be difficult if effective enforcement mechanisms are not in place. The Department of Neighborhood and Business Development ensures affordable housing being produced will remain affordable for as long as possible. To reduce the risk of affordable housing becoming fair market housing, regular monitoring is conducted and site visits are performed by staff and code inspectors throughout the project compliance period.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Syracuse recently completed an update to its Analysis of Impediments to Fair Housing with the help of CNY Fair Housing. This updated report and analysis will guide the investments of the city to address the obstacles identified in this effort, and a comprehensive review of department policies to promote fair housing opportunities for City residents. The completed Analysis of Impediments will be submitted to HUD shortly after this Plan is released. The City will also continue to actively work to address any specific barriers encountered by individuals or families with the assistance of the CNY Fair Housing and other community organizations that provide feedback regarding challenges that currently exist toward accomplishing this (\*please refer to Appendix D for the Analysis of impediments DRAFT of that report).

### **Actions planned to foster and maintain affordable housing**

Since 1996, the largest single financial commitment in the City's Action Plan has been allocating federal funds for home improvement projects that are critical to keeping low-income homeowners in their homes. This has resulted in more than 5,000 low-income owner-occupants able to make substantial investments in their homes, affecting 20 percent of all owner-occupants in Syracuse. More than any other program, the Home Improvement – Urgent Care program administered by Home Headquarters has helped maintain the supply of affordable housing in the city. In addition, the HOME program annually supports the rehabilitation and/or new construction of quality affordable rental units at a rate of about 25 to 75 units per year. Over the same

time period, this has resulted in approximately 1,350 high quality affordable rental units brought online to address the housing needs of low-income renters.

The City will continue to use available funding through the federal block grants to ensure that quality affordable housing remains available to all eligible renters and homeowners.

**Actions planned to reduce the number of poverty-level families**

NBD staff will bring together key CDBG and ESG-funded agencies whose mission is to address the immediate housing crises faced by those living in substandard housing. An integral part of this effort is the involvement of the Onondaga County Department of Social Services-Economic Security (DSS-ES). DSS-ES not only serves as a resource to the case workers assisting these individuals and families in crisis but also provides “income-stretching” assistance to these households to ensure that they are receiving all the assistance they are entitled based on their income and their inclusion in an underserved subpopulation. While this does not increase the long-term wealth of these households, it does provide them the means to stabilize their living situation, to allow them to genuinely build wealth, and work their way out of poverty.

**Actions planned to develop institutional structure**

Efforts are ongoing to coordinate the discharge policies of area hospitals and health centers to ensure adequate housing is available to those leaving institutionalized medical care. The planning and coordination of various institutional discharge policies is done primarily through the Homeless and Housing Coalition (HHC) in which the City is a major participant.

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

The City and the County continue to find ways to collaborate in addressing the needs of the housing vulnerable. NBD staff brings CDBG/ESG-funded agencies together with the Department of Social Services - Economic Security to assist in finding suitable housing for those living in substandard conditions. The Greater Syracuse Land Bank works closely with the City to obtain and address unfit housing and determine the disposition of each structure so as to ensure its habitability.

**Affordable Housing**

One Year Goals   Number of Households to be Supported	
Homeless	1,184
Non-Homeless	436
Special-Needs	565
<b>Total</b>	<b>2,185</b>

One Year Goals	Number of Households Supported
<b>Rental Assistance</b>	15 (HOME) 30 (ESG) 130 (CDBG)
<b>Production of New Units</b>	75 (HOME & CDBG)
<b>Rehab of Existing Units</b>	75 (CDBG)
<b>Total</b>	<b>325</b>

\*The homeless estimate was derived from the following ESG Year 45 funded activities:

- Rapid Re-housing (87 households)
- Homeless Prevention (825 households)
- Street Outreach (220 households)
- Transitional Housing (52 households)

## Public Housing

NBD coordinated public housing assistance through the Syracuse Housing Authority (SHA), which owns and operates 12 Federal Public Housing developments and 4 affordable housing developments in Syracuse. There is a great demand for Federal public housing as the Section 8 wait list is still closed and has close to 2,000 applications. Long wait lists exist also for the affordable housing developments.

Furthermore, SHA is working with partners to put together a Home Ownership program which is a bit more dynamic. SHA built one house with extra Public Housing funds which sold in 2015. Currently, “Homes of Syracuse” is a rent to own model, that won’t trigger ownership for 8 more years (In the past three years, four rent-to-own tenants have ended their participation and bought a home on their own.) The greatest demand among families with children is for three- and four-bedroom units. The wait for these apartments is currently over two years. For more information regarding the demand for public housing and Section 8 assistance, as well as other Syracuse Housing Authority programs, please refer to the Five-Year Strategic Plan.

The mission of SHA is to provide clean, safe, and affordable housing for the low-income citizens of this community. The creation of the Authority was approved by the State in 1937 as a separate agency from the City for the purpose of carrying out its mission.

The Housing Authority Board of Commissioners is comprised of a group of seven individuals. The mayor appoints five board members, and the public housing residents elect two board members from the tenant population of all SHA developments and the Section 8 Voucher holders. All members serve unpaid, and both appointed and elected members of the board serve for five-year terms.

SHA offers opportunities for their residents to engage in the community and address their personal needs through both programs run by SHA and services provided by agencies in the community. -Through service coordinators and social workers on staff, SHA provides case management, service referrals, and information to residents who require assistance and homeownership services. Services related to homeownership include: Credit Counseling, Life Skills, Financial Literacy, and Tax Assistance. Additional services provided by the Life Program include: Child Care, GED Programs, ESL Classes, Drug/Alcohol Treatment, Employment Readiness Skills, Job Training Classes, Dental Care, Tutoring, Computer Classes, Mentoring, Health Care and Nutrition Classes.

Year 46 Draft CDBG, ESG, HOME Budgets

CDBG Year 46 Draft Budget

Applicant	Program	Year 45 FINAL Allocation	Year 46 Requested	Year 46 Proposed Allocation	% of Total
ARISE, Inc.	Housing Referral and Advocacy Program	\$ 27,565	\$63,433	\$27,565	0.6%
Boys and Girls Club	Junior Staff	\$ -	\$117,250	\$0	0.0%
Catholic Charities of Onondaga County	Staffing: Eviction Prevention + Relocation Assistance	\$ 174,909	\$182,865	\$182,865	3.7%
	Direct Financial Assistance for Relocation Program	\$ 27,815	\$45,370	\$27,815	0.6%
CenterState CEO Foundation	Build Ready & Up Start for Syracuse Build	\$ 29,853	\$75,000	\$29,853	0.6%
CNY Fair Housing	Education, Enforcement, + Tenant Counseling	\$ 58,815	\$90,000	\$58,815	1.2%
Dunbar Association	Youth+Senior Program	\$ 20,897	\$62,000	\$22,151	0.4%
Empire Housing	Far Westside/City of Syracuse Revitalization Strategy	\$ 68,862	\$125,000	\$68,862	1.4%
Goodlife Philanthropic Youth Foundation	315 Lift	\$ -	\$50,000	\$10,000	0.2%
Greater Syracuse Tenant Network	Tenant Advocacy in HUD Buildings	\$ 36,521	\$52,000	\$36,521	0.7%
Home HeadQuarters	Urgent Care Repair Program*	\$ 1,451,905	\$2,000,000	\$1,451,905	29.4%
	SHARP Program	\$ 248,778	\$250,000	\$248,778	5.0%
	Homeownership Services - Downpayment Assistance	\$ 249,773	\$250,000	\$249,773	5.1%
	Homeownership Center	\$ 149,267	\$175,000	\$149,267	3.0%
Huntington Family Centers, Inc.	Youth Services Program + Senior Program	\$ 26,289	\$43,343	\$26,289	0.5%
InterFaith Works of CNY	Center for New Americans + Tenant Counseling / Housing Stability	\$ 59,463	\$64,860	\$60,652	1.2%
Jubilee Homes	Workforce + SW Neighborhood Economic Development	\$ 183,454	\$301,840	\$183,454	3.7%
Legal Services of CNY	Legal Services for Syracuse Housing Authority Tenants   Resident Advocate	\$ -	\$72,298	\$0	0.0%
Northeast Hawley Development Association (NEHDA)	Neighborhood Revitalization and Stabilization Program	\$ 67,248	\$78,000	\$67,248	1.4%
Northside Learning Center	Increasing Wages, Improving English Literacy	\$ -	\$37,182	\$0	0.0%
Onondaga County Public Library	Youth Technology Leaders Workforce Development	\$ 24,878	\$24,908	\$0	0.0%
OnPoint For College	Career Services Program	\$ 10,946	\$12,000	\$11,000	0.2%
PEACE	Let Me Be Great: Be Great	\$ -	\$51,034	\$17,166	0.3%
RISE	Refugee Immigrant Self-Empowerment	\$ -	\$24,000	\$0	0.0%
Syracuse Model Neighborhood Corporation (SMNC)	H STAR Program (Proposed amount see HOME budget)	\$ 29,853	\$549,780	\$0	0.0%
Syracuse Model Neighborhood Facility,	Southwest Community Center (Focus on Youth, Seniors)	\$ 391,808	\$479,593	\$391,808	7.9%
Syracuse Northeast Community Center	Northeast Community Center (Focus on Youth, Seniors)	\$ 300,318	\$478,739	\$300,318	6.1%
Welch Terrace	Welch Terrace Housing	\$ 9,951	\$10,000	\$10,000	0.2%
Westcott Community Center	Community Center Programming (Focus on Youth,	\$ 102,435	\$260,922	\$102,435	2.1%
Women's Opportunity Center	Journey To Success	\$ 23,634	\$44,768	\$24,816	0.5%
YWCA	Girls Inc.	\$ 17,166	\$123,781	\$15,000	0.3%
NBD Distressed Property	Vacant Property Remediation (e.g. renovation, demolition)	\$ 79,376	\$79,376	\$138,380	2.8%
City of Syracuse NBD (20% Cap)	NBD Administration	\$ 970,968	\$988,291	\$988,291	20.0%
Common Council Consideration		\$ -		\$50,000	1.0%
<b>GRAND TOTAL: PROPOSED ALLOCATION --&gt;</b>		<b>\$ 4,863,640</b>	<b>\$7,262,633</b>	<b>\$4,951,027</b>	<b>100%</b>

**HOME Investment Partnership Year 46 Draft Budget**

<b>Funded Activities for HOME Program Year 46</b>	<b>Year 46 Draft Budget</b>	<b>% of Allocation</b>
<b>Total CHDO Operating Assistance (5% Max.)‡</b>	<b>\$ 69,383</b>	5.0%
<b>Certified Community Housing Development Organizations - CHDO Operating Assistance</b>		
<i>Covenant Housing</i>	\$ 22,133	1.6%
<i>Jubilee Homes of Syracuse, Inc.</i>	\$ 32,250	2.3%
<i>Syracuse Model Neighborhood Corporation (SMNC)*</i>	\$ 15,000	1.1%
<b>CHDO Generated Activities - (15% Min.)‡</b>	<b>\$ 208,148</b>	15.0%
<i>CHDO-Eligible Construction Activities</i>	\$ 208,148	
<b>Developer Subsidies and Direct Homebuyer Assistance</b>	<b>\$ 796,355</b>	57.4%
<b>Tenant Based Rental Assistance</b>	<b>\$ 175,000</b>	12.6%
<b>HOME Administration - (10% Max.)‡</b>	<b>\$ 138,765</b>	10.0%
<b>TOTAL HOME INVESTMENT PARTNERSHIP FUND ALLOCATION FROM HUD</b>	<b>\$ 1,387,651</b>	100.0%
‡Mandated by HOME regulations		
Estimated Program Income Program Year 44 (if received, will be allocated to developer subsidies.)	\$ 60,226	
<b>Total PY 45 Allocation (Including Program Income)</b>	<b>\$ 1,447,877</b>	

**ESG Year 46 Draft Budget**

<b>Agency</b>	<b>Program</b>	<b>ESG Category</b>	<b>Year 45 Allocated</b>	<b>Year 46 Requested</b>	<b>Year 46 Draft Allocated</b>	<b>% of Allocation</b>
Catholic Charities	Housing Stability Program	Homeless Prevention	\$ 71,202.06	\$77,647	\$73,000	16.7%
Chadwick Residence	Transitional Housing	Transitional Housing	\$ 12,381.89	\$16,000	\$14,000	3.2%
Hiscock Legal Aid Society	Homeless Prevention Legal Services	Homeless Prevention	\$ 74,402.78	\$99,621	\$72,619	16.7%
In My Father's Kitchen	Under the Bridge Street Outreach	Street Outreach	\$ 57,782.16	\$69,950	\$58,500	13.4%
Interfaith Works	Housing Stabilization/Case Management	Homeless Prevention	\$ 24,763.78	\$33,083	\$25,000	5.7%
Liberty Resources Inc.	DePalmer House	Transitional	\$12,381.89	\$15,466	\$14,000	3.2%
Rescue Mission	HIS Team	Street Outreach	\$ 18,572.84	\$45,000	\$29,000	6.7%
The Salvation Army	TAPC	Rapid Rehousing	\$ 16,509.19	\$17,500	\$16,600	3.8%
The Salvation Army	Barnabas Case Management	Rapid Rehousing	\$ 12,381.89	\$12,500	\$12,500	2.9%
The Salvation Army	HALE	Rapid Rehousing	\$ 33,018.37	\$50,000	\$36,000	8.3%
Volunteer Lawyers Project	Eviction Defense Program	Homeless Prevention	\$ 49,527.56	\$100,000	\$52,000	11.9%
YMCA	Rapid Re-housing Program	Rapid Rehousing	\$ -	\$18,500	\$0	0.0%
NBD	NBD Administration	Administration	\$ 31,047.59		\$32,693	7.5%
			<b>\$413,972</b>	<b>\$ 555,267</b>	<b>\$ 435,913</b>	<b>100.0%</b>

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

Reaching out to homeless persons and assessing their individualized needs is being done through a coordinated assessment and referral system. This assessment and referral process assist individuals in finding services which help identify health and behavioral health issues and establish barriers to permanent housing as well as employment. The Coordinated Entry (CE) process starts at the Department of Social Services (DSS), or after hours by using the local 211 information and assistance helpline. This system connects individuals to shelter or other immediate needs by using diversion assessments to determine if callers have other housing options. People with higher level needs, go through this process and are referred to the Continuum of Care (CoC's) Coordinated Entry Workgroup.

Shelters and outreach workers assess homeless persons by using the VI-SPDAT assessment tool. HMIS (Homeless Management Information System) is used to identify those with the longest length of stay in shelter and/or on the street and the highest levels of vulnerability. The Coordinated Entry Workgroup ensures that these individuals are being placed on the top of waitlists. The CoC has developed one streamlined waitlist that can be found in HMIS. This waitlist is categorized by the highest assessment score of the most vulnerable and/or chronically homeless people who may also be experiencing the longest length of stay of homelessness. People at the top of this list will be prioritized for Permanent Supported Housing, Transitional Housing or Rapid Re-housing.

Direct referrals are also accepted from one service provider to another, using the “no wrong door” policy, making easy access for all needing services. The Homeless Management Information System (HMIS), which plays an integral part in facilitating the coordination among agencies, is where all client information is tracked. Reaching out to unsheltered persons is done through street outreach services. Service providers meet the unsheltered individuals where they are at building supportive and positive relationships. Conversation begins when distributing basic needs such as food, water, blankets, gloves, hats etc. Outreach workers assess the homeless individual's needs and encouragement is given to accept services. All pertinent information is captured in HMIS.

A Housing First philosophy and intervention must be adopted by all ESG programs, which lowers barriers to housing by ensuring applicants are not screened out due to:

- Having too little or no income
- Active or history of substance abuse
- Having a criminal history (with exceptions for state-mandated restrictions)
- History of domestic violence (lack of order of protection, period of separation from abuser, law enforcement involvement).

A Housing First philosophy and intervention also ensures that residents are not terminated due to:

- Failure to participate in support services
- Failure to make progress on a service plan
- Loss of income or failure to improve income
- Domestic violence
- Any other activity not covered in a lease agreement typically found in the community

All emergency shelter providers are required to assess persons in shelter using the required assessment tools, and if needed make other referrals for additional services. Housing providers are required to review the HMIS referral list when there is an anticipated vacancy and to immediately fill the bed with a new program participant. The housing provider must select the person with the highest assessment score and the

individual/family that fits the housing project’s requirements, creating a collaborative effort towards housing our community’s most vulnerable.

Helping homeless persons (especially chronically homeless) transition to permanent housing and independent living will be done through supportive services which include financial assistance, relocation assistance, prevention efforts and street outreach. These high priority services help make the transition to permanent housing and independent living effective. Developing skills and strategies that address personal barriers to successful permanent housing is crucial in preventing homelessness again. Assistance with relocation to find affordable housing units and/or advocate with reliable landlords is often necessary. Case management and follow up case management efforts are needed to assist individuals or families in maintaining and or locating affordable housing. Financial assistance may be needed for security deposit, subsidies or help with rental payments and/or utilities. This is especially true for homeless youth who at intake 90% are unemployed, uneducated and unable to arrange for income of any kind. This financial assistance helps all homeless or chronically homeless individuals’ transition from shelters to permanent housing at a much faster pace. The goal is to get homeless individuals and families housed first while receiving support services to help overcome housing barriers. The Department of Neighborhood and Business Development is committed to supporting programs whose mission it is to aid homeless or chronically homeless families and individuals with homeless prevention efforts as well as rapid rehousing and street outreach support services.

The local CoC actively collaborates with systems of care and new initiatives have been developed to assist in preventing homelessness wherever possible. Lead Health Homes have embedded Care Managers at all local hospitals and shelters; they quickly connect clients to a Health Home care manager, assist with the discharge planning process and improve continuity of care. The District Attorney’s re-entry task force provides paths for parolees to access training, employment and housing. The OMH funded SPOA and AOT Coordinators collaborate with NYS OMH and Parole\* to assure housing and services for Parolees with serious mental illness. NYS OMH awarded 22 additional beds/apartments for forensic clients in 2016. Many programs that are ESG-funded and help people avoid homelessness also have programs for which people are referred to for employment, education or youth needs.

Streamlined access to housing for homeless and housing vulnerable occurs as a result of the CoC’s development of the Coordinated Entry Workgroup whose task is to prioritize and coordinate access to housing for the most vulnerable. Representatives from behavioral health, health homes, corrections, DSS, emergency services and youth services participate along with homeless providers.

Ongoing case management services and subsidies are vital to the success of low income individuals and families staying housed. Support for rapid re-housing financial assistance and follow up case management is a priority.

**HOPWA GOALS**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family <b>20</b>
Tenant-based rental assistance <b>120</b>
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated <b>10</b>
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds <b>0</b>
<b>TOTAL: 150 households</b>

**Community Development Block Grant Program (CDBG) | Reference 24 CFR 91.220(I)(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	<b>\$8,800</b>
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	<b>\$0</b>
3.	The amount of surplus funds from urban renewal settlements	<b>\$0</b>
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.	<b>\$0</b>
5.	The amount of income from float-funded activities	
6.	<b>Total Program Income</b>	<b>\$8,800</b>

**HOME Investment Partnership Program (HOME) | Reference 24 CFR 91.220(I)(2)**

NBD will review the financial viability of the project including a subsidy layering analysis determining if other funding sources are sound commitments, what resources are needed to bring the project to completion, and if there are other sources of funding outside of the HOME program that would be better suited for this development.

NBD has been determined to be exempt from the HOME Match requirement under 24 CFR 92.222. Attached is the HOME Matching Liability Report (PR33) showing that the City's exemption.

NBD will work in conjunction with other funding sources to ensure HOME funds will be provided for only eligible activities within the eligible HOME project. For example, a multi-unit project using HOME funds may be used to assist only a portion of the units. A review of the complete scope and budget is performed to ensure that only the actual HOME eligible developer costs of the assisted units are charged to the HOME program. Other funding sources must be provided for all costs to the non-assisted units. If the HOME assisted and non-assisted units are comparable in size and bedrooms, the cost of the HOME assisted units can be determined by pro-rating the total HOME eligible development costs of the project so that a proportion of the total development costs charged to the HOME program does not exceed the proportion of the HOME assisted units in the project.

The homebuyer must occupy the unit as his/her principal residence for the duration of the affordability period. NBD will monitor compliance during the affordability period by verifying the beneficiary remains an owner occupant on an annual basis. NBD staff will send a letter and certification form with a "Do not forward" as a method to show they remain owner occupants. In the event of noncompliance with the principal residency requirement, NBD reserves the right to require full repayment of HOME funds invested in the project. In the event the owner sells or otherwise transfers the property to secure the home's affordability, NBD will use a Resale provision. The Resale provision applies to new construction or rehabilitation projects that will be sold to owner occupants, whose income will be 80 percent or below of AMI. The development subsidy is the gap funding—the difference between the total development cost minus fair market value of the property. The owner occupant must certify their income within six months of closing or new documents will be requested.

Properties with a resale restriction must remain affordable for a period of time known as the “affordability period.” The affordability period of the project will be based on the total amount of HOME funds invested in the project, as summarized in the following chart:

Amount of per-unit HOME \$	Minimum Affordability Period
<\$15,000/unit	5 years
\$15,000 - \$40,000/unit	10 years
>\$40,000/unit	15 years

The resale provision will be secured through a restrictive covenant that is recorded and in effect for the duration of the affordability period. In addition, the City of Syracuse executes an agreement with the homebuyer to convey the affordability requirements and retain enforcement authority.

In the event the homebuyer transfers his/her property (either voluntarily or involuntarily) during the affordability period, the following resale provisions must be adhered to:

1. The homeowner must inform NBD of their desire to sell the property prior to it going on the market;
2. The new homebuyer must have an income between 50 and 80% AMI at the time of purchase and must qualify with NBD by filling out a homebuyer application;
3. The new homebuyer(s) must occupy the house as his/her principal residence
4. The resale price must be an amount affordable to the City’s targeted low-income buyers. This means, the buyers can secure a mortgage (through National Mortgage Licensing System approved lender) whereby they pay no more than 30% of their monthly gross income for principal, interest, taxes and insurance (PITI) plus a reasonable down payment.
5. The new homebuyer must assume the remainder of the affordability period and will enter into a new HOME Program Agreement with NBD; and
6. The homeowner will be entitled to a fair return on their investment upon sale of the Property. The owner’s investment includes their initial down payment plus capital improvements to the property. Improvements to the property will be defined as improvements that increase the market value of the home; ongoing maintenance costs, such as exterior painting, servicing and replacement of building mechanicals, and/or driveway sealant are excluded as capital improvements. The homeowner will be responsible for keeping adequate records of the improvements and said improvements must be approved by NBD. The value of the capital improvement is determined by the actual cost.
7. In order to determine if what a fair return on this investment is, the City will use the Consumer Price Index (<http://www.bls.gov/home.htm>) to measure the change in housing values in the area. This percent change will be multiplied by the owner’s investment in order to determine the fair return.

The sale price will not exceed Market Value, based on the appraised value of the property at the time of resale. Homeowner will be responsible for providing NBD with a current appraisal of the property to determine market value.

If the fair market value of a HOME-assisted homebuyer property is more than what is affordable to the range of low-income buyers, the PJ will set a resale price that, at a minimum, provides a fair return to the original homebuyer. The PJ will make the property affordable to its target population by making available appropriate HOME financial assistance to the buyer, if needed.

- NBD does not typically use HOME funds to refinance existing debt. In the event that it is necessary to use HOME funds in this matter, NBD has established the following refinancing guidelines:
- Show that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing;
- Require a review of management practices to demonstrate that disinvestments in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be proven;
- State whether the new investment is being made to maintain current affordable units, create additional affordable units or both;
- Indicate the required period of affordability, whether it is the minimum 15 years or longer; and HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program including Community Development Block Grant funds.

#### **TENANT BASED RENTAL ASSISTANCE (TBRA)**

NBD is beginning to use a portion of its HOME allocation towards tenant based rental assistance (TBRA) program that can be used to help individual households afford housing costs. TBRA is intended to assist tenants make up the difference between the amount that the household can afford to pay for housing and local rent standards. The target population being served will be homeless persons or families with a VI-SPDAT (Vulnerability Index-Service Prioritization Decision Assistance Tool) score of 4 or below and/or housing vulnerable individuals or families 60% or below the area median income (AMI) who are willing to participate in a self-sufficiency program as a condition of rental assistance.

#### **LOAN RESERVE/CREDIT ENHANCEMENT**

HOME funds may be used from time to time as credit enhancement to enhance the credit-worthiness of a project to attract private lenders who would not otherwise participate. In these projects, HOME funds may be pledged to guarantee loans or to capitalize a loan guarantee account. A loan guarantee amount must be based on a reasonable estimate of the default rate on the guaranteed loan and may not exceed 20% of the total outstanding principal guaranteed. A minimum balance, as well as a percentage of the principal amount of the loan may be required. These types of projects will be subject to the same HOME regulations and will have rent and income limits for the required minimum period of affordability.

### Monitoring and Compliance

NBD will monitor the rental units for compliance through the affordability period of the project. For rental projects the affordability period will be based on the HOME Program requirements shown below:

Activity	Average Per-Unit HOME \$	Minimum Affordability Period
Rehabilitation or Acquisition of Existing Housing	<\$15,000/unit	5 years
	\$15,000 - \$40,000/unit	10 years
	>\$40,000/unit	15 years
Refinance of Rehabilitation Project	Any \$ Amount	15 years
New Construction or Acquisition of New Construction	Any \$ Amount	20 years

NBD staff will request the owner/property manager submit rent rolls of their tenants residing in HOME assisted units on an annual basis. Every sixth year of the affordability period, NBD will request the owner/property manager to resubmit source documentation for each household. NBD will also inspect the quality of the HOME assisted rental housing units to ensure compliance with property standards. The frequency of these inspections will be based on the HOME Program standards outlined below:

Number of Units	Inspection Required
1-4 units	Every 3 years
5-25 units	Every 2 years
26 or more	Annually

NBD will select a sample of HOME assisted units to inspect and will base the inspections on the NYS Building Code.

### Emergency Solutions Grant (ESG) | Reference 91.220(I)(4)

NBD is working closely with the Continuum of Care (CoC)/Housing and Homeless Coalition’s (HHC) Advisory Committee, the Executive Committee and the County of Onondaga, Department of Social Services Economic Security to improve the written standards for the development and delivery of ESG program services. All allocated ESG funds will be matched 100% and applicants have demonstrated commitments to the match. NBD will adhere to ESG’s Interim rules and HPRP guidelines in terms of:

- Evaluating individuals’ and families’ eligibility for assistance;
- Coordination among emergency shelter providers, essential service providers, homeless service providers;
- Prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers;
- Determining and prioritizing eligibility for individuals or families for either homelessness prevention or rapid re-housing assistance;
- Determining the share of rent and utilities costs that participants must pay (if any);

- Determining the length of time an individual or family will receive assistance; and
- Determining the type, amount, and duration of housing stabilization and/or relocation services an individual or family may receive.

The Coordinated Entry (CE) system has a “No Wrong Door” policy. One can access Coordinated Entry by appearing at any homeless assistance agency within the community. Access to emergency shelter is through a single point of access through the local Department of Social Services (DSS) and is available “after hours” by using the local 211 information and assistance helpline. This system connects people to shelter and other immediate needs as well as doing diversion assessments to determine if callers have other housing options. People with higher level needs, go through this process and are referred to the Continuum of Care (CoC’s) Coordinated Entry Workgroup.

Currently, shelters and outreach workers assess people using the VI-SPDAT assessment tool. HMIS is used to identify those with the longest length of time homeless and the highest levels of vulnerability. The Coordinated Entry, Workgroup case conference people who are struggling through this system.

- Priorities are identified through consultation with CoC and the 10 Year Plan, review of Homeless Management Information System (HMIS) data, and the annual gaps/needs assessment.
- ESG request for proposals (RFP) is posted on The City of Syracuse website, distributed to agencies, organizations, members of the Citizens Cabinet, and other individuals, agencies, and organizations that have requested to be added to a mailing list. Availability is also advertised at all TNT meetings and a display ad is placed in the Syracuse Post Standard, a local newspaper.
- ESG applications are reviewed by a Selection Committee, which is comprised of public servants, public housing staff, and service providers who have an interest in discussing poverty and homelessness issues. Funding recommendations are presented to the Commissioner of NBD.
- A draft use of funds for the upcoming year called the draft Annual Action Plan is prepared.
- A Public Meeting is held, sponsored by the NBD, where the draft Action Plan is available for public review and comment. This starts the 30-day comment period. Citizens are invited and encouraged to comment at the public meeting and throughout the 30-day comment period.
- The Syracuse Common Council holds a Public Hearing to gather further community input and formally approves the final Annual Action Plan or Five Year Consolidated Plan. Once approval has been received from the Common Council and signed by the Mayor, the Consolidated Plan is submitted to HUD for approval.
- Throughout the year, the Department reviews and evaluates funded programs and agencies, including onsite monitoring visits.

NBD, in collaboration with the Continuum of Care (CoC), has determined the following as performance standards for evaluating ESG activities:

- Increase the coordination among agencies and mainstream resources and other support services in assessing the needs of homeless or housing vulnerable individuals and families;
- Increase access to services (credit repair/financial literacy) to reduce an individual’s or families’ vulnerability to homelessness.

System Performance Measures:

- Length of time persons remain homeless
- Number of homeless persons
- Employment and income growth for homeless persons in funded projects
- Number of persons who become homeless for the first time

- Homeless Prevention and housing placement of persons defined by Category 3 of HUD'S Homeless definition in funded projects
- Successful placement from street outreach and successful placement in or retention of permanent housing

HHC along with the CoC collaboratively works with the City to address homelessness and housing vulnerability. Recent data from the HMIS system (Homeless Management Information System) AHAR (Annual Homeless Assessment Report) has reported the following information on reasons for homelessness:

- Conflict in the household consistently remains the number one reason for homelessness
- Eviction is the number two reason for homelessness, and remained at 12% for the past 4 years
- Release from Institution is still number three reasons with 11% of the population.

The **Homeless Annual Performance Report Numbers** also reported that there were:

- 3,522 people (individuals and families) resided in Syracuse Emergency Shelters between April 1, 2018 and March 31, 2019
- 84% of all people entering Emergency Shelters leave in 30 days or less.

The **Point in Time** (PIT) Count is an annual count done across the country on a single night in January of homeless persons who are in emergency shelter, transitional housing or unsheltered (in places not meant for human habitation). The data below is the PIT homeless data for Onondaga County only from January 30, 2019 PIT data:

- Family homelessness has increased in 2019 by 14% - This is due to the shelters serving larger sized families
- Chronic homelessness decreased by 17% from 2018 (30 in 2018, 25 in 2019)
- Unaccompanied single youth decreased by 30% (40 youth in 2018, 28 youth in 2019)
- Parenting youth increased by 58% (5 youth in 2018, 13 youth in 2019)

## **Action Plan Appendix A: Program Year 45 Risk Analysis Committee**

**Stephanie Bartling;** *Community Volunteer, Citizens Academy Graduate*

**Sue Boyle;** *Onondaga County Community Development, Deputy Director*

**Monica Brown;** *Onondaga County Social Services & Economic Security, Deputy Commissioner*

**Ocesa Keaton;** *Greater Hope Foundation, Executive Director*

**Joe King;** *Onondaga County, Children and Family Services, Program Coordinator*

**Syeisha Monquesse Byrd;** *Director of the Office of Community Engagement, Syracuse University*

**Lindsay McClung;** *Gifford Foundation, Director of Neighborhood Initiatives*

**Larkin Podsiedlik;** *United Way, Chief Program Officer*

**Joseph Russo;** *National Grid, Economic Development Program Manager*

**Meagan Stuart;** *Director of Housing and Homeless Coalition*

## Action Plan Appendix B: NRSA Boundaries, Maps and Data

### Neighborhood Revitalization Strategy Area



SocioEconomic Indicator	2012 ACS 5-year Estimates					City-Wide (Place) MOE	Data Source
	Northeast NRSA	Southwest NRSA	Outside NRSA	City-Wide (Place)			
<b>Neighborhood Stability</b>							
Number of Owner Occupant Households	3,365	4,800	14,356	22,521	+/- 577	2012 ACS 5yr Estimates Table DP04	
Percent Owner Occupant Households	24.1%	31.9%	53.2%	40.2%		2012 ACS 5yr Estimates Table DP04	
Number Renter Households	10,614	10,255	12,623	33,492	+/- 700	2012 ACS 5yr Estimates Table DP04	
Percent Renter Households	75.9%	68.1%	46.8%	59.8%		2012 ACS 5yr Estimates Table DP04	
Number Vacant Housing Units	3,293	3,174	2,954	9,421	+/- 591	ACS 2012 5yr Estimates Table B25002	
Housing Vacancy Rate	19.1%	17.4%	9.9%	14.4%		ACS 2012 5yr Estimates Table B25002	
Total Number of Occupied Housing Units	13,979	15,055	26,979	56,013	+/- 695	ACS 2012 5yr Estimates Table DP04	
Total Number of Housing Units	17,272	18,229	29,933	65,434	+/- 750	ACS 2012 5yr Estimates Table DP04	
<b>Housing Quality &amp; Stability</b>							
Number of Households in Different House from Previous Year	9,210	9,591	20,919	39,720	+/- 3354	ACS 2012 5yr Estimates Table B07001	
Percent Households in Different House from Previous Year	65.9%	63.7%	77.5%	70.9%		ACS 2012 5yr Estimates Table B07001 and Table DP04	
<b>Economic Stability</b>							
Population Below Poverty Level	12,856	17,988	13,472	44,316	+/- 2004	ACS 2012 5yr Estimates Table S1701	
Percent of Population Below Poverty Level	38.8%	44.9%	23.0%	33.65%	4.5%	ACS 2012 5yr Estimates Table S1701	
Population Under 18 Below Poverty Level	4,829	8,048	2,944	15,821	+/- 1154	ACS 2012 5yr Estimates Table S1701	
Percent of Population Under 18 Below Poverty Level	53.7%	60.7%	28.7%	48.65%	7.3%	ACS 2012 5yr Estimates Table S1701	
Total Population for whom Poverty Status is Determined	33,119	40,033	58,562	131,714	+/- 796	ACS 2012 5yr Estimates Table S1701	

SocioEconomic Indicator	2017 ACS 5-year estimates					Data Source
	Northeast NRSA	Southwest NRSA	Outside NRSA	City-Wide (Place)	City-Wide (Place) MOE	
<b>Neighborhood Stability</b>						
Number of Owner Occupant Households	3,307	4,248	13,758	21,313	+/- 623	ACS 2017 5yr Estimates Table DP04
Percent Owner Occupant Households	23.52%	29.95%	50.23%	38.31%		ACS 2017 5yr Estimates Table DP04
Number of Renter Households	10,753	9,935	13,632	34,320	+/- 741	ACS 2017 5yr Estimates Table DP04
Percent Renter Households	76.48%	70.05%	49.77%	61.69%		ACS 2017 5yr Estimates Table DP04
Number of Vacant Housing Units	3,624	4,036	3,427	11,087	+/- 634	ACS 2017 5yr Estimates Table DP04
Housing Vacancy Rate	20.5%	22.2%	11.1%	16.6%		ACS 2017 5yr Estimates Table DP04
Total Number of Occupied Housing Units	14,060	14,183	27,390	55,633	+/- 767	ACS 2017 5yr Estimates Table DP04
Total Number of Housing Units	17,684	18,219	30,817	66,720	+/- 757	ACS 2017 5yr Estimates Table DP04

**Housing Quality & Stability**

Number of Households in Different House from Previous Year	7,367	6,762	19,919	34,048	+/- 1693	ACS 2012 5yr Estimates Table B07001
Percent Households in Different House from Previous Year	52.4%	47.7%	72.7%	61.2%		ACS 2012 5yr Estimates Table B07001 and Table DP04

**Economic Stability**

Population Below Poverty Level	14,147	15,407	13,120	42,674	+/- 1692	ACS 2017 5yr Estimates Table S1701
Percent of Population Below Poverty Level	40.1%	43.1%	27.4%	32.6%	+/- 1.3%	ACS 2017 5yr Estimates Table S1701
Population Under 18 Below Poverty Level	5,649	6,169	2,682	14,500	+/- 1003	ACS 2017 5yr Estimates Table S1701
Percent of Population Under 18 Below Poverty Level	54.2%	56.0%	27.5%	46.8%	+/- 2.7%	ACS 2017 5yr Estimates Table S1701
Total Population for whom Poverty Status is Determined	35,051	35,845	59,974	130,870	+/- 976	ACS 2017 5yr Estimates Table S1702

**Change from 2012 to 2017 5-year Estimates**

SocioEconomic Indicator	Northeast NRSA	Southwest NRSA	Outside NRSA	City-Wide (Place)
<b>Neighborhood Stability</b>				
Percent Change in Number of Owner Occupant Households	-1.7%	-11.5%	-4.2%	-4.5%
Owner Occupancy Rate Change	-0.6%	-1.9%	-3.0%	-1.9%
Percent Change in Number of Renter Households	1.3%	-3.1%	8.0%	1.3%
Renter Occupancy Rate Change	0.6%	1.9%	3.0%	1.9%
Percent Change in Number of Vacant Housing Units	10.1%	27.2%	16.0%	17.7%
Housing Vacancy Rate Change	1.4%	4.8%	1.2%	2.2%
Change in Total Number of Occupied Housing Units	+81	-872	+411	-380
Change in Total Number of Housing Units	+412	-10	+884	+1286

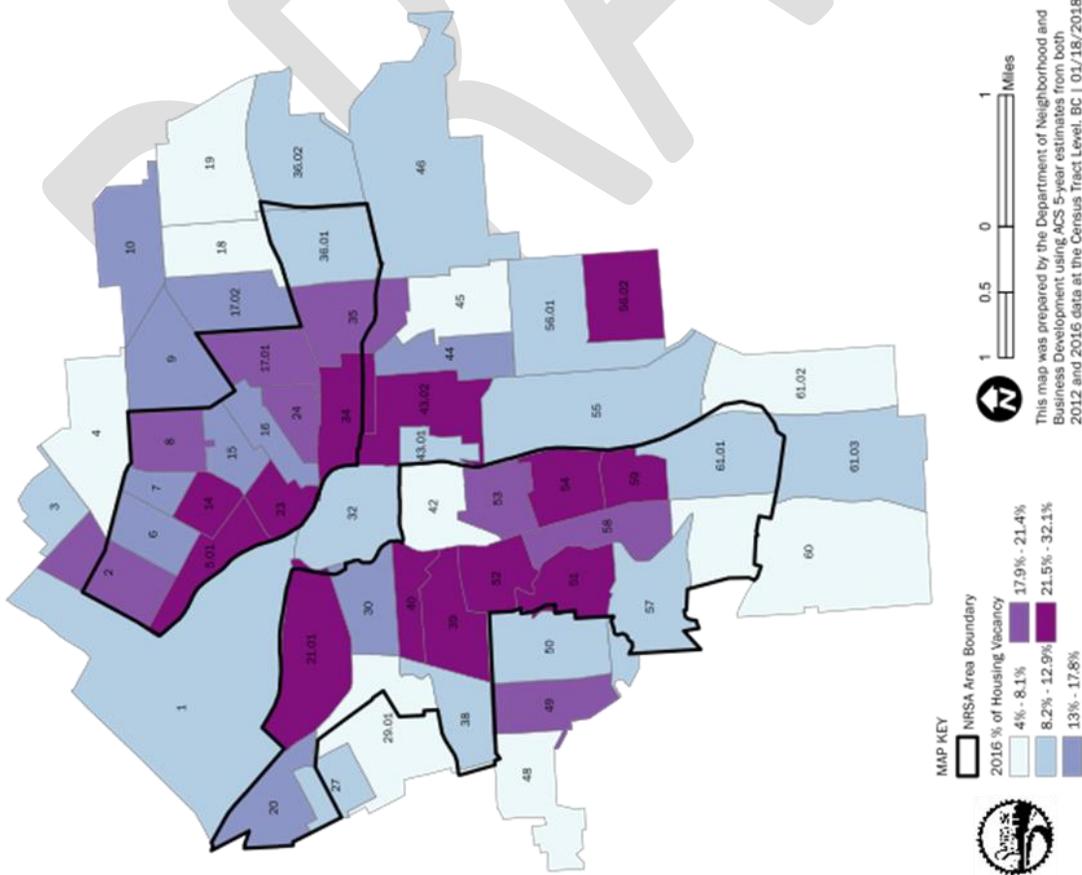
**Housing Quality & Stability**

Percent Change in Number of Households in Different House from Previous Year	-20.0%	-29.5%	-4.8%	-14.3%
Change in Percent Households in Different House from Previous Year	-13.5%	-16.0%	-4.8%	-9.7%

**Economic Stability**

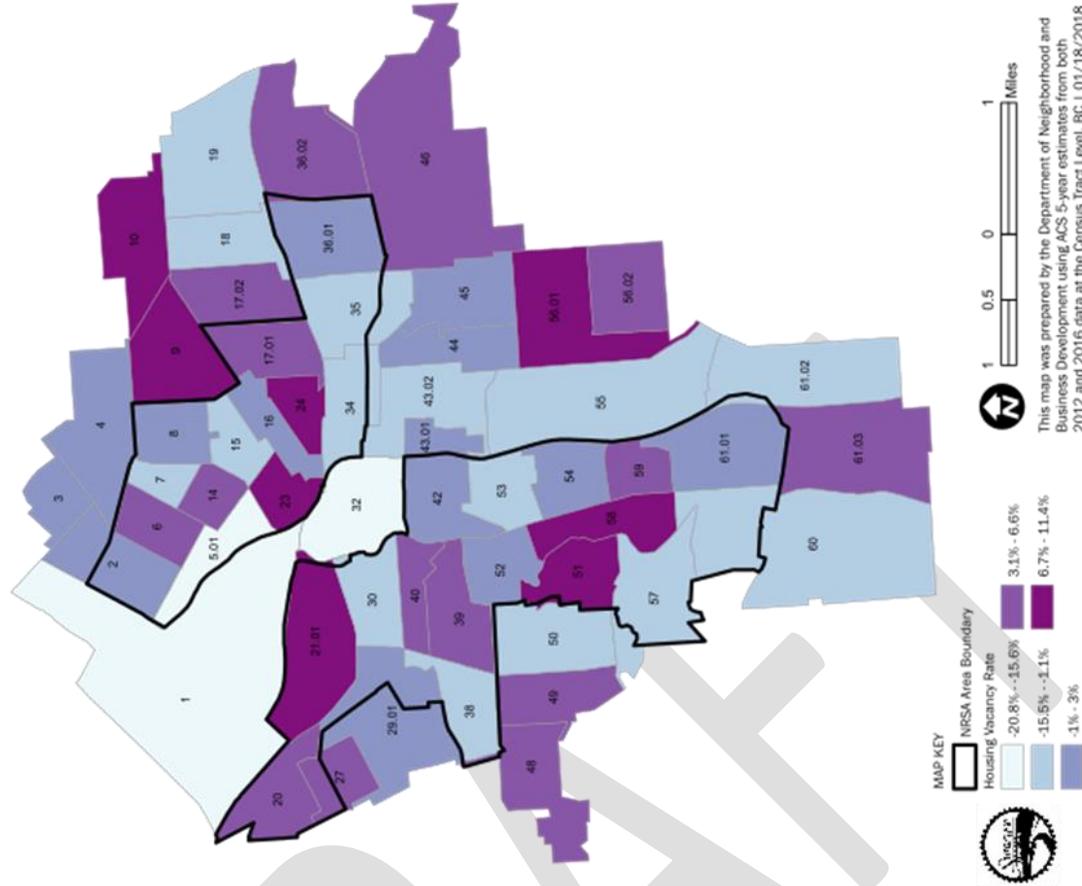
Percent Change in Population Below Poverty Level	10.0%	-14.3%	-2.6%	-3.7%
Change in Percent of Population Below Poverty Level	1.3%	-1.8%	4.4%	-1.1%
Percent Change in Population Under 18 Below Poverty Level	17.0%	-23.3%	-8.9%	-8.3%
Percent of Population Under 18 Below Poverty Level	0.4%	-4.7%	-1.2%	-1.9%
Change in Total Population for whom Poverty Status is Determined	+1932	-4188	+1412	+844

2016 Percent of Housing Vacancy



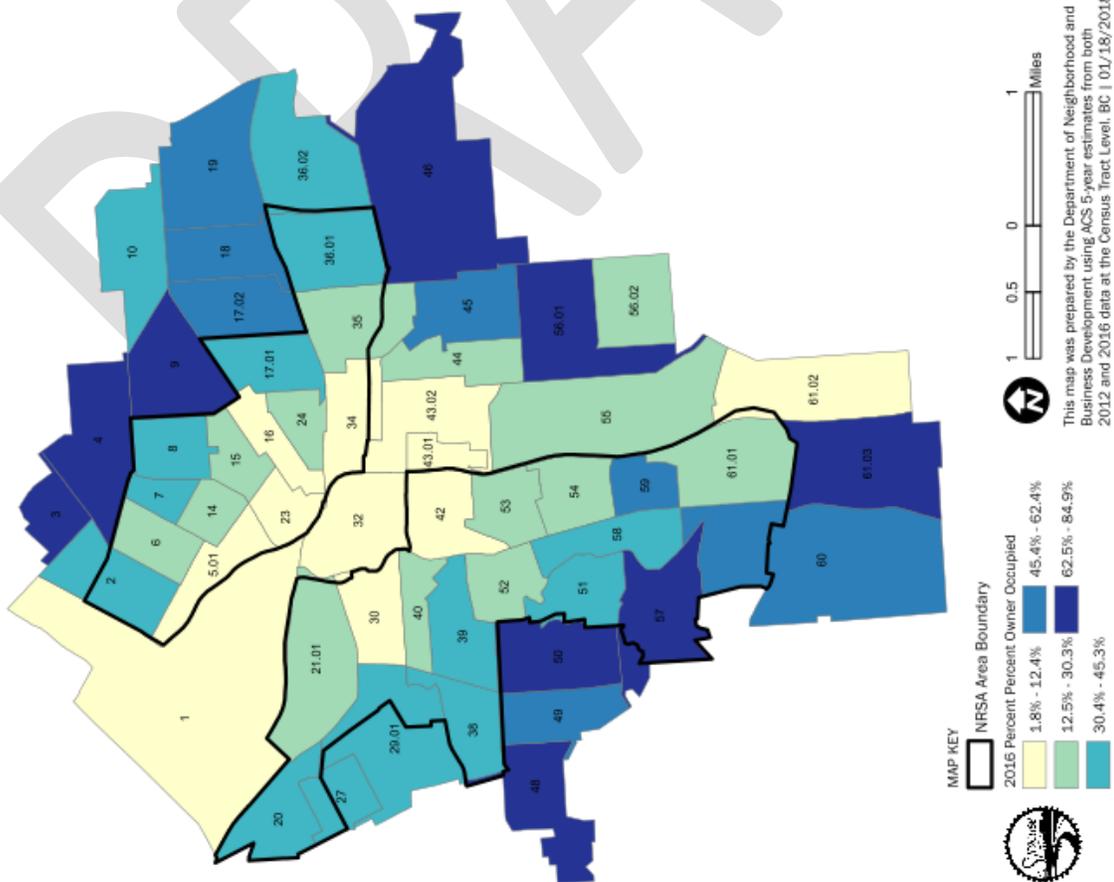
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Percent Change 2012 - 2016 of Housing Vacancy

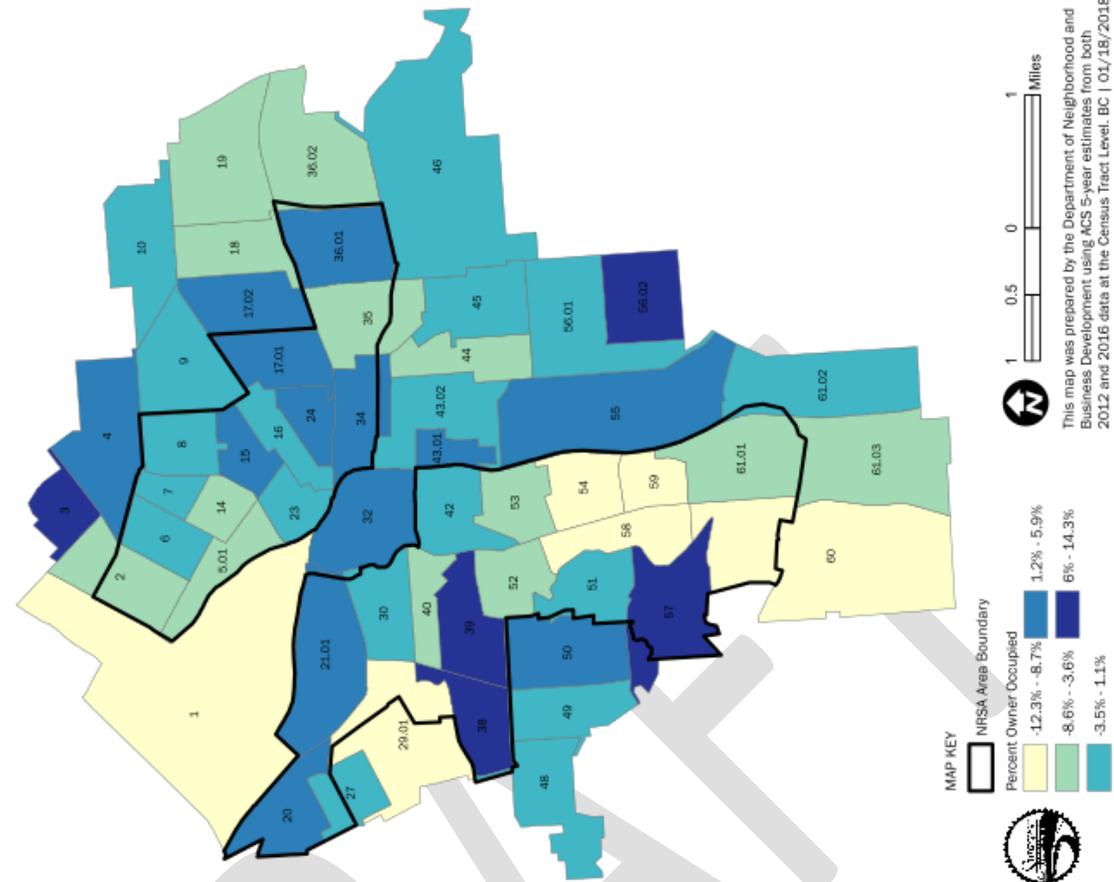


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2016 Percent of Owner Occupied Properties



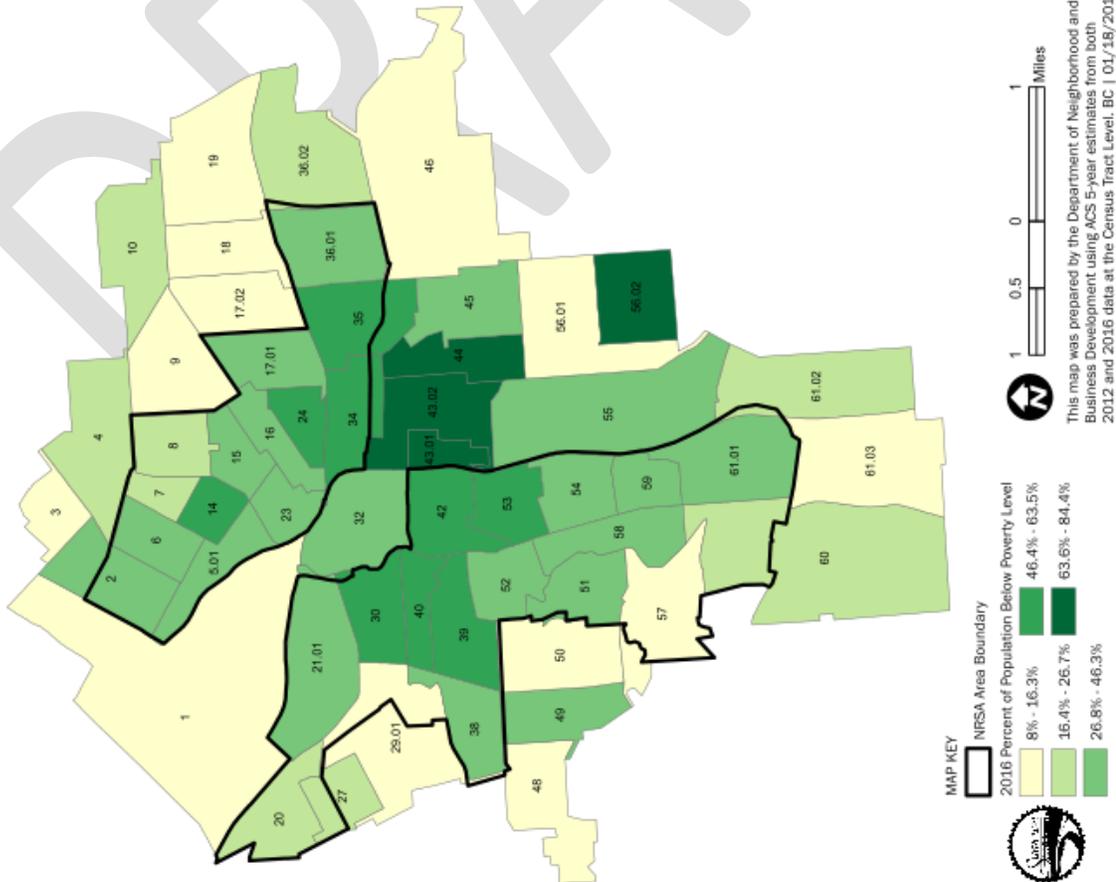
Percent Change 2012 - 2016 of Owner Occupied



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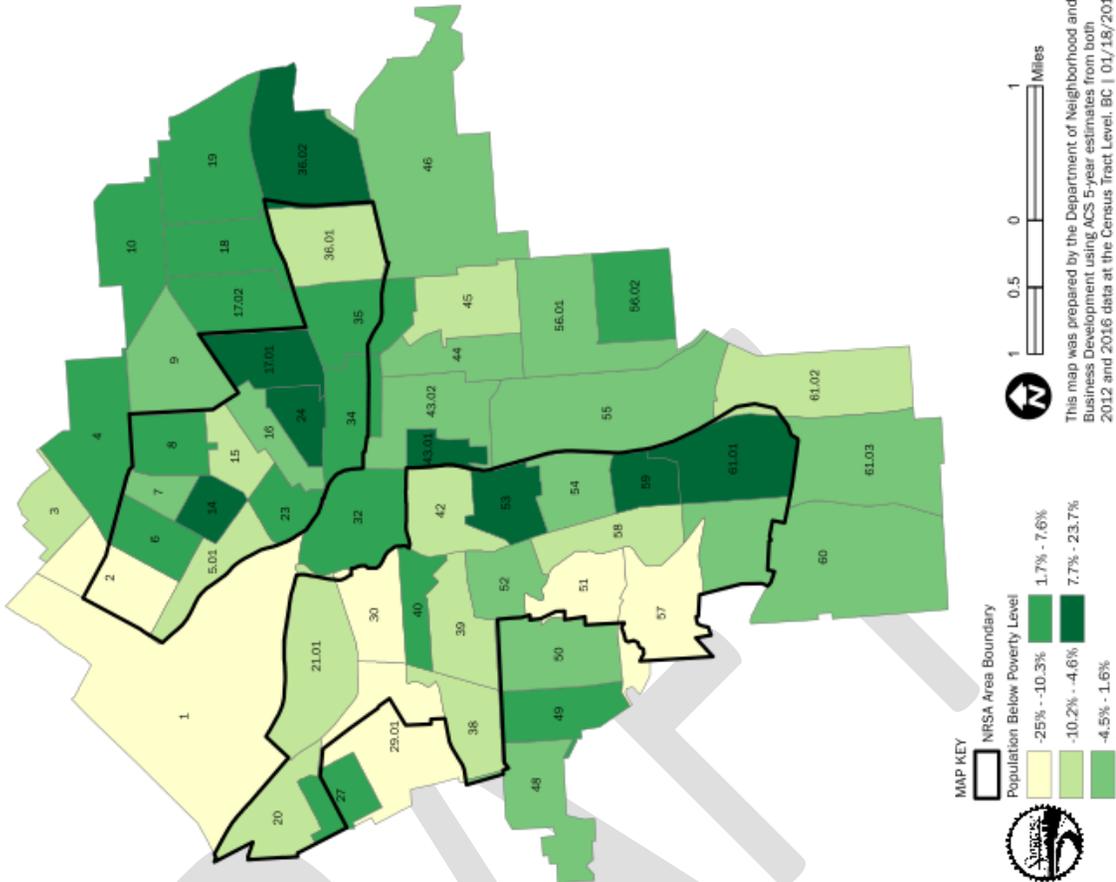
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2016 Percent of Population Below Poverty Level



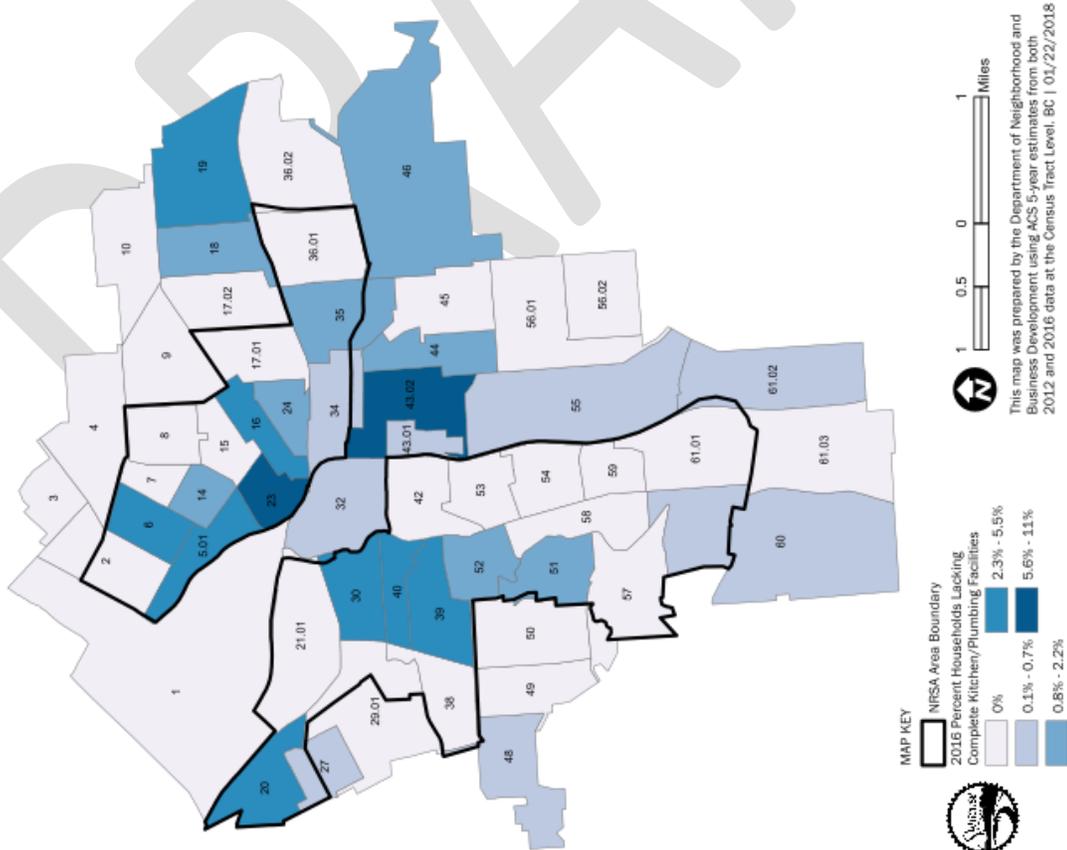
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Percent Change 2012 - 2016 of Population Below Poverty Level

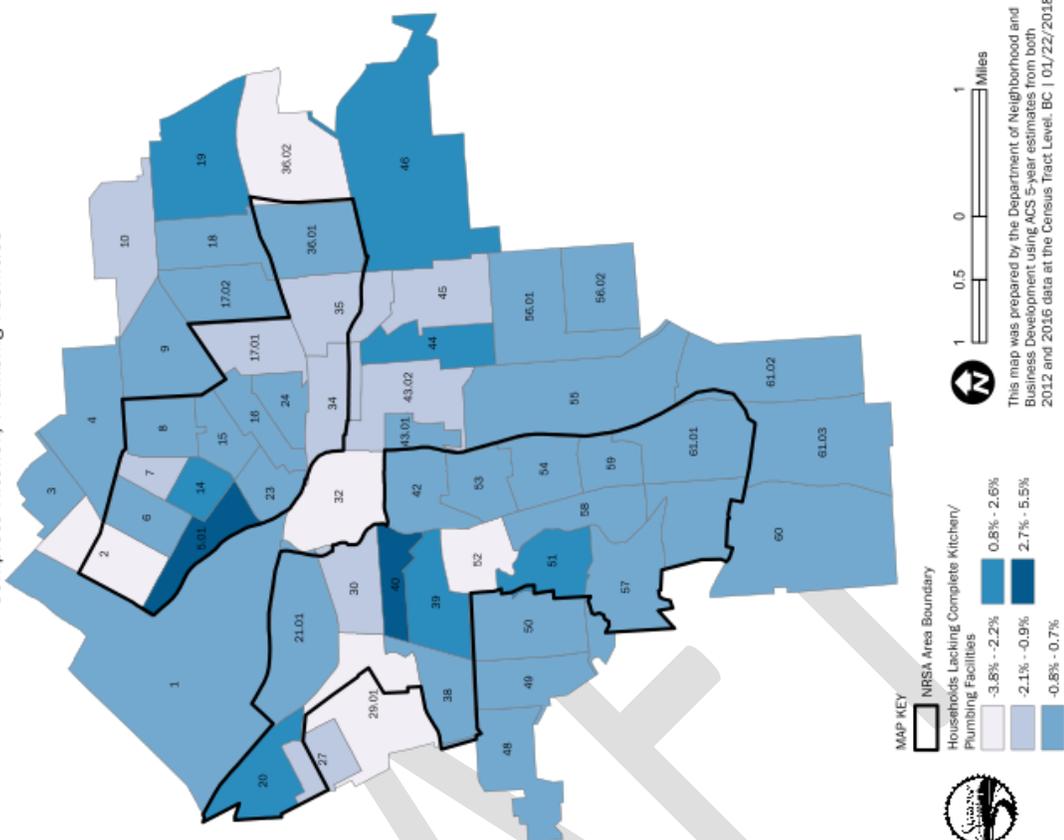


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2016 Percent of Households Lacking Complete Kitchen/Plumbing Facilities



Percent Change 2012 - 2016 of Households Lacking Complete Kitchen/Plumbing Facilities



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Appendix A: Neighborhood and Housing Survey Report



Deputy  
Commissioner  
Jennifer Tifft

# 2019 NEIGHBORHOOD AND HOUSING SURVEY REPORT

CITY OF SYRACUSE, PUBLISHED BY DEPARTMENT OF  
NEIGHBORHOOD AND BUSINESS DEVELOPMENT

## ***Background***

In the spring of 2019, staff from the City of Syracuse's Department of Neighborhood and Business Development (NBD) met to discuss the 2020-2024 City of Syracuse Five-Year Consolidated Plan. NBD is required by the Department of Housing and Urban Development (HUD) to submit this Plan as a means to assess the City's affordable housing and community development needs as well as its market conditions. HUD states that the Consolidated Plan lays out how local jurisdictions will plan to make data-driven, place-based investment decisions. More information on this can be found on HUD's website (<https://www.hudexchange.info/programs/consolidated-plan/>).

A critical unit of the Consolidated Plan is its citizen participation component. Before the Plan becomes official, a draft must be posted for public commenting. This allows citizens' opinions and suggestions to be heard. Additionally, jurisdictions are urged to organize public interaction in various ways. NBD believes that the more the public's suggestions are heard, the more representative the department's work can be of the community's diverse needs. As a result, NBD hosted its first Open House event, where City residents and service providers were urged to come and provide feedback through various interactive elements. In order to put a face and voice to the department, NBD also used the Open House as a means to have staff and partner departments participate in the event. This allowed for information to be provided and more importantly encouraged staff to lend listening ears to those who came. A synopsis of the event can be found later in this report.

In an effort to expand engagement efforts and to better understand the housing-related concerns of City residents and service providers, a survey was crafted by NBD staff. The survey was a great way to reach residents without having them attend an event. In addition to traditional and online methods of outreach, NBD staff presented the survey at a number of neighborhood meetings and events across the city.

The survey, which included questions regarding citizens perceptions of their neighborhoods and housing conditions, reached over 2,000 individuals (given the difficulty of counting social media reach, this number may be higher). When the survey was drafted, it was projected that 150 responses would be received from residents and service providers. This projection was exceeded with over 400 responses collected.

NBD values the knowledge and insight of the public. This is why the department recognizes the need for reporting results to those who provided their time and voice to this effort, as well as HUD. The Neighborhood and Housing Survey has helped NBD steer conversations and

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Office 315 448  
8100

planning efforts more towards the voice of the public, as well as understand how best to direct funding to address the most pressing needs of neighborhoods.

**Methods**

**Survey:** The survey was drafted by NBD staff, and questions were chosen based on the information looking to be gathered from City residents and service providers regarding neighborhood and housing trends. The survey took on two forms, one for resident opinion, and one for the opinions of those who provide services in the City. Examples of services include, but are not limited to: legal aid, property development, and housing. If a respondent fell under both categories, they were asked to choose between the two forms and answer accordingly. Demographic questions were asked at the end of the survey, but were not required to be answered.

In most questions, respondents were asked to rank choices in order of their personal priority. For reporting purposes, any answer that was indicated, no matter what priority ranking, was registered as a “yes” and therefore counted in the total number of responses. Here is an example of a survey question and the responses:

<b>Question 1:</b>	
<b>What are your three biggest concerns about your personal housing situation (please rank 1-3. 1 being your highest concern)?</b>	
<b>Utility costs (water &amp; sewer, electricity &amp; gas)</b>	
Checked Yes	176
No Response	167
Total # of Respondents	343

**Disbursement:** NBD Staff contacted local organizations, agencies and other City departments through email listservs and personal contact. Both of these methods included reminders for survey completion as the deadline approached. The City’s social media accounts were used to blast out links to the online survey forms, and NBD staff attended service provider and neighborhood meetings with paper forms available. During the summer months, NBD hosted two events- the Syracuse Business Corridors Community Meeting (approximately 37 attendees) and the NBD first annual Open House (over fifty attendees plus service providers in attendance). These two events served as an opportunity to speak with and hear from the public.

**Sample Size:** NBD realized that it would be near impossible to hear from the whole city, however, hearing from a sample of the population was still a priority. It was anticipated that NBD would hear from fifty service providers and one-hundred residents. The Neighborhood and Housing Survey exceeded these goals by drawing in 343 resident responses and 92 service provider responses.

\*Please note that after analyzing the data, it was found that eight resident respondents lived outside of the City limits, but close enough to City limits where their daily lives are sustained by businesses and services inside of the City.

Listserv	Total Attendance/ Forms Sent	Number of Respondents
<b>TNT Group Total</b>	1759	
Southside (n=270)		
Valley (n=222)		
Lakefront (n=96)		
Northside (n=223)		
Downtown (n=180)		
Westside (n=182)		
Eastwood (n=185)		
Eastside (n=385)		
CDBG/ESG Funded Programs Listserv (email)	65	*
NEHDA / NECC Picnic (7.14.19)	10	
Syracuse Business Corridors Community Meeting (7/30/19)	37	12
Social Media	*	*
MailChimp	374	*
Homeless and Housing Coalition	45	15
Southside TNT Meeting (8/5/19)	30	6
NBD Community Open House (8/8/19)	42	18
<b>Total Count</b>	<b>2362</b>	

\*Due to the nature of online surveys, it is unclear whether some respondents received the link through email or social media websites such as Facebook, making the number of respondents impossible to confidently report.

**Results:** Responses reflect the combination of both the online and paper survey forms. NBD staff worked with and supervised college interns during the fall months to ensure all responses from both survey forms were preserved and combined into one backed-up spreadsheet for reporting.

**Feedback:** NBD staff and interns recognized that some discrepancies existed within the survey. Though the survey was intended to be as straight-forward as possible, NBD realized that some questions may have caused confusion and therefore lead to unclear responses, leaving smaller sample sizes for certain questions. When asked where they live, some respondents disclaimed that they live outside of the city limits, these open-ended responses were noted and weighed equally to those who reside within the city limits. Demographic and multiple choice/select all questions from these surveys were not assessed.

**Future Improvements:** Survey questions should be worded better in the future and make more sense sequentially. For example, respondents were asked “What are your three biggest concerns about your personal housing situation (please rank 1-3. 1 being your highest concern)?” followed by “What housing

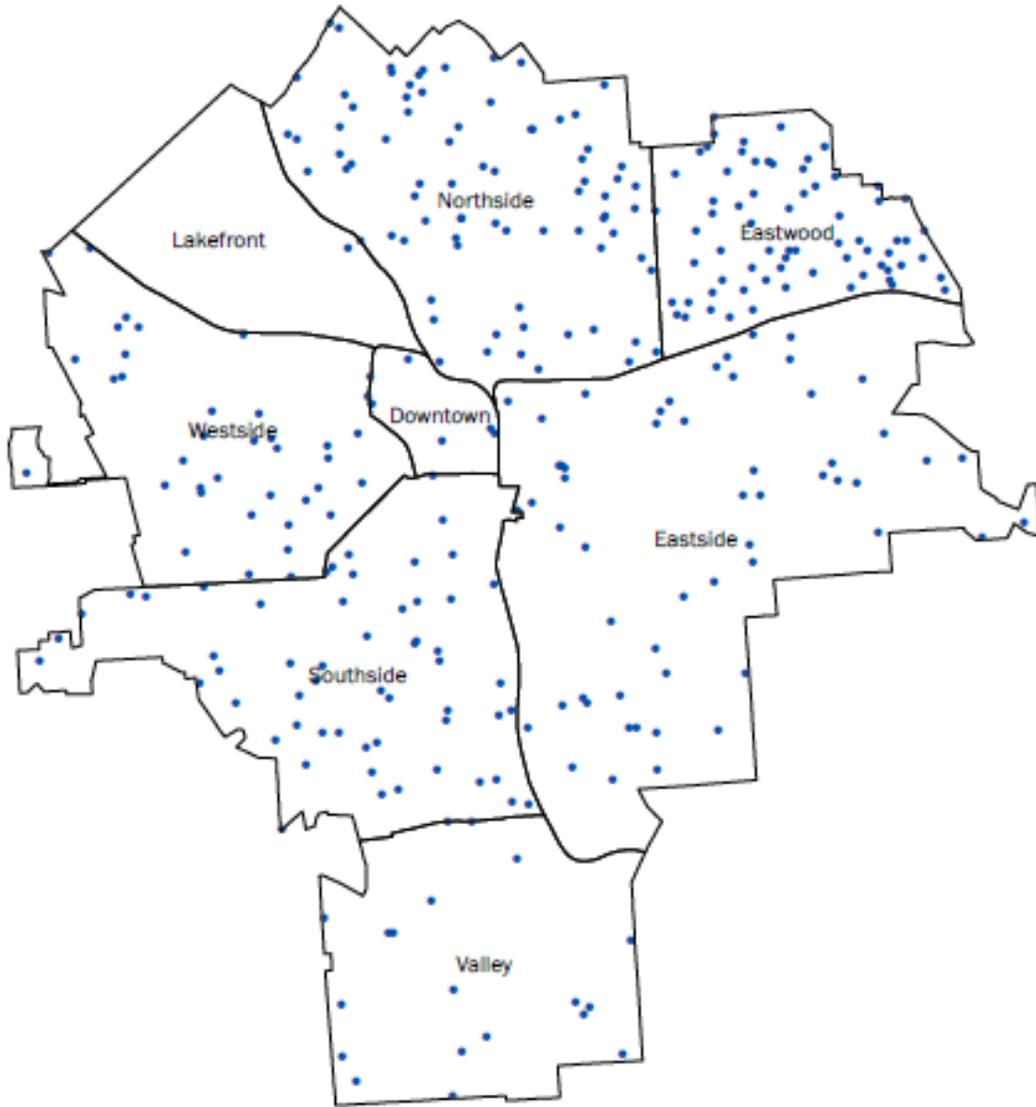
trends do you see in your neighborhood (please check all that apply)?” followed by “For yourself or your neighborhood, what do you believe are the biggest barriers to fair housing (please rank 1-3. 1 being your highest concern)?” Analyzing the data led to the realization that this fluctuation in question types led to confusion amongst respondents. In the future, NBD will take this into consideration in drafting the survey.

***Living Situation in the City of Syracuse***

Overview of Housing Ownership in Syracuse, NY

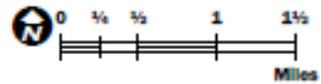
Housing Situation	Number of Respondents
Own	217
Rent	96
Other Response	24
(blank)	6
Grand Total	343

## City of Syracuse | Neighborhood and Housing Survey Respondents by TNT Sector, 2019



**MAP KEY**

- 1 Dot = 1
- One Respondent



### Survey Responses: Residents

The tables below highlight some of the main responses received through the survey from residents. There were 343 residents that completed the survey, and that is the number all percentages in this section are based off.

What are your biggest concerns about your personal housing situation?	Checked "yes"	Percent "yes"	"No" / No Response
Safety/ health risks due to crime/neighborhood safety	226	65%	117
Utility costs	176	51%	167
Urgent home repairs (furnace, water heater, roof, etc.)	165	48%	178
Monthly mortgage/rent payment	150	43%	193
Safety/ health risks due to property conditions	64	18%	279
Unresponsive landlord and/or property manager	46	13%	297

What housing trends do you see in your neighborhood?	Checked "yes"	Percent "yes"	"No" / No Response
High renter turnover (residents moving in and out of properties frequently)	128	37%	215
Increase in vacancy or blight	124	36%	219
Increase in homeownership	54	15%	289
Decrease in vacancy/blight	31	9%	312

For yourself and your neighborhood, what do you believe are the biggest barriers to fair housing?	Checked "yes"	Percent "yes"	"No" / No Response
Poor perception of neighborhood and city living	211	61%	132
Funding sources for affordable housing	199	58%	144
Lack of landlord accountability and/or responsiveness	171	50%	172
Unenforced/unclear code regulations	157	46%	186
Unresponsive government and slow processes	121	35%	222
Discrimination against renters	66	19%	277

#### Quotes from Residents

- *“Better dissemination of possible grant and other funding sources for senior citizens not below poverty level”*
- *“More events and outreach to educate renters/landlords on their rights and responsibilities”*

- *“Secure federal funding for lead paint abatement and housing the homeless”*
- *“Putting out lawn signs or billboards/ flyers with the number to call if you think there's a code violation to be able to get it checked.”*
- *“More marketing and advertising to increase public perception to the benefits of living in the city, landlord support and education programs along with stricter regulations”*

**Survey Responses: Service Providers**

The tables below highlight some of the main responses received through the survey from service providers. There were 92 service providers that completed the survey, and that is the number all percentages in this section are based off.

For the population(s) served, what are your three greatest concerns regarding their housing situations?	Checked "yes"	Percent "yes"	"No" / No response
Monthly mortgage/rent payment	60	65%	32
Safety/ health risks due to crime/neighborhood safety	55	59%	37
Safety/ health risks due to property conditions	43	45%	49
Unresponsive landlord and/or property manager	37	40%	55
Urgent home repairs (furnace, water heater, roof, etc.)	35	38%	57
Utility costs	26	28%	66

What housing trends do you see in your neighborhood?	Checked "yes"	Percent "yes"	"No" / No Response
High renter turnover (residents moving in and out of properties frequently)	50	54%	42
Increase in vacancy or blight	42	45%	50
Increase in homeownership	7	7%	85
Decrease in vacancy/blight	6	6%	86

For yourself and your neighborhood, what do you believe are the biggest barriers to fair housing?	Checked "yes"	Percent "yes"	"No" / No Response
Funding sources for affordable housing	80	86%	12
Lack of landlord accountability and/or responsiveness	57	62%	35
Unenforced/unclear code regulations	41	43%	51
Poor perception of neighborhood and city living	36	39%	56
Unresponsive government and slow processes	31	33%	59
Discrimination against renters	24	26%	68

### Quotes from Service Providers

- *“The City of Syracuse needs more accessible, inclusive and affordable housing at SSI income level that is also well maintained by landlords and [for] city code officials [to] respond to tenant complaints more effectively. There is a HUGE SHORTAGE of apartments for individuals (elderly and individuals with physical disabilities.)”*
- *“BAA, increased housing counseling support, community organizing/education, additional funding sources to support displaced rents”*
- *“Shelters have their staff assist the individuals to locate housing and providing the individual with the information regarding the resources available from the grant (money) in the shelters!!”*
- *“Establish which housing rental business models are succeeding and encourage them; determine which are not constructive and discourage them”*
- *“Funding and assistance to contractors and agencies from that area so they can rehab Land Bank houses; more programs to foster home ownership; outlaw absentee landlord ships.”*

**NBD’s Open House Synopsis | August 8th, 2019** City residents and service providers were urged to attend the Open House and provide feedback through interactive elements. NBD staff welcomed input and critiques from attendees through both conversing with them and encouraging them to participate in activities. NBD found this component of the event extremely insightful. A precaution shared by residents and NBD staff alike was that community responses would be forgotten in decision-making processes regarding City changes, or suggestions would be out of our department’s capacity to enact. As a result, NBD was intentional about how community input was framed and which questions were asked. Through interactive elements, city residents provided feedback on what they perceived to be hindrances to the City’s growth and opportunities for intentional development.

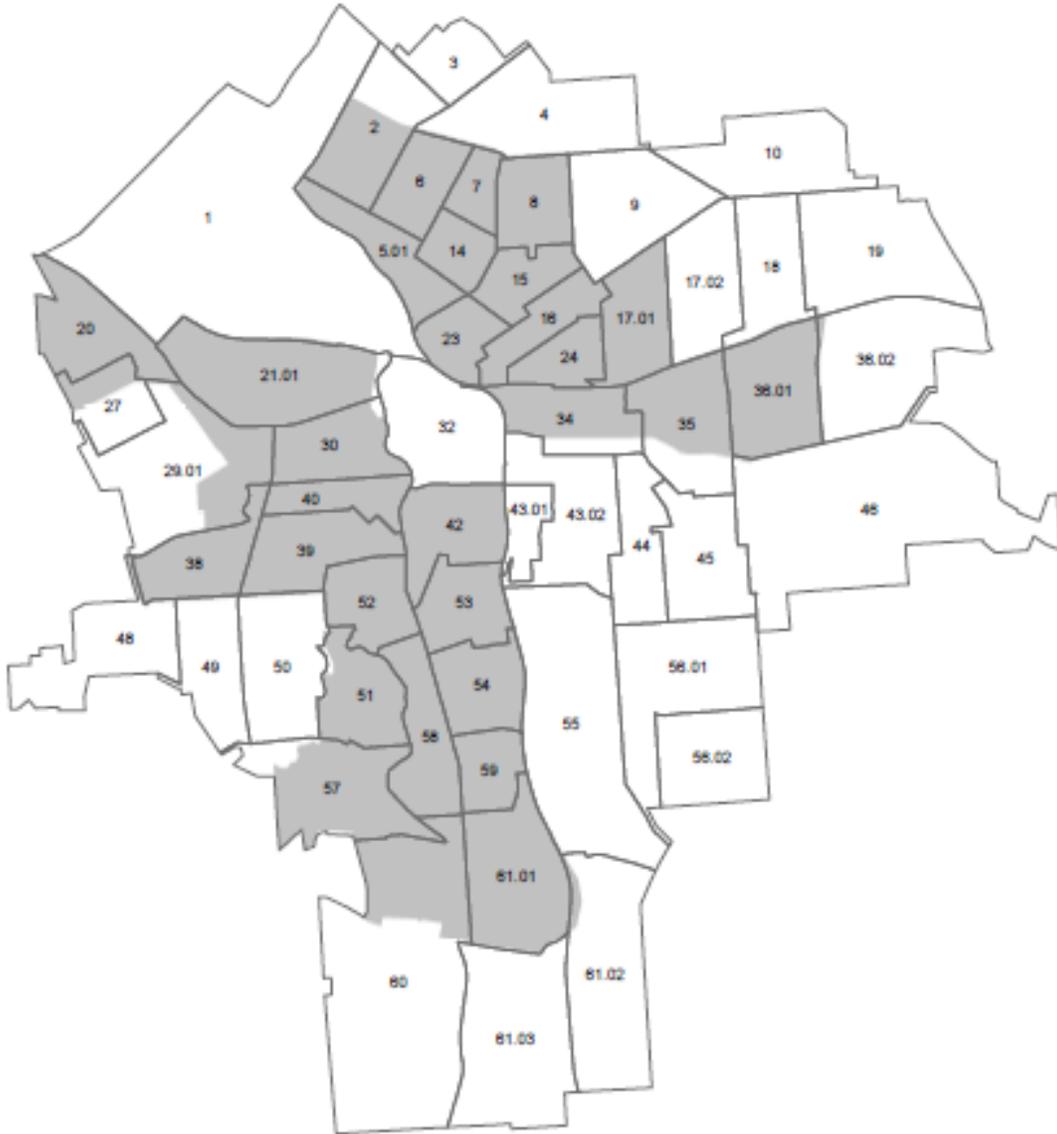
The first three questions presented to attendees encouraged them to comment on: what they believe is Syracuse’s greatest challenge to growth and development, what personal issues they face in their neighborhoods, and possible ways to build a stronger sense of community. In the fourth question, attendees were provided with four specific locations within the City and asked to write comments on what they’d like to see in these vacant spaces.

Moving forward, we hope this information can contribute to the Consolidated Plan, Camoin Study and Land Bank Request for Proposals. Feedback on properties owned by the Land Bank can help in deciding which Request for Proposal (RFP) to push forward while feedback on intersections located in regions being studied can guide development in opportunity zones.

Common feedback from these activities included a need for more public art, pedestrian friendly intersections, and places of leisure (movie theatres, cultural centers, etc.). Public comments touched on better ways to build community, boost economic development, maintain the City’s history and character, improve the quality of public services, and strengthen workforce participation. Overall, NBD staff felt that the interactive activities built a greater sense of “getting to know each other” between staff and attendees, and attendees were extremely receptive of the activities and provided helpful input to guide the department’s work.

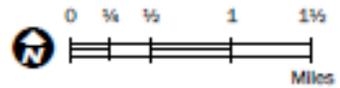
## Appendix B: GIS Analysis Maps

### NRSA Boundary Area | City of Syracuse



MAP KEY

■ NRSA Area Boundary



## Appendix C: Syracuse Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Home Headquarters, Inc.	Non-Profit Organizations	Ownership; Rental	Jurisdiction
Catholic Charities of Onondaga County	Non-Profit Organizations	Homelessness Non-homeless Special Needs Community Development	Jurisdiction
Boys and Girls Club of Syracuse *	Non-Profit Organizations	Public Facilities Public Services	Northeast NRSA Southwest NRSA
Chadwick Residence	Non-Profit Organizations	Homelessness	Jurisdiction
ARISE, Inc.	Non-Profit Organizations	Non-Homeless Special Needs Community Development, Neighborhood Improvements	Jurisdiction
Christopher Community Inc.	Non-Profit Organizations	Rental	Jurisdiction
CNY Fair Housing	Non-Profit Organizations	Planning	Jurisdiction
Covenant Housing Corp	Non-Profit Organizations	Non-Homeless Special Needs	Jurisdiction
Dunbar Center - Senior Program	Non-Profit Organizations	Non-Homeless Special Needs Community Development, Public Facilities Public Services	Southwest NRSA
Dunbar Center-Youth Services	Non-Profit Organizations	Non-Homeless Special Needs Public Facilities, Public Services	Jurisdiction
Empire Housing & Development Corporation	Non-Profit Organizations	Ownership, Rental	Jurisdiction
YWCA Of Syracuse & Onondaga Co.	Non-Profit Organizations	Non-Homeless Special Needs Community Development, Public Facilities, Public Services	Jurisdiction
Greater Syracuse Tenants Network	Non-Profit Organizations	Non-Homeless Special Needs Community Development	Jurisdiction
Frank H. Hiscock Legal Aid Society	Non-Profit Organizations	Homelessness, Non-Homeless Special Needs Community Development	Jurisdiction
Housing Visions Unlimited, Inc.	Non-Profit Organizations	Rental	Jurisdiction
Huntington Family Centers, Inc.	Non-Profit Organizations	Non-Homeless Special Needs Public Services	Southwest NRSA
InterFaith Works	Non-Profit Organizations	Non-Homeless Special Needs Community Development, Public Services	Jurisdiction
Jubilee Homes	Non-Profit Organizations	Economic Development Non-Homeless Special Needs Community Development, Rental, Neighborhood Improvements	Southwest NRSA
Liberty Resources, Inc.	Non-Profit Organizations	Homelessness	Jurisdiction
Northeast Hawley Development Association (NEHDA)	Non-Profit Organizations	Economic Development Ownership Neighborhood Improvements	Northeast NRSA
Syracuse Northeast Community Center, Inc.	Non-Profit Organizations	Homelessness, Non-Homeless Special Needs Community Development Public Facilities Public Services	Northeast NRSA

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PEACE, Inc.	Non-Profit Organizations	Homelessness, Non-Homeless Special Needs Community Development Public Facilities Public Services	Jurisdiction
Rescue Mission Alliance Of Syracuse	Non-Profit Organizations	Homelessness	Jurisdiction
SEDCO*	Municipal Corporation	Commercial Lending	Jurisdiction
Syracuse Model Neighborhood Corporation	Non-Profit Organizations	Ownership, Rental. Homelessness, Non-Homeless Special Needs Community Development Public Services	Southwest NRSA
Southwest Community Center/SMNF	Non-Profit Organizations	Homelessness, Non-Homeless Special Needs Community Development ,Public Facilities, Public Services	Southwest NRSA
Salvation Army	Non-Profit Organizations	Homelessness	Jurisdiction
Welch Terrace Housing Development Fund, Inc.	Non-Profit Organizations	Homelessness, Non-Homeless Special Needs Community Development	Jurisdiction
Westcott Community Center	Non-Profit Organizations	Homelessness, Non-Homeless Special Needs Community Development ,Public Facilities, Public Services	Jurisdiction
YMCA Of Greater Syracuse	Non-Profit Organizations	Rental, Homelessness, Non-Homeless Special Needs Community Development, Homelessness Public Facilities, Public Services	Jurisdiction
In My Father's Kitchen	Non-Profit Organizations	Homelessness	Jurisdiction
Volunteer Lawyers' Project	Non-Profit Organizations	Homelessness, Non-Homeless Special Needs Community Development	Jurisdiction
Goodlife Philanthropic Youth Foundation	Non-Profit Organizations	Non-Homeless Special Needs Community Development	Jurisdiction
OnPoint For College	Non-Profit Organizations	Non-Homeless Special Needs Community Development, Public Services	Jurisdiction
Women's Opportunity Center	Non-Profit Organizations	Non-Homeless Special Needs Community Development, Public Services	Jurisdiction
CenterState CEO Foundation	Non-Profit Organizations	Non-Homeless Special Needs Community Development, Economic Development	Jurisdiction

**Appendix C Table 3 - Institutional Delivery Structure**

\*past applicants, potential future applicants

## APPENDIX D: DRAFT: Analysis of Impediments Preliminary Findings

### Identification of Barriers and Recommendations

The last Analysis of Impediments for Syracuse and Onondaga County was completed in November 2014. That document identified a set of recommendations for both the City and County that aimed to improve housing choice and opportunity. Progress on those recommendations was varied and will be analyzed in more detail below. However, some of the recommendations were intended as a conversation starter, to “spark a discussion that is long overdue in this community about what kind of opportunities we think all residents of Central New York should have (AI, 2014).” Since that report’s publication, this conversation has been happening and concerns about equity and opportunity seem to be more at the forefront of many policy discussions, particularly by City leaders and the County administration. Now it is time for that conversation to spread to our towns and villages and neighborhoods, to the places where the decisions and policies of a planning board or unwelcoming comments of neighbors continue to limit housing choice.

#### Barrier 1

**The isolation of and poor housing quality in Syracuse’s inner-city neighborhoods restrict housing choice for many low-income, disabled, and minority residents.**

The largest impediment to housing choice in Syracuse and Onondaga County remains the self-sustaining effects of overtly discriminatory government policies from the past. The communities created by those policies resulted in the opportunities an individual has often being determined by where they live and where they live can usually be predicted by their race or ethnicity. Racial and ethnic minorities, people with disabilities, and families with female headed households are frequently isolated in neighborhoods with little economic, educational, and housing opportunities. Addressing this barrier requires two approaches: expanding opportunity and improving housing quality within these **historically marginalized** neighborhoods and reducing barriers to housing in neighborhoods of opportunity.

#### Recommendations:

- 1) Expand opportunity in economically distressed neighborhoods
  - a. Expand upon programs to improve housing quality in City neighborhoods and areas of low opportunity in the County such as inner-ring suburban neighborhoods.
    - i. Continue efforts to improve code enforcement and accountability of landlords.
    - ii. Increase transparency and professionalism in the code enforcement process, particularly in the towns and villages. Develop and improve systems to track property conditions with a focus on ease of access for tenants.
    - iii. Continue and expand on efforts to address lead hazards through education, funding for remediation, and strict enforcement of relevant regulations.
  - c. Work to equalize educational opportunity
    - i. Continue and expand efforts to develop regional schools.

- ii. Advocate for changes in the school funding system in New York State to reduce reliance on property taxes to fund education.
  - iii. City of Syracuse: Continue and expand investment in programs to improve schools such as the Say Yes to Education program.
  - iv. Onondaga County: Analyze the feasibility of consolidating school districts into a County-wide district.
- 2) Reduce concentrations of poverty by increasing the geographic dispersal of affordable housing
- a. Increase the development of mixed income housing, particularly in low poverty areas
    - i. Target incentives such as tax abatements to properties that develop mixed-income housing. Consider reducing the cost of and expediting the process for development of such housing projects.
    - ii. Develop inclusionary zoning policies that require or incentivize affordable housing set-asides. In some communities, all new multi-unit housing over a certain size are required to have a percentage (usually 15-20%) of units available at reduced rates. Such a policy at the County level would significantly increase the availability of affordable housing and, if required of all new multi-family housing developments, would reduce the NIMBYism associated with the development of affordable housing.
    - iii. Update zoning policies to reduce barriers to multi-family housing, including creating districts in which multi-family housing exists as a right.[SS1]
  - b. Advocate for inclusive development in the City of Syracuse and work to ensure that developing and redeveloping neighborhoods remain available to low-income households. In the City of Syracuse, this includes:
    - i. Maintaining affordable housing and ensuring a right of return for public housing residents affected by the Blueprint 15 project;
    - ii. Including affordable housing in any residential development on land opened for redevelopment along the I-81 viaduct corridor;
    - iii. Working to increase the development of affordable housing in areas that have seen an increase in the development of market-rate and luxury housing such as Downtown, the Inner Harbor, and the University Neighborhood.
  - c. Encourage the creation of scattered site subsidized housing, particularly in areas of higher opportunity.
  - d. Develop a county-wide affordable rental housing plan that incorporates fair share housing principles.

- e. Create a mobility counseling program for recipients of housing subsidies that supports individuals' efforts to move to high-opportunity areas. This is particularly important if residents of public housing will be displaced by the redevelopment of the East Adams neighborhood.
- f. Conduct training for municipal leaders in County CDBG consortium including elected officials, planning, and zoning officials on fair housing, affordable housing and their obligation to affirmatively further fair housing. Support community-wide education on the history of housing discrimination in Central New York.
- g. Investigate practices and models of community planning that may build greater public support and/or limit neighborhood opposition to development perceived as undesirable.
- h. Work to develop coalitions of community members in suburban towns to support and advocate for inclusive housing development.
- i. Encourage and support the development of scattered site and mobile provision of social services by county departments and local human service providers.

**Barrier 2**

**The lack of accessible, affordable housing is a significant barrier to finding housing for people with disabilities.**

With an aging housing stock and small percentage of housing stock built after the implementation of accessibility standards, there is a significant shortage of accessible housing for people with disabilities, especially at moderate or low income levels. With an aging population in Onondaga County, this problem will only become more significant in the coming years and therefore it is essential that housing be created to allow people to age in place.

**Recommendations:**

1. Target incentives to properties that build accessible units at all cost ranges, particularly when properties are rehabs of existing buildings, which are not subject to the design and construction requirements of the Fair Housing Amendments Act.
2. Lobby state lawmakers for the adoption of a tax credit to encourage private development and rehabilitation of single-family homes to meet Visitability standards.
3. Educate landlords and housing developers on the value and importance of building and rehabilitating housing that is accessible.
4. Support investigations of properties for violations of accessibility requirements of the Fair Housing Amendments Act and Americans with Disabilities Act.

**Barrier 3**

**Private rental market practices disadvantage people of color, families with children, people with disabilities, justice-involved individuals, and individuals receiving housing assistance.**

A number of private market practices continue to limit housing choice but may be mitigated by action by the municipalities. These include prima facie discrimination, such as denying rental housing to individuals with

mental illness, families with children, or those receiving housing assistance, and policies that have a disparate impact on protected classes, such as language requirements effectively excluding households based upon national origin.

**Recommendations:**

1. Support systemic investigations of housing discrimination. Areas of investigation include discrimination against refugees and new Americans, individuals with mental illness, and source of income.
2. Explore options to add criminal background protections to human rights laws. Support enforcement and education of the Fair Housing Act's disparate impact protections for people with criminal backgrounds.
3. Support research on housing issues for refugees and new Americans to identify common housing rights' violations.
4. Support and monitor education efforts for housing providers. Ensure individuals involved in the leasing of housing receive accurate, helpful information regarding their responsibilities to adhere to fair housing laws.
5. Continue to support fair housing education for vulnerable populations. Information on fair housing and what to do if you are a victim of housing discrimination should be made available on the websites for the City of Syracuse and Onondaga County as well as websites of the municipalities in the CDBG consortium.
6. Support tenants' rights education and enforcement for all renters. Education on tenants' rights and available local resources should be made widely available.

**Barrier 4**

**Homeownership rates for African American, Hispanic/Latinx, and Asian households remain well below homeownership rates for White, Non-Hispanic households.**

Recommendations:

1. Increase access to sustainable mortgage products for people of color. Continue to support homeownership, financial literacy, and credit repair programs that contain affirmative marketing plans and cultural competency to increase homeownership rates.
2. Research and encourage best practices to increase the utilization of the Section 8 homeownership program.
3. Support systemic investigations into discriminatory practices that impact homeownership such as differential treatment and steering in the real estate sales and lending markets.

**Barrier 5**

**Limited public transportation options restrict the ability of many residents to choose where they would like to live.**

Access to public transportation is limited in many areas and where it does exist, routes are infrequent and often do not run later in the day.

**Recommendations:**

1. Deliberately link the development sites of affordable housing to public transportation and place affordable housing in areas where cars are not required to access services. Identify desirable locations in suburban towns for development.
2. Explore the possibility of creating special Call-A-Bus districts to service existing subsidized housing locations, which are currently not served by public transportation.
3. Identify and eliminate bus service gaps in neighborhoods of opportunity that may discourage protected classes from seeking housing in those areas.

DRAFT

## Appendix E: Public Meeting and Public Hearing Documentation

John P. Copanas  
City Clerk  
jcopanas@syrgov.net



Patricia K. McBride  
Deputy City Clerk  
pmcbride@syrgov.net

### OFFICE OF THE CITY CLERK

Benjamin R. Walsh, Mayor

January 30, 2020

Jennifer Tiftt  
Deputy Commissioner  
Neighborhood and Business Development  
201 E. Washington St., #600  
Syracuse, NY 13202

Dear Jennifer,

This letter confirms that the Common Council Chambers has been reserved on Wednesday, February 19, 2020, from 5:00pm to 7:00pm, for the Department of Neighborhood and Business Development to hold a Public Hearing to garner public comments on the Syracuse Five Year Consolidated Plan (2020-2024) and the First Annual Action Plan for Program Year 46 (2020-2021) as it relates to the funding allocations for the Community Development Block Grant. Please be advised that it will be NBDs responsibility to follow the legal procedures for advertisement of the Public Hearing in the Post Standard and schedule the court reporter.

The Chambers will be set up in the standard formation used during the Common Council sessions. If any changes to the Chambers are required, please contact me.

If you have any question or require additional information, please do not hesitate to contact me at 315-448-8218.

Sincerely,

John P. Copanas  
City Clerk

cc: Mike Ascioti, Maintenance  
Amanda Gusman, Common Council Office  
Security, Mayor's Office



Ben Walsh, Mayor

Jennifer Tift, Deputy Commissioner

## Public Hearing

### City of Syracuse, 2020-2024 Draft Consolidated Plan & First Annual Action Plan

Wednesday, February 19<sup>th</sup>, 2020 at 5PM  
Common Council Chambers, City Hall  
233 E. Washington St., Syracuse, NY 13202

In accordance with the City of Syracuse Department of Neighborhood & Business Development Citizen Participation Plan developed under requirements of the Housing and Community Development Act of 1974, the Syracuse Common Council will host a public hearing to vote on the submission of the 2020-2024 Consolidated Plan to the Department of Housing and Urban Development (HUD).

This Draft Five Year Consolidated Plan, which documents the City's plans for the Community Development Block Grant, Emergency Shelter Grant, and HOME Investment Partnership entitlement programs, was released February 3<sup>rd</sup>, 2020 for a 30-day comment period, which is open until March 11<sup>th</sup>, 2020.

To download a copy of the 2020-24, Consolidated Plan, please visit the City of Syracuse website at [www.syracuse.ny.us](http://www.syracuse.ny.us). For more information, or to request a hard copy, please contact the Department of Neighborhood & Business Development:

E-mail: [nbd@ci.syracuse.ny.us](mailto:nbd@ci.syracuse.ny.us)

Mail: Dept. of Neighborhood & Business Development  
201 E. Washington Street, Suite 600  
Syracuse, New York 13202

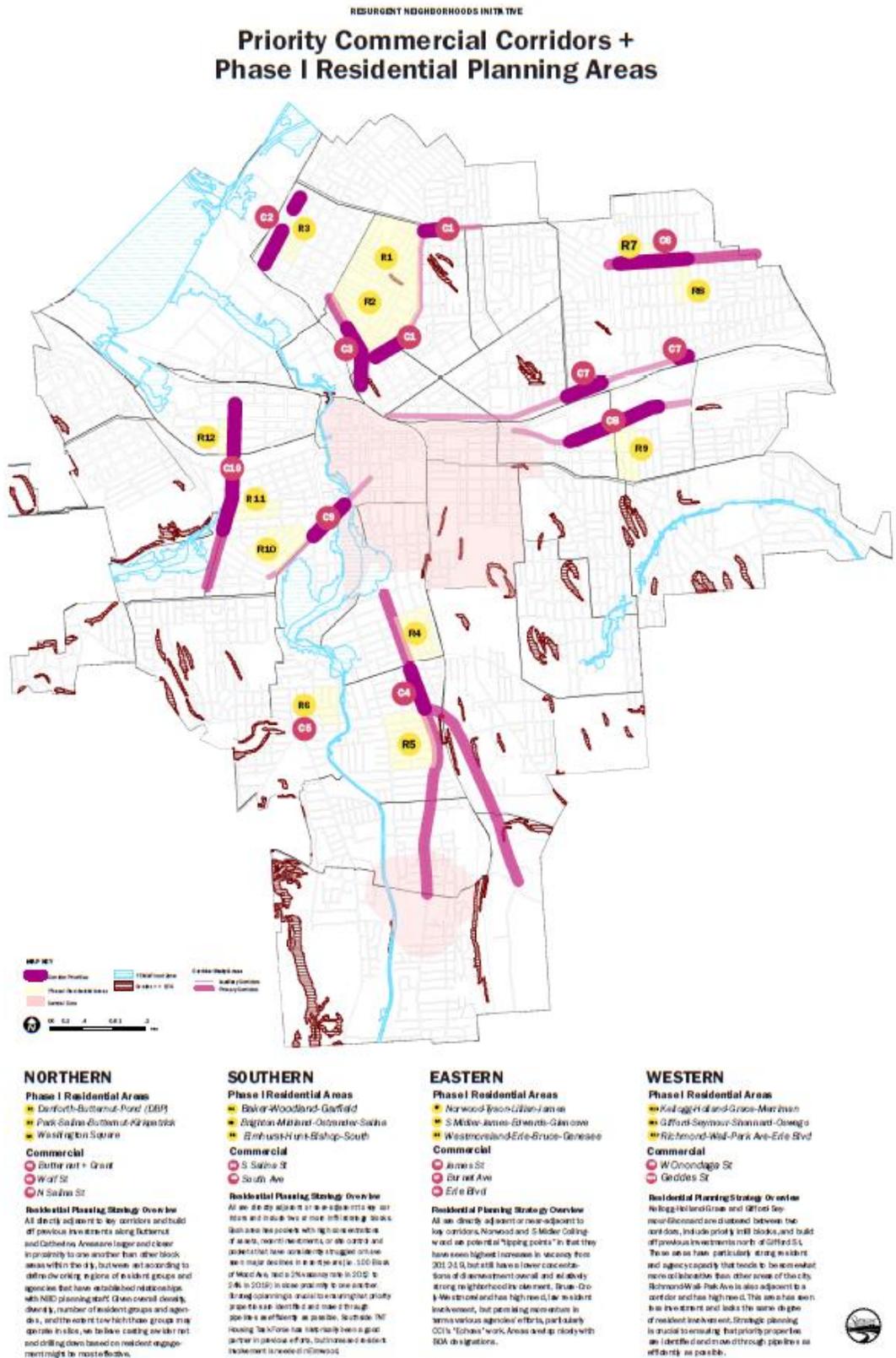
Phone: (315) 448-8100

Your participation in this very important process is encouraged by the Department and the U.S. Department of Housing and Urban Development (HUD). Accommodations for persons with disabilities will be made available at the public meeting upon request. Interpreters will also be available upon request to meet the needs of non-English speaking persons. Please place your request by calling (315) 448-8100 at least three business days prior to meeting.

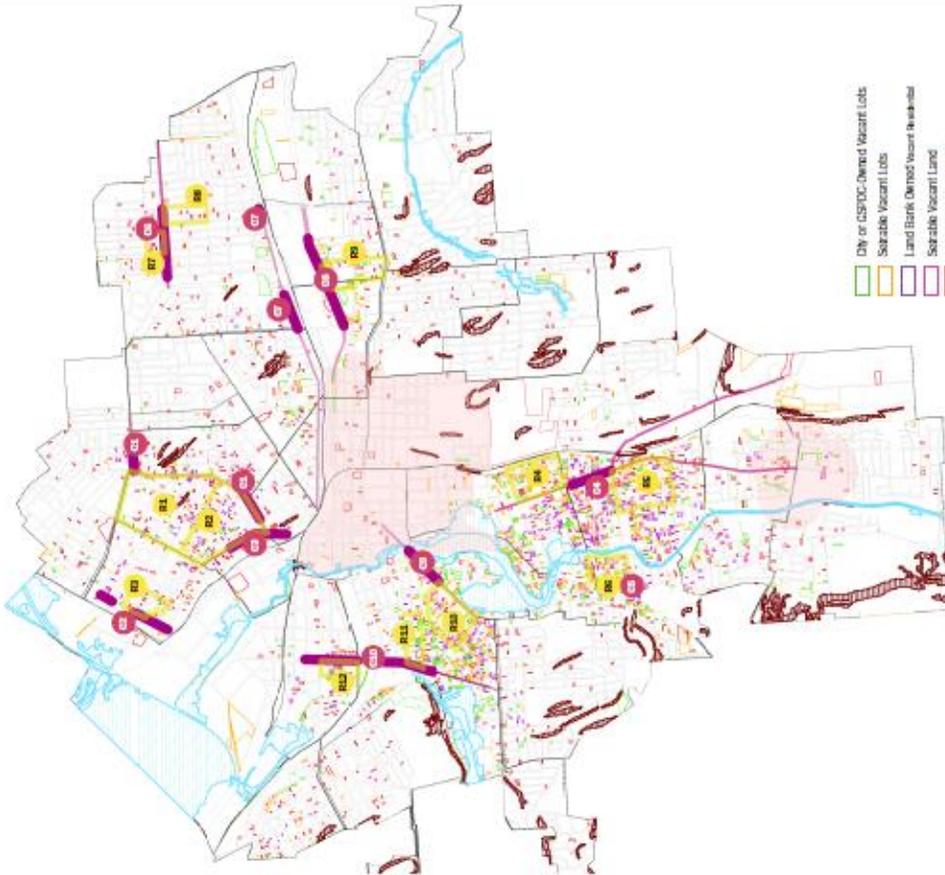
The City of Syracuse complies with 31 CFR Part 51 and does not discriminate in access to facilities, programs, services, or activities on the basis of race, color, sex, creed, marital status, national origin, or disability.



## Appendix F: Resurgent Neighborhood Initiative Maps



RNI Planning Areas + Development Opportunities



RNI Planning Areas + Block Index Scores

