

**City of Syracuse**

# **Consolidated Annual Performance and Evaluation Report (CAPER) Year 50**

May 1, 2024 – April 30, 2025

***FINAL Report – July 3, 2025***

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**City of Syracuse Consolidated Annual Performance  
and Evaluation Report (CAPER)  
Year 50 (May 1, 2024 - April 30, 2025)**

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## Executive Summary

### Purpose

In accordance with Title 24 Code of Federal Regulations (24 CFR) Part 91, all jurisdictions receiving any of the federal grants awarded by the U.S. Department of Housing & Urban Development (HUD) listed below must complete a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days from the close of the jurisdiction's program year.

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Grant (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

The Department of Neighborhood and Business Development (NBD) is the lead agency responsible for the overall administration and compliance of all CDBG, ESG, and HOME funding on behalf of the City of Syracuse. Syracuse has elected to have its HOPWA funds administered by the New York State Office of Temporary Disability Assistance (NYS OTDA) since 2013.

The City allocates funds from each program annually to support services that address the community development, housing, and human services needs identified in its Five-Year Consolidated Plan. The Annual Action Plan is created to outline specific programs and funding priorities for each program year within the five-year period. The City releases the CAPER annually at the end of each program year to report on accomplishments and progress towards achieving the goals identified within the corresponding Annual Action Plan and overarching Five-Year Consolidated Plan.

The City's current five-year Consolidated Plan covers the period from 2020-2024. This CAPER is the summation of the accomplishments of Program Year 50 (May 1, 2024 - April 30, 2025), the fifth year of the current five-year plan.

## CR-05 - Goals and Outcomes

### Progress within Program Year

*Progress the jurisdiction has made in carrying out its strategic plan and its action plan, including major initiatives and highlights proposed during the program year.*

During Program Year 50 (2024 - 2025) the City of Syracuse, through the CDBG, HOME and ESG programs, made significant progress towards achieving the goals outlined in its 5-year strategic plan and one-year action plan.

Please see [Appendix A](#) for a detailed data listing of accomplishments during the program year and accomplishments in the strategic plan to date. Year 50 highlights include:

- 307 potential homebuyers provided first-time homebuyer education and budgeting assistance.
- 184 homeowners preserved through emergency and health safety repairs.
- Legal assistance provided to 443 individuals facing homelessness or eviction.
- 14,391 individuals participated in human service programs within neighborhood-based community centers.
- 593 individuals provided with workforce development training.
- 44 individuals with HIV/AIDS provided housing assistance.
- 3 dilapidated structures have been or are scheduled to be removed.
- 475 newly arriving refugees provided with resettlement support services.
- 364 unsheltered homeless individuals were offered needed services.
- 104 homeless households were placed into permanent housing

### Assessment of Use of Funds

*Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.*

The City's Action Plan guided all funding allocations for Year 50. All strategies to achieve the Action Plan's stated vision are designed to reflect and uphold the following goals identified in the five-year strategic plan: (1) Promote and preserve safe, affordable, and stable housing, (2) Build family wealth and promote economic inclusion, and (3) Create more vibrant, resilient neighborhoods.

Specific activities and strategies to help reach these goals include:

- Home improvement direct assistance, targeting healthy housing principles with an emphasis on lead hazard remediation and improving energy efficiency.
- Affordable housing development 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.
- Homeless prevention, street outreach, and rapid rehousing activities.
- Fair housing barrier reduction.
- Homeownership promotion and retention, including homebuyer education, down payment assistance, and legal services related to estate planning and requests.
- 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.
- Creative financing solutions to assist individuals, families, and small business owners in achieving their goals and achieving long-term sustainability.
- Residential and commercial corridor vacancy and blighting influence reduction.
- Development resulting from demonstrated grassroots input and community engagement.

Specific activities and strategies were identified within the City's Action Plan for Program Year 50 (2024-2025) to help reach goals identified within the current five-year strategic plan including:

- Homeownership opportunities for first-time homebuyers, including support for down payment and closing cost assistance.
- Affordable rental housing access.
- Substantial rehabilitation of distressed properties.
- Emergency home repairs to reduce health/safety threats.
- Housing counseling and foreclosure prevention assistance.
- Eviction prevention, landlord/tenant counseling and legal services.
- Street outreach and rapid re-housing for homeless individuals and families.
- Homeless prevention support services.
- Emergency housing and supportive housing services.
- Programming for youth and seniors.
- Supportive services for persons with HIV/AIDS.

These accomplishments directly align with the goals and priority areas identified in both the five-year strategic plan and the annual action plan.

## CR-10 - Racial and Ethnic Composition of Families Assisted

*Describe the families assisted (including the racial and ethnic status of families assisted).*

See table above reflecting the total number of families assisted by Race and Ethnicity, including those identifying as two or more races. In all, 17,831 individuals were served through CDBG, ESG, and HOME during the program year.

<b>RACIAL COMPOSITION OF FAMILIES ASSISTED</b>				
<b>RACE</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>TOTAL</b>
American Indian, Alaska Native, or Indigenous	70	0	23	93
Asian or Asian American	186	0	5	191
Black, African American, or African	10,636	6	369	11,005
Hispanic/Latina/e/o	1,451	0	164	1,615
Middle Eastern or North African	0	0	0	0
Native Hawaiian or Pacific Islander	12	0	7	19
White	4,231	6	362	4,593
Multiracial	1,628	2	132	1,760
Client doesn't know	0	0	6	6
Client prefers not to answer	0	0	0	0
Data not collected	0	0	0	0
<b>TOTAL</b>	<b>16,763</b>	<b>14</b>	<b>1,068</b>	<b>17,831</b>

Table 1 – Racial Composition of Families Assisted



## CR-15 - Resources and Investments

### Resources Made Available

RESOURCES MADE AVAILABLE			
BLOCK GRANT	SOURCE	AVAILABLE	EXPENDED
CDBG (Community Development Block Grant)	Public-Federal	\$4,920,269.00	\$3,196,941.32
HOME (HOME Investment Partnership)	Public-Federal	\$1,323,991.00	\$1,878,307.83
ESG (Emergency Solutions Grant)	Public-Federal	\$431,217.00	\$363,980.64
HOPWA (Housing Options for Persons with AIDS)	Public-Federal	\$0	\$0

Table 2 – Resources Made Available

### Geographic Distribution

GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS			
TARGET AREA	PLANNED ALLOCATION	ACTUAL ALLOCATION	DESCRIPTION
CITY OF SYRACUSE NEW YORK NEIGHBORHOOD REVIT. STRATEGY AREA	70%	61.5%	Percentage will increase as final draws are completed for PY50.

Table 3 – Geographic Distribution and Location of Investments

NBD identified two Neighborhood Revitalization Strategy Areas (NRSAs) within the city of Syracuse, which were subsequently approved by HUD. The northeast and southwest portions of the NRSA are 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). A map of the NRSA can be found in [Appendix C](#).

NBD prioritized allocating investments geographically within the jurisdiction in an effort to revitalize these areas. Currently all ongoing redevelopment projects and those completed during this program year were located within the NRSA. The Home Headquarters Urgent Care Home Improvement Program and the SHARP funding was primarily used for homeowners located within the NRSA.

## Leveraging Funds

*Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.*

The City of Syracuse leveraged HOME, ESG, and CDBG funds using both public and private funds. The City has used the CDBG funds and distressed property funds to leverage HOME funds. The City's annual Distressed Property Program includes projects that complement, enhance, and advance the neighborhood development initiatives set forth in the City's Consolidated Plan. The City continues to support the development of affordable rental projects with Development Subsidies, often supporting Low-Income Housing Tax Credit Projects with HOME funds. Tax credit projects provide substantial leverage to the amount of HOME funds invested. For rental projects that are not Low-Income Housing Tax Credit projects, HOME funds are leveraged with other federal, state, local and private sector resources. NBD requires that the developer provide confirmed commitments from other funding sources prior to the commitment of any HOME dollars in a project. NBD also provides developer assistance for homeownership projects. Through the developer assistance program, NBD offers subsidies to housing partners as gap funding to write down the cost of construction to sell the home to an income-qualified homebuyer at market value.

Throughout Year 50, the City of Syracuse was able to again leverage significant funding through the City's allocation of American Rescue Plan Act (ARPA) to further bolster capacity of programs funded through CDBG, HOME, and ESG. \$32.4 million -- approximately 1/4 of the City's total ARPA award -- was allocated to support programing in the following priority areas identified in the strategic plan:

- New construction and substantial rehabilitation of affordable housing units - \$11m
- Emergency home repairs to reduce health/safety threats - \$6.85m
- Blighted property demolition and stabilization - \$5m
- Lead remediation - \$4.5m
- Emergency rental assistance - \$1m
- Workforce development and training - \$1.67m
- Neighborhood community centers serving youth and seniors - \$500,000
- Closing cost assistance for first time home buyers - \$335,500
- Tenant counseling and case management - \$800,000
- Financial empowerment services - \$411,000

In addition to the City's ARPA allocations, funds were additionally leveraged from HOME-ARP made available through New York State's Department of Homes and Community Renewal (HCR).

## Fiscal Year Summary – HOME Match

The city is exempt from the HOME Program match requirement. HOME funds are used in conjunction with Low Income Housing Tax Credit (LIHTC) Projects as well as other grant and funding opportunities. A subsidy layering analysis is required prior to a project receiving HOME funds to ensure that funding is necessary for the completion of the project. Even though match reporting is not required, the city strategically invests in projects with a variety of funding sources and leverage investment far beyond the amount of HOME resources provided.

<b>FISCAL YEAR SUMMARY – HOME MATCH REPORT</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 4 – HOME Match Report

<b>MATCH CONTRIBUTION FOR THE FEDERAL FISCAL YEAR</b>								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources )	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 5 – Match Contribution

<b>PROGRAM INCOME MAY 1, 2024 TO APRIL 30, 2025</b>	
Starting Balance on Hand	\$89,496.89
Income Received	\$129,335.26
Total Funds Expended	\$160,192.29
Total Expended for TBRA	\$0.00
Ending Balance on Hand	\$63,028.85

Table 6 – Program Income

## HOME Minority Business and Women Business Enterprises (MWBE) Report

*Number and dollar value of contracts for HOME projects completed during the reporting period by race/ethnicity.*

MINORITY BUSINESS ENTERPRISES						
		MINORITY BUSINESS ENTERPRISES				NON-MINORITY BUSINESS ENTERPRISES
	TOTAL	ALASKAN NATIVE OR AMERICAN INDIAN	ASIAN OR PACIFIC ISLANDER	BLACK NON-HISPANIC	HISPANIC / LATINO	WHITE NON-HISPANIC / LATINO
CONTRACTS						
Number	14	0	0	0	0	14
Dollar Amount	\$993,791.35	0	0	0	0	\$993,791.35
SUB-CONTRACTS						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 7 – Minority Business Enterprises

WOMEN BUSINESS ENTERPRISES			
	TOTAL	WOMEN BUSINESS ENTERPRISES	MALE
CONTRACTS			
Number	14	0	14
Dollar Amount	\$993,791.35	0	\$993,791.35
SUB-CONTRACTS			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 – Women Business Enterprises

## CR-20 - Affordable Housing

### Number of Households Supported

*Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.*

NUMBER PROVIDED AFFORDABLE HOUSING BY NEED	1-YR GOAL	ACTUAL
Homeless Households	93	90
Non-Homeless Households	1,014	1,105
Special Needs Households	339	583
<b>TOTAL</b>	<b>1,446</b>	<b>1,778</b>

Table 9 – Total Affordable Housing Provided

NUMBER OF HOUSEHOLDS ASSISTED BY SERVICE	1-YR GOAL	ACTUAL
Households supported through Rental Assistance	24	23
Households supported through Production of New Units	10	14
Households supported through Rehab of Existing Units	175	184
Households supported through Acquisition of Existing Units	25	15
<b>TOTAL</b>	<b>234</b>	<b>236</b>

Table 10 – Number of Households Assisted

### Program Year Goals & Outcomes

*Discuss the difference between goals and outcomes and problems encountered in meeting these goals.*

NBD's outcomes for this program year exceeded our one-year goals in nearly every category. The City has multiple housing projects in process that will result in new construction or rehabilitation of apartment units, as well as homebuyer opportunities for income-eligible families. It is anticipated that these projects will be completed during the upcoming program year, which will allow NBD to continue to reach and exceed our goals.

### Impact of Program Outcomes on Future Action Plans

*Discuss how these outcomes will impact future annual action plans.*

The City of Syracuse routinely follows the progress of developers and organizations in order to

support them with meeting thresholds and accomplishing goals by the end of the funding period. NBD consistently evaluates program accomplishments and adjusts its goals within annual action plans as needed to ensure that funds are allocated to effectively balance performance metrics with community needs. Internal committees meet regularly and discuss the statuses of programs and projects to guarantee that goals and timelines are being met. Currently, there are no specific adjustments that the City of Syracuse intends to make at this time to subsequent Action Plans within this five-year period.

*Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.*

<b>BENEFICIARIES FOR HOUSING AND NON-HOUSING SERVICES BY INCOME</b>		
<b>Population Served</b>	<b>CDBG</b>	<b>HOME</b>
Extremely Low-income	906	10
Low-income	289	4
Moderate-income	372	0
<b>TOTAL</b>	<b>1,567</b>	<b>14</b>

Table 11 – Number of Households Served by Income

## CR-25 - Homeless and Other Special Needs

### Outreach to Homeless Persons

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

Reaching out to unsheltered persons is performed through street outreach services. Service providers meet the unsheltered individuals physically where they are and work to build supportive and positive relationships. Conversation begins while distributing basic needs such as food, water, blankets, gloves, and hats. Outreach workers assess the homeless individual's needs and encourage them to accept services. If necessary, transportation for medical treatment is provided along with partnering with the "House Calls for the Homeless Program", where a medical doctor twice a week accompanies our Street Outreach Team and offers medical treatment, wound care and vaccinations for those living outside.

All pertinent information is captured in the Homeless Management Information System (HMIS) where client information is entered into HMIS by all agencies and tracked throughout the process. During ESG Year 50 364 individuals received street outreach services, 1,483 meals were served to individuals living outside and 90 individuals either came inside or were placed into permanent housing.

In Year 50, ESG services were provided to 891 individuals, with 443 individuals receiving Homeless Prevention services, 66 individuals receiving Rapid Re-housing services, 24 individuals receiving shelter services (transitional housing) and 364 individuals receiving Street Outreach services. Additionally, 539 individuals were stabilized, placed into permanent housing, or had a positive outcome to services. Individual needs were assessed through the Continuum of Care's (CoC) coordinated assessment process and completed by all program case managers or representatives. Housing barriers were identified, individualized service plans were completed, and referrals made to aftercare support and mainstream resources when needed.

### Addressing Emergency Shelter & Transitional Housing Needs

*Addressing the emergency shelter and transitional housing needs of homeless persons.*

The City of Syracuse works alongside the Continuum of Care (CoC) and its workgroups in addressing the housing needs of homeless people. This initiative is working toward decreasing the length of time individuals and families spend in shelters and transitional housing. Goals are established to help improve the quality of life and address life-skills necessary in achieving and maintaining housing stability among the homeless persons served. Our only transitional program has adopted the housing first philosophy, eliminating barriers upon intake. The service focuses on:

- Improving health and stability
- Increasing economic security either by obtaining mainstream benefits or employment
- Finding and maintaining affordable housing

Some of the needed skills and strategies include assisting with relocation such as finding actual affordable housing units and advocating with reliable landlords. Case management and follow up case management efforts are needed to assist individuals in maintaining and or locating affordable housing. Financial assistance may be needed for security deposits, subsidies or help with rental payments and/or utilities. This is especially true for homeless youth, who typically have no income upon intake.

Emergency shelter case managers are trained assessors for the Coordinated Entry (CE) system. Shelter case managers make referrals to the CE list and coordinate with housing providers to facilitate intake into ESG, CoC, and other housing programs through the CE system. This process also eliminates duplicative efforts and reduces referral time.

There is also emphasis on increasing economic security either by obtaining benefits or employment. Out of 24 individuals, all obtained benefits and 4 became employed. In Year 50, ESG funded one transitional program serving 24 individuals.

## Efforts to Prevent Homelessness

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

ESG funds provide multiple legal prevention services which aid housing vulnerable individuals in the eviction court process along with other necessary legal services to assist in finding workable solutions and positive outcomes.

Our community uses its Departments of Social Services and 211 referral line for diversion efforts when people are presenting for emergency shelter. Staff at these access points are trained to actively solve problems with clients and seek alternatives to shelter placement. In addition, ESG, CDBG, and private funding are used to support homeless prevention programs, including legal services, case management, and financial assistance programs. The ESG Homeless Prevention programs have assisted 443 households in obtaining housing stability through their legal services this year. Our CoC continues to advocate for stronger eviction laws to protect tenants' rights and increase housing stability.



Syracuse is strong in community-wide collaboration and works with its Continuum of Care (CoC) in trying to prevent homelessness. The CoC partners with criminal justice, mental health, substance use treatment, domestic violence, crisis services; transition age youth, DSS, family, healthy homes, vocational, outreach and shelter providers and partners with NYS Department of Correction and Community Supervision (DOCCS) to address barriers to parolees accessing housing. Cross-sector collaboration is encouraged to limit discharges into homelessness.

The CoC also partners with affordable and supportive housing programming to ensure there are multiple options for permanent housing. The CoC coordinates with other housing resources supported through state funding like Medicaid Redesign and Empire State Supportive Housing Initiative, that use a broader definition of homelessness and can assist in supporting low-income individuals and families who may be at risk of homelessness because of discharge from an institution.

## Efforts to Support Transitions to Permanent Housing

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

All ESG funded RRH programs participate in the Coordinated Entry system set up by the CoC to ensure that people who are homeless, especially those who are chronically homeless, are prioritized for housing opportunities. Helping homeless people, especially the chronically homeless, transition to permanent housing and independent living is being done through supportive services. Financial assistance, relocation assistance, prevention efforts, follow up case management and street outreach work together to make the transition to permanent housing and independent living effective by assisting individuals and families to develop skills and strategies that address personal barriers to successful permanent housing.

These skills and strategies may include assistance with relocation as far as finding actual affordable housing units and/or advocating with reliable landlords. 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 deposits, subsidies or help with rental payments and/or utilities. This financial assistance helps all homeless or chronically homeless individuals' transition from shelters to permanent housing at a much faster pace. By assisting homeless individuals and families identify their housing barriers to achieve permanent housing and aiding them in developing skills and strategies that address these barriers will increase success in maintaining permanent housing. Efforts are being made to engage landlords in collaborating with service providers and legal services to assist tenants in overcoming specific housing barriers to prevent evictions. The CoC has started a Housing

Services Coordination program which focuses on landlord education and engagement to centralize housing search activities. This Centralized Housing Assistance and Network for Community Engagement (CHANCE) program includes a database of available housing units that can be paired with participants in ESG and CoC projects to better facilitate individuals and families' access to affordable housing.

## CR-30 - Public Housing

### Actions Taken to Address the Needs of Public Housing

NBD coordinates public housing assistance through the Syracuse Housing Authority (SHA), which owns and operates 12 Federal Public Housing developments and four affordable housing developments in Syracuse. Public Housing in the City of Syracuse faces a greater need for improvement rather than expansion. Planning and redevelopment of outdated, severely distressed, and antiquated Public Housing into high-quality, mixed-income housing options is currently underway.

Syracuse is home to the first public housing complex in New York State and this specific neighborhood area is involved in a comprehensive neighborhood strategy, called the New 15th Ward Transformation Project, intended to holistically improve a myriad number of conditions for residents. The plan for this neighborhood seeks to create the conditions necessary for public and private investment to catalyze increased commercial activity, and critical amenities such as a grocery store, and improve public safety, education, and employment outcomes.

SHA has begun to redevelop four of its public housing sites which account for 1,055 units of distressed public housing. These units are situated in 118 square acres of a 27-block area experiencing high rates of unemployment and concentrated poverty, crime, health disparities, low home-ownership rates, and limited healthy food options. The average AMI for this area is \$12,800. Displacement is the primary concern among residents, advocates, and city officials given the poverty rates and the significant need for affordable housing. The project will include one-for-one replacement of affordable housing units as part of a comprehensive mixed-income, mixed-use housing plan.

SHA is working in partnership with the City of Syracuse, McCormack Baron Salazar (MBS), Homes and Community Renewal (HCR) of New York State, and Blueprint 15, a neighborhood-based nonprofit organization singularly devoted to transforming the 15th Ward neighborhood. The comprehensive transformation of the New 15th Ward is built upon a multi-year visioning process, including completion of the East Adams Street Neighborhood Transformation Plan and Preferred Concept Plan in September 2016, the establishment of a shared vision in 2018, an RFP process and subsequent approval of a Master Planning and Developer Services Agreement with MBS between 2019-2021. The first demolition and redevelopment component (Phase One and Phase Two) will take place on the site of the current McKinney Manor project in July 2025 and October 2025 respectively. This phase will include 75 one-for-one replacement units and 180 additional low-income and market-rate units. Significant investment in new public streets and infrastructure is anticipated, as is the development of a park and a state-of-the-art early childhood education and community center. Resident relocation and case management support before and during construction is being provided by Urban Strategies Inc., in partnership with

Blueprint 15. This project exemplifies actions Syracuse is taking to address the needs of deficient public housing facilities in a thriving neighborhood.

## Actions Taken to Encourage Home Ownership

The Syracuse Housing Authority (SHA) continues its successful Section 8 Homeownership Program. SHA continues to partner with Home HeadQuarters, Inc. to assist in the home-buying education and support programs that are necessary to move individuals from renting to owning homes. This effort will continue to be a strong part of the Section 8 FSS (Financial Self-Sufficiency) program. SHA is also exploring homeownership possibilities for some of its higher-income tenant families with the Greater Syracuse Land Bank (GSLB) and local realtors. The GSLB has continued to bank vacant and tax-delinquent properties near the New 15th Ward Transformation Project for future planning and development. These investments complement SHA's housing redevelopment efforts as well as the City's Infill Housing strategy in partnership with several affordable housing developers including Home HeadQuarters and Housing Visions who are actively building in the area. These opportunities are being fostered in tandem with the New 15th Ward transformation plan to further stabilize and strengthen neighborhood conditions. Urban Strategies Inc., as well as Blueprint 15, will case manage SHA tenants during relocation and help determine if goals for homeownership can be pursued for residents within their same neighborhood area.

## Actions Taken to Assist Troubled PHAs

The City of Syracuse understands the New 15th Ward transformation project represents the complete redevelopment of nearly 50% of SHA's public housing inventory within the city. As such, NBD has dedicated I capacity for the project and has full support from the Mayor's office to assist with fundraising, advocacy, and overall coordination across partners, including with HCR, the agency responsible for administering housing and community development programs to promote affordable housing, community revitalization, and economic growth in New York. Syracuse's public housing transformation is not only the largest housing development project in the city's history but is also one of the largest projects in New York State.

## CR-35 - Other Actions

### Actions to Address Barriers to Affordable Housing

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

In 2023, the city approved a new zoning ordinance, ReZone Syracuse, in an effort to reflect land use trends that have occurred since the last substantial update of the ordinance more than 50 years ago. The new zoning ordinance has streamlined and simplified allowable uses to provide predictability in growth; it has also reduced the need for use and area variances which can be costly and time consuming to obtain. It also included provisions for inclusionary housing, mandating a 10% set-aside of affordable units for all residential projects of 20 units or more. It additionally supports increased mix-use development and allows for the addition of accessory dwelling units (ADU's) citywide. The first projects under this inclusionary housing are anticipated to be online Fall 2025.

The City also has in place tax relief programs for developers of new, quality housing or those that rehabilitate vacant structures. These programs generally freeze the pre-improved value of the property for up to 10 years as the basis of its taxable value to allow the owner to pay less in property taxes during that time frame. The City also provides technical assistance and limited direct financial assistance to offset the costs of vacant lot resub division. This allows homeowners to formally incorporate the adjacent vacant lot into their property to create defensible space within the neighborhood and to increase the value of the owner's property. Additionally, the City achieved state authorization to provide property tax relief to homeowners whose properties are located in a FEMA flood hazard area within the Neighborhood Revitalization Strategy Areas, to help mitigate the increased insurance costs associated with homeownership.

### Actions to Address Obstacles to Meeting Underserved Needs

Within the Community Development Block Grant (CDBG) program, a participating jurisdiction can designate specific areas or neighborhoods as a Neighborhood Revitalization Strategy Area (NRSA). The City's creation of two NRSA's enables strategic investment of CDBG, ESG and HOME funds to address the needs of households within these areas. The NRSA's represent the city's highest concentration of low-income residents and allow a broader array of services and activities to be delivered using CDBG funds. The NRSA boundary Map is located in [Appendix C](#).

The City of Syracuse employs a strategy that creates opportunities for those living in NRSA neighborhoods by providing programming that fosters economic inclusion and development

that promotes access to safe, healthy, and affordable housing. Community centers and youth facilities serve as anchors in these communities, operating educational programs and engaging with residents of all ages. The income qualifications for affordable housing development within the NRSA are more flexible to reduce concentrations of poverty and maintained outside of the NRSA to promote an increase in neighborhood access and choice among low and moderate-income households. The NRSA boundaries also mirror the Syracuse Urban Renewal Area (SURA) boundaries and foster a comprehensive approach to allow the City to target enhanced code enforcement activities and to address the needs of the residents within these areas in conjunction with projects and programs being funded with CDBG, ESG, and HOME.

## Actions to Reduce Lead-Based Paint Hazards

The Syracuse Lead Program's mission is to (1) develop lead-safe housing in low- to very-low-income target areas; (2) to decrease the number of children with elevated blood levels; (3) improve the environment of families residing in Syracuse and (4) continue educating City residents about the effects of lead poisoning and prevention.

The City provides local match funding through CDBG fund and over the past few years has secured outside funding from local foundations. Both sources of additional funding have assisted the program greatly. To date, the program has reduced lead-based paint hazards from 198 homes and has over 30 additional units in the pipeline for remediation.

This program has continued to grow and impact the community as the city implemented its Lead Ordinance. The Syracuse Lead Ordinance gives authority to the Department of Code Enforcement (DOCE) to cite city properties for lead-based paint hazards. This ordinance helps prevent the poisoning of city residents by requiring that the presence of deteriorated lead-based paint on the interior and exterior of pre-1978 residential structures be identified and correctly addressed. Low-income families, with children under the age of six that face lead violations in their homes will be referred to the Syracuse Lead Program. Additionally, the American Rescue Plan Act has supported the DOCE Lead Hazard Control Office by providing an additional \$4.8 million for lead poisoning prevention measures.

## Actions to Reduce the Number of Poverty-Level Families

During the program year, the City allocated program funds to support several affordable housing, workforce development, and economic opportunity programs. A significant portion of the City's annual CDBG and HOME funds, as well as other federal, state, and local fund sources, are allocated each year to supporting programs that expand access to homeownership opportunity, allowing low-moderate income residents a pathway to build generational wealth and equity. Program funds were also allocated to several organizations to support financial literacy, individual employment assistance, and job skills training. These workforce

development activities provide opportunities for those entering the workforce for the first time or returning after an extended absence to help build a set of transferable skills that allows them to be attractive to employers in need of a reliable and skilled workforce. Economic development activities such as business recruitment and facilitation efforts by CDBG-funded partners also play a role in the enhancement of neighborhood commercial corridors. New businesses provide necessary services and employment opportunities that can alleviate the effects of poverty on low-income households in the city of Syracuse. Just over a quarter (\$1.3 million) of the city's CDBG award in the program year was allocated to programs to provide these services.

The City of Syracuse also collaborates with CNY Works to increase career planning and workforce preparation and to promote financial literacy and economic growth. CNY Works has a One-Stop Career Center in the City of Syracuse, as well as a searchable website where job seekers and employers can post employment information and resumes. At the One-Stop Center, job seekers can receive counseling on career direction and job searching, attend workshops on topics such as interviewing skills and filling out employer applications, and receive intensive career services such as job training in a new field. The One-Stop Career Center also contains a resource room for job seekers and a training room for workforce development workshops. JOBS Plus! is a joint program between the Onondaga County Department of Social Services (DSS) and Onondaga Community College. The program provides public assistance to clients with job counseling, job training, job search services, and vouchers for transportation to training, interviews, and work.

In addition to funding programs aimed at reducing poverty, the City of Syracuse works closely with DSS in working out social service delivery to residents in high-poverty neighborhoods. DSS is responsible for implementing both the federal and New York State legislation that addresses the anti-poverty programs in this community and provides a wide variety of social safety net related services to adults, children, elderly, and families in need, including job training, social services, education, home energy assistance and medical assistance.

## Actions Taken to Develop Institutional Structure

The City is continually working toward strengthening relationships between other tiers of government, programmatically driven agencies and organizations, as well as grassroots associations to ensure comprehensive input into the design of the programs and activities it funds as well as the delivery of those programs. Collaboration with other funders, both public and private, is essential in forming a community-wide approach to addressing the needs of the underserved, in the community and the City is an integral part of that effort. The City of Syracuse is working actively to address the needs of the homeless and those households that are identified or at risk of being housing vulnerable. The Homeless and Housing Coalition is one example of a collaborative partnership that includes more than two dozen nonprofit organizations, local governments, and community advocates that seek to reduce homelessness.

for populations that already experience it and to ensure prevention for those who are at-risk. In June 2023, a housing study was delivered to the City, NBD staff, and community partners by czb LLC, a Maine-based consulting firm, after nearly eight months of deep data collection and analysis, workgroup engagement, and several open houses. The study underscores two large gaps in the city's housing stock, which has suffered from decades of disinvestment: An affordability gap and a market gap. The analysis produced by the study informed the development and implementation of a citywide housing strategy, neighborhood plans, and future housing policies, all of which rely on strong institutional structures and collaboration across government, organizations, and advocates. Onondaga County similarly underwent a comprehensive housing study, also organized and led by czb LLC, to unify an approach for addressing housing challenges regionally.

## Actions To Enhance Social Service Agency Coordination

Syracuse has several agencies that serve the many needs of the poor. The agencies range from large multi-service providers like the Salvation Army, the Rescue Mission, and Catholic Charities to targeted programs. Through these agencies and organizations, every effort is made in addressing the needs of those in poverty. The City of Syracuse, while not a direct provider of many of the services offered, has funded many agency-driven programs through the CDBG social service line. Some of the funds the City has provided have been used to provide transportation to employment, promote household wealth building and housing stability, provide emergency shelter, and support recreation and educational programs.

While the community is fortunate to be rich in private nonprofit resources, we recognize the opportunities available for the consolidation of programs. Local funders have been at the forefront of assisting the community to prioritize its needs with the limited financial resources that are available. Barriers between agencies continue to be broken down, and partnerships in reducing the duplication of services are making the social service delivery system more effective in the community.

## Actions to Address Barriers to Fair Housing

The City of Syracuse's Analysis of Impediments (AI) is completed every five years to identify barriers to achieving equal housing opportunities within the city. Impediments to fair housing choice are defined by HUD as any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or any actions which have the effect of restricting housing choices or the availability of housing choices for the same groups.

The jurisdiction's last was completed in 2024 in conjunction with CNY Fair Housing, Inc., a 501(c)3 not-for-profit fair housing organization. A copy of the study's executive summary listing



key impediments and recommendations to eliminate associated barriers to those impediments can be found in the attachments (Appendix F).

Efforts to address several of the recommendations outlined occurred during the program year with a combination of CDBG, ESG, and HOME funds and additional resources leveraged from a combination of federal, state, and local sources.

## CR-40 – Monitoring

### Monitoring Procedures

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

Monitoring is a continuous process to ensure assisted programs and services meet their objectives and identify any agencies or projects that are not in compliance with the Department of Housing and Urban Development (HUD) requirements set forth by 24 CFR part 92 and 24 CFR 570, as well as other New York State and local regulations and laws. Proper agency monitoring involves on-site visits and regular in-house reviews of monthly performance reports including reimbursement requests, in addition to agency policies and procedures. Specifically, the programs to be evaluated and monitored will be those operating with the use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funds. Sub recipients may include private entities, not-for-profit agencies, and City departments. All ESG programs and most CDBG programs and HOME funded projects are monitored at least yearly. Technical assistance is continuously offered to support the agency's success in meeting their program outcomes.

### Citizen Participation

*Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.*

The City of Syracuse remains committed to providing a vehicle for residents, businesses, institutions, organizations, and other key stakeholders to provide input on key city projects, plans and reports, especially Five-Year Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Report and Evaluation (CAPER) reports, and any subsequent amendments to the Consolidated Plan or Annual Plan.

Given that the total amount of CDBG, HOME, and ESG funding allocated to Syracuse each year is largely based upon the severity of both poverty and substandard housing conditions in Syracuse, the City's Department of Neighborhood & Business Development (NBD) makes a concerted effort to ensure that low-income residents who experience these conditions be genuinely involved in participation throughout all stages of the process, including:

- Identifying priority needs
- Prioritizing amongst identified needs
- Providing feedback regarding allocation amounts across needs
- Suggesting alternative programs to meet high-priority needs
- Providing feedback on program implementation

NBD's engagement is conducted in accordance with the guidelines outlined in its Citizen Participation Plan, which provides strategies to ensure a diverse group of residents can participate and provide public comment on proposed plans and funding allocations through a variety of methods. Outreach occurs through a variety of channels, including email correspondence, social media, public notices, distribution of information to social services agencies, trusted community organizations, and neighborhood associations including Tomorrow's Neighborhoods Today (TNT) sectors, and among others.

## **CR-45 - Community Development Block Grant**

### **CDBG Changes in Program Objectives**

*Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs because of its experiences.*

No specific changes were made to the City's program objectives during the current program year. The City of Syracuse continues to evaluate funding applications based on direct alignment with the goals stated in the strategic plan, as well as their proximity in or around the City's identified Neighborhood Revitalization Strategy Area and any of the three City-owned community centers: the Northeast Community Center, the Southwest Community Center or the Westcott Community Center. Consolidating services in the center of the community increases visibility and accessibility of those services to their intended recipients, thereby increasing the likelihood of reaching the intended recipients of these services.

## CR-50 - HOME Investment Partnership

### Results of On-site Inspections

*Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.*

The Neighborhood and Business Development Department relies on our Division of Code Enforcement to oversee construction project management on affordable housing projects within the City of Syracuse. Onsite inspection of HOME-assisted rental housing is conducted before construction begins, periodically during construction, and a final inspection at project completion.

Ongoing periodic inspection of HOME-assisted rental housing within the period of affordability is completed through our Division of Code Enforcement. On projects that contain 26 or more units, a sampling of 10% of the HOME-assisted units were inspected. In this program year, multiple properties currently within a HOME period of affordability were inspected. Any issues that were detected during an inspection resulted in a violation notice being issued and a re-inspection of the property to ensure that any violation was corrected within the time period required by the Division of Code Enforcement.

During this program year, NBD worked closely with a specific developer who had multiple violations throughout several properties. The developer met with Code Enforcement and NBD Administration to create a plan of corrective action, which included hiring more full-time maintenance employees and developing a timeline for completion of the issues. At the end of the program year, this developer has been able to correct many of the violations and subsequent inspections have occurred.

### Affirmative Marketing of HOME Units

*An assessment of the jurisdiction's affirmative marketing actions for HOME units. 91.520(e) and 92.351(a).*

NBD's Affirmative Marketing Policy is to ensure that individuals who normally might not apply for available housing units without special outreach be informed of available units, be encouraged to apply, and have an equal opportunity to rent or own the available housing units being offered. The City's CHDOs and other developers commit to doing affirmative outreach in marketing HOME Assisted units. All HOME-assisted projects that contain five or more units must adhere to the following guidelines:

- All marketing and outreach material must include the Equal Housing Opportunity logo or slogan.
- An Equal Housing Opportunity poster will be displayed in areas where potential buyers or tenants would be meeting with an agent or property manager.

- A sign will be posted on the property indicating that it is available for sale or rent or information will be provided on how to get on a waiting list.
- Marketing materials and information regarding the availability of the property will be distributed to one or more of the following places:
  - Home Headquarters' Homeownership Center
  - Tomorrow's Neighborhood Today (TNT) meetings (City-wide)
  - Community-wide listserv
  - Newspaper advertisements (Post Standard and other community-wide publications)
  - Centers that serve subsets of the population that would be least likely to know about the opportunity (La Liga, Interfaith Works of CNY, Catholic Charities, Community Centers, Arise, etc.)
  - Other publications as approved by Neighborhood & Business Development

NBD requests that the HOME awardee prepares an affirmative marketing plan in which they outline the methods taken to ensure the above guidelines will be followed. The affirmative marketing plan is approved by NBD prior to leasing/selling the units.

## Data on Use of Program Income

NBD received a total of \$129,598 in program income this year for the HOME program. Much of this program income was committed as a developer subsidy for the rehabilitation of a 13-unit apartment building. All 13 units will be HOME-assisted and rented to low-income eligible tenants.

## Other Actions Taken to Foster Affordable Housing

The City uses available resources to increase affordable housing by investing in projects that include the development of affordable units. The City also assesses the locations of projects to determine if the surrounding neighborhood lacks affordable units and have a low proportion of low-income residents. A significant portion of rental and homeowner project funding goes into the HUD-approved NRSA areas designated by the city of Syracuse, increasing the availability of affordable housing options for people and families in these areas. This creates new opportunities and promotes choice for income-eligible populations throughout the City's housing stock.

The City maintains affordable housing through strategic investment of CDBG and HOME funds. The required affordability periods are enforced by NBD to preserve availability and access to rental units leased by income-eligible tenants. These properties are closely monitored by NBD staff to ensure they are preserved for low- and moderate-income households. This allows the city of Syracuse to increase the amount of affordable housing and improve accessibility for those who are unable to afford the cost of high rent or homeownership.

## CR-55 - Housing Options for Persons with AIDS (HOPWA)

### Households Served

*Not Applicable*

NUMBER OF HOUSEHOLDS SERVED THROUGH:	1-YR GOAL	ACTUAL SERVED
Short-term rent, mortgage, and utility assistance payments	0	0
Tenant-based rental assistance	0	0
Units provided in transitional housing facilities developed, leased, or operated with HOPWA Funding	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA Funding	0	0
<b>TOTAL</b>	0	0

Table 12 – HOPWA Number of Households Served

## CR-58 – Section 3

### Total Labor Hours and Qualitative Efforts

*Identify the number of individuals assisted and the types of assistance provided.*

TOTAL LABOR HOURS	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	1	0	0	0
Total Labor Hours		0			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

Table 13 – Total Labor Hours

QUALITATIVE EFFORTS - NUMBER OF ACTIVITIES BY PROGRAM	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for or attend community college or a four-year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 14 – Qualitative Efforts, Number of Activities by Program



## CR-60 – ESG Sub-recipient Information

### Recipient Information

#### Basic Grant Information

<b>Recipient Name</b>	SYRACUSE
<b>Organizational DUNS Number</b>	071607675
<b>UEI</b>	FPPTVJNC7ZM3
<b>EIN/TIN Number</b>	156000416
<b>Identify the Field Office</b>	BUFFALO
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	The Housing and Homeless Coalition of Central New York (HHC) serves the City of Syracuse, the County of Onondaga, the City of Auburn, the County of Cayuga and the County of Oswego

#### ESG Contact Name

<b>Prefix</b>	Mr.
<b>First Name</b>	Michael
<b>Middle Name</b>	S
<b>Last Name</b>	Collins
<b>Suffix</b>	
<b>Title</b>	Commissioner

#### ESG Contact Address

<b>Street Address 1</b>	300 South State Street
<b>Street Address 2</b>	Suite 700
<b>City</b>	Syracuse
<b>State</b>	NY
<b>ZIP Code</b>	13202
<b>Phone Number</b>	3154488109
<b>Extension</b>	
<b>Fax Number</b>	
<b>Email Address</b>	mcollins@syr.gov

#### ESG Secondary Contact

<b>Prefix</b>	Ms.
<b>First Name</b>	Michelle

<b>Last Name</b>	Sczpanski
<b>Suffix</b>	
<b>Title</b>	Deputy Commissioner of Neighborhood Development
<b>Phone Number</b>	3154488743
<b>Extension</b>	
<b>Email Address</b>	msczpanski@syr.gov

## Reporting Period

Program Year Start Date 05/01/2024

Program Year End Date 04/30/2025

## Subrecipient Information

ORGANIZATION	PROGRAM NAME	ST ASDDRESS	CITY, STATE, ZIP	UEI	VICTIM SERVICES PROVIDED	ORGANIZATION TYPE	AWARD (\$)
Frank H. Hiscock Legal Aid Society	Homeless Prevention Legal Services	351 S. Warren St.	Syracuse, NY 13202	JJF1PAQM VRJ3	No	Non-Profit	\$77,235.60
In My Fathers Kitchen	Under the Bridge Street Outreach	PO 11328	Syracuse, NY 13218	HBVNKKP GM1H7	No	Non-Profit	\$61,095.34
Liberty Resources Inc	DePalmer House	6723 Towpath Rd.	East Syracuse NY 13057	H8DUDLE GCCN5	No	Non-Profit	\$16,833.40
Rescue Mission Alliance Of Syracuse	HIS Team	155 Gifford St.	Syracuse NY 13202	PCDWZNB 60EM9	No	Non-Profit	\$32,976.63
Salvation Army	Youth Services RRH	677 S. Salina St.	Syracuse NY 13202	KMXNXV2 SBAQ3	No	Non-Profit	\$46,366.12
Salvation Army	HALE Program	677 S. Salina St.	Syracuse NY 13202	KMXNXV2 SBAQ3	No	Non-Profit	\$89,118.00
Volunteer Lawyers Project Of CNY Inc	Eviction Defense Program	221 S. Warren St, STE 200	Syracuse NY 13202	R5CFNTY4 VFP4	No	Non-Profit	\$75,255.20

## CR-65 - Persons Assisted

### Persons Served

#### *Homelessness Prevention Activities*

NUMBER OF PERSONS IN HOUSEHOLDS	TOTAL
Adults	443
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>TOTAL</b>	<b>443</b>

Table 15 – Household Information for Homeless Prevention Activities

#### *Household Information for Rapid Re-Housing Activities*

NUMBER OF PERSONS IN HOUSEHOLDS	TOTAL
Adults	33
Children	33
Don't Know/Refused/Other	0
Missing Information	0
<b>TOTAL</b>	<b>66</b>

Table 16 – Household Information for Rapid Re-Housing Activities

#### *Shelter Information*

NUMBER OF PERSONS IN HOUSEHOLDS	TOTAL
Adults	24
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>TOTAL</b>	<b>24</b>

Table 17 – Shelter Information

#### *Household Information for Street Outreach*

NUMBER OF PERSONS IN HOUSEHOLDS	TOTAL
Adults	364

Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>TOTAL</b>	<b>364</b>

Table 18 – Household Information for Street Outreach

*Household Information for all Persons Served with ESG*

<b>NUMBER OF PERSONS IN HOUSEHOLDS</b>	<b>TOTAL</b>
Adults	858
Children	33
Don't Know/Refused/Other	0
Missing Information	0
<b>TOTAL</b>	<b>891</b>

Table 19 – Household Information for Persons Served with ESG

*Gender Information for Persons Served with ESG*

<b>GENDER</b>	<b>TOTAL</b>
Male	439
Female	439
Transgender	13
Don't Know/Refused/Other	0
Missing Information	0
<b>TOTAL</b>	<b>891</b>

Table 20 – Gender Information

*Age Information for Persons Served with ESG*

<b>AGE GROUP</b>	<b>TOTAL</b>
Under 18	29
18-24	4
25 and over	858
Don't Know/Refused/Other	0
Missing Information	0
<b>TOTAL</b>	<b>891</b>

Table 21 – Age Information

*Special Populations Served by Sub Population — All Activities*

<b>SUBPOPULATION</b>	<b>TOTAL BY CATEGORY</b>	<b>PREVENTION</b>	<b>RAPID REHOUSING (RRH)</b>	<b>EMERGENCY SHELTERS</b>
Veterans	30	15	0	3
Victims of Domestic Violence	249	117	9	6
Elderly	162	90	0	9
HIV/AIDS	27	3	0	22
Chronically Homeless	79	1	0	0

Table 22 – Special Populations Served by Sub Population – All Activities

<b>PERSONS WITH DISABILITIES</b>				
<b>SUBPOPULATION</b>	<b>TOTAL BY CATEGORY</b>	<b>PREVENTION</b>	<b>RAPID REHOUSING (RRH)</b>	<b>EMERGENCY SHELTERS</b>
Severely Mentally Ill	362	96	10	11
Chronic Substance Abuse	264	38	1	16
Other Disability	505	196	13	11
<b>GRAND TOTAL</b>	<b>1131</b>	<b>330</b>	<b>24</b>	<b>38</b>

Table 23 – Special Populations Served by Sub Population – All Activities

\*Grand total numbers are unduplicated where possible

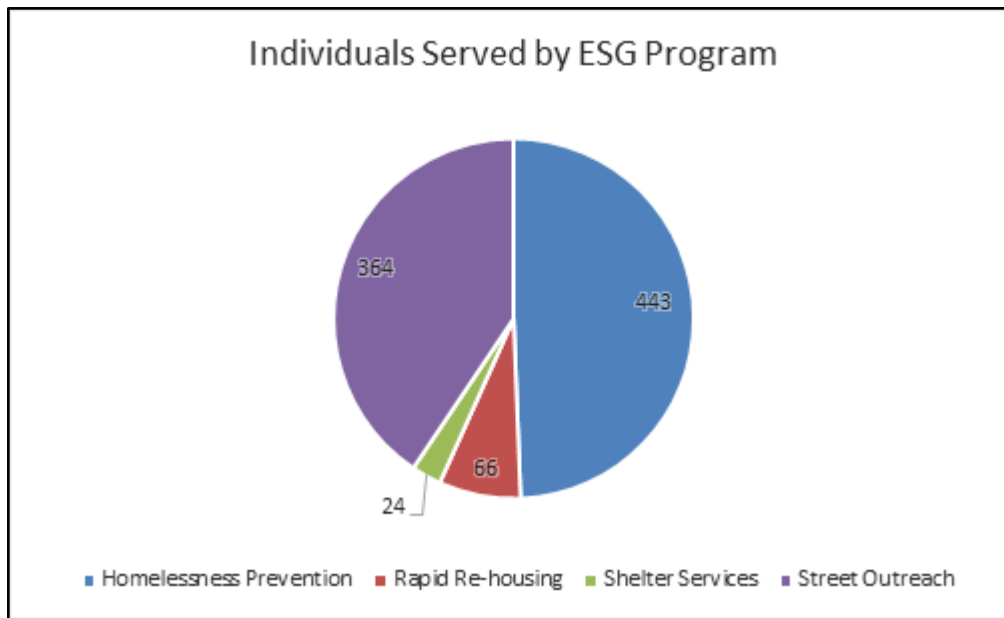


Figure 1 – Individuals Served by ESG Program

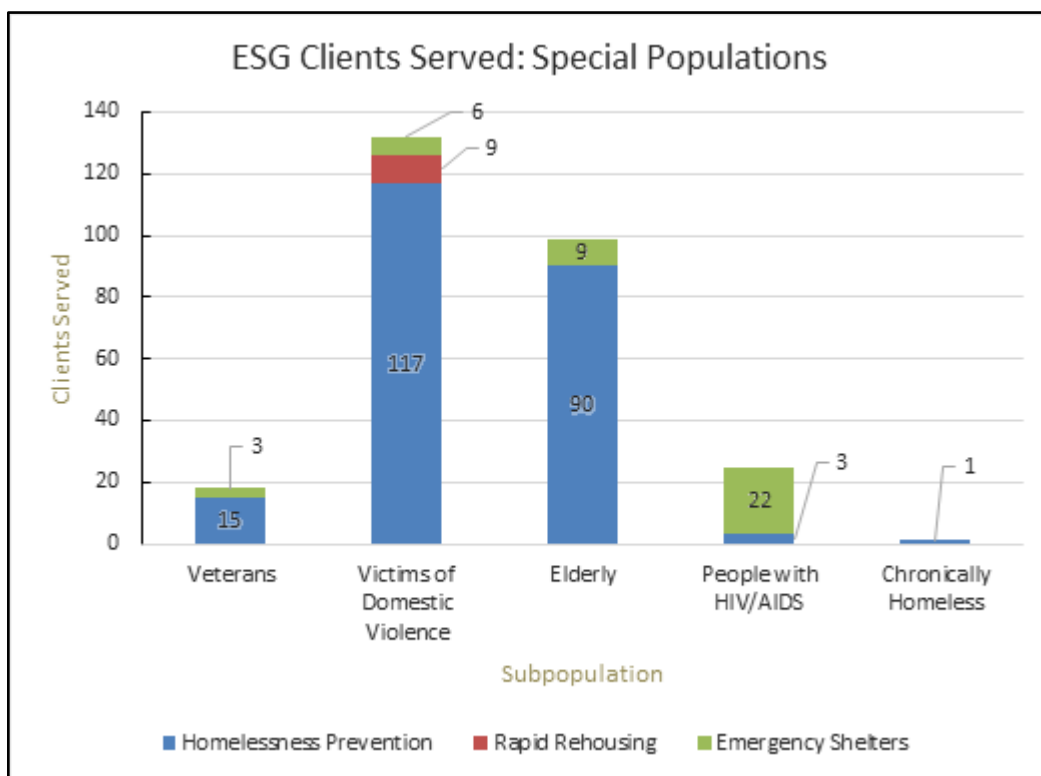


Figure 2 – ESG Clients Served, Special Populations

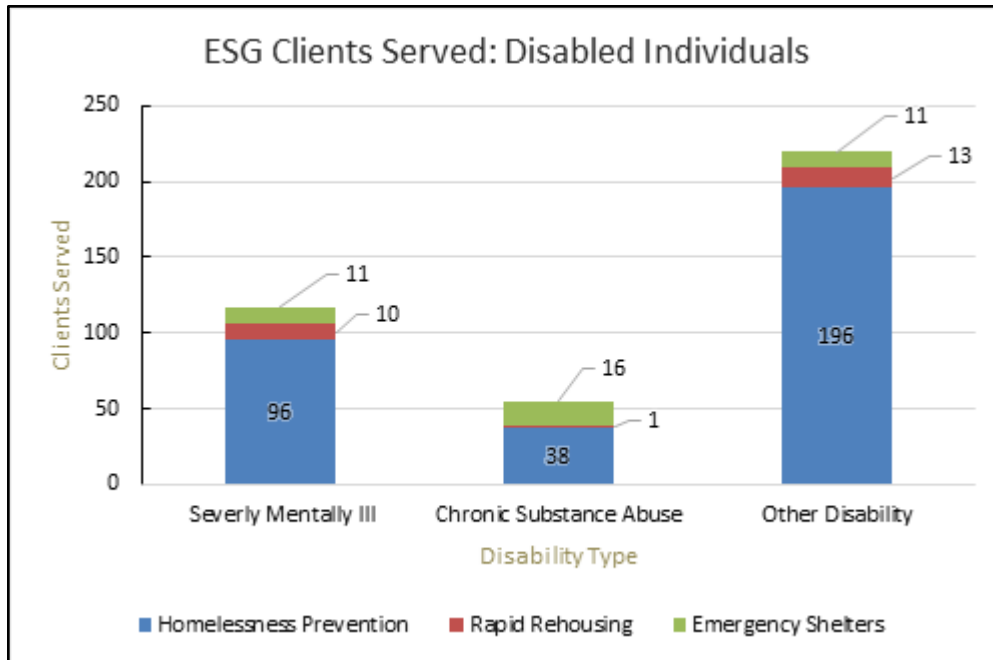


Figure 3 – ESG Clients Served, Disabled Individuals

## CR-70 - Assistance Provided and Outcomes

### Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	231,775
Total Number of bed - nights provided	211,134
Capacity Utilization	91%

Table 24 – Shelter Utilization

### Project Outcomes

*Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s).*

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.
- Extent to which persons who exit homelessness to permanent housing destinations return to homelessness.
- Number of homeless persons.
- Employment and income growth for homeless persons in funded projects.
- Number of persons who become homeless for the first time.
- Successful placement from street outreach and successful placement in or retention of permanent housing.

### ESG Project Outcomes:

#### *Transitional Housing*

- Placement in Permanent Housing: 29%
- Income Growth: 13% of residents had income from employment
- Benefits: 69% had non-cash benefits; 83% for medical insurance



### *Homelessness Prevention*

- Maintain (favorable dispositions) Permanent Housing: 99%
- Employment/Income Growth: 0%, but 69% of clients served have reported income of some kind.
- Benefits: 64% for non-cash benefits; 89% for medical insurance

### *Street Outreach*

- Employment/Income Growth: 7%
- Benefits for leavers: 55% for non-cash benefits; 70% for medical insurance
- Positive Placement Rate (temporary/institutional/permanent): 37%

### *Rapid Rehousing*

- Employment/Income Growth: 30%
- Benefits for leavers: 73% for non-cash benefits; 100% for medical insurance
- Placement in Permanent Housing: 85%

### *The Homeless Annual Performance Report Numbers reported:*

- 3,344 people (individuals and families) resided in Syracuse Emergency Shelters between May 1, 2024, and April 30, 2025.
- 63% of all people entering Emergency Shelters leaving in 30 days or less.

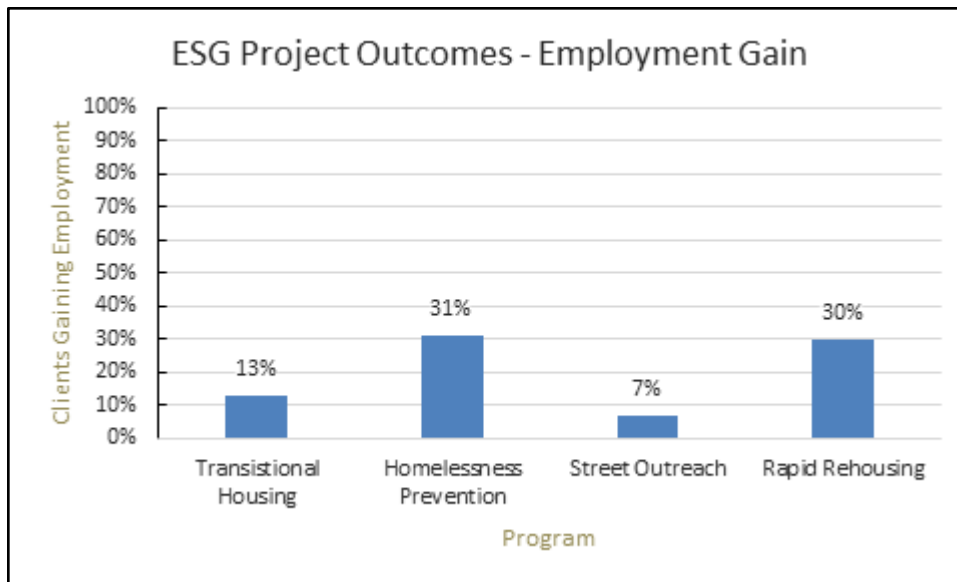


Figure 4 – ESG Project Outcomes, Employment Gain

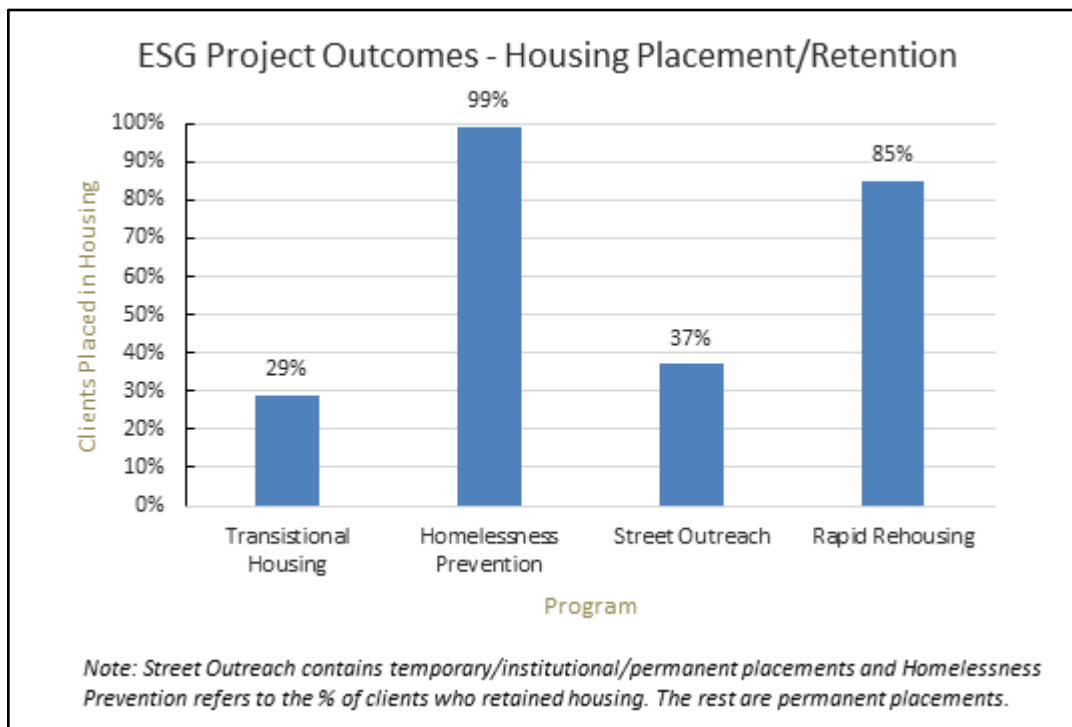


Figure 5 – ESG Project Outcomes, Housing Placement/Retention

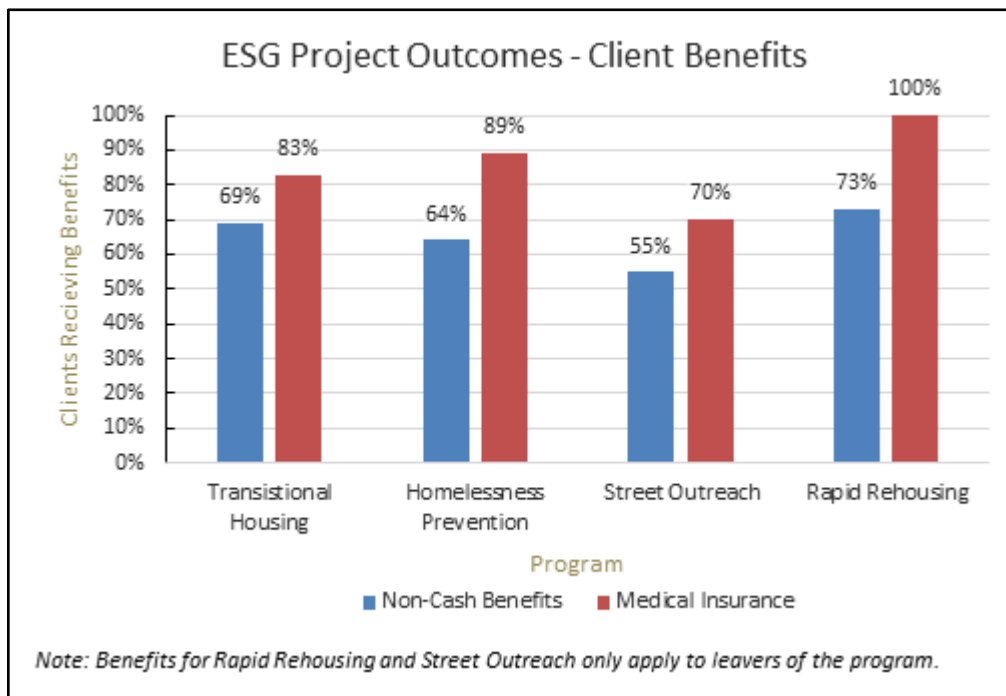


Figure 6 – ESG Project Outcomes, Employment Gain

The Point in Time (PIT) Count is an annual count of homeless persons who are in emergency shelter, transitional housing or unsheltered (in places not meant for human habitation) conducted across the country on a single night in January. The data below is the PIT homeless data for Onondaga County only from January 29, 2025, PIT data:

- Family homelessness has decreased by 22% (279 people/ 87 households)
- Adult Only homelessness has increased by 21% (475 people)
- Chronic homelessness has increased by 67% (97 people)
- Unaccompanied single youth (under 17) has increased by 86% (13 people)
- Parenting youth has decreased by 35% (13 parenting youth with 15 children)

## CR-75 – ESG Expenditures

### Expenditures for Homelessness Prevention

<b>TOTAL EXPENDITURES IN PROGRAM YEAR (\$)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Rental Assistance	0	0	0
Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Housing Relocation & Stabilization Services – Services	0	0	0
Homeless Prevention under Emergency Shelter Grants Program	\$209,758.00	\$210,193.32	\$139,041.98
<b>SUBTOTAL HOMELESSNESS PREVENTION (\$)</b>	<b>\$209,758.00</b>	<b>\$210,193.32</b>	<b>\$139,041.98</b>

Table 25 – ESG Expenditures for Homelessness Prevention

### ESG Expenditures for Rapid Re-Housing

<b>TOTAL EXPENDITURES IN PROGRAM YEAR (\$)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Rental Assistance	0	0	0
Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Housing Relocation & Stabilization Services – Services	0	0	0
Homeless Assistance under Emergency Shelter Grants Program	\$70,268.00	\$78,632.14	\$118,162.37
<b>SUBTOTAL RAPID RE-HOUSING (\$)</b>	<b>\$70,268.00</b>	<b>\$78,632.14</b>	<b>\$118,162.37</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

## ESG Expenditures for Emergency Shelter

DOLLAR AMOUNT OF EXPENDITURES IN PROGRAM YEAR			
	2022	2023	2024
Essential Services			
Operations	\$30,645.00	\$414,469.28	\$14,859.31
Renovation			
Major Rehab			
Conversion			
<b>SUBTOTAL</b>	<b>\$30,645</b>	<b>\$414,469.28</b>	<b>\$14,859.31</b>

Table 27 – ESG Expenditures for Emergency Shelter

## Other ESG Grant Expenditures

DOLLAR AMOUNT OF EXPENDITURES IN PROGRAM YEAR			
PROGRAM	2022	2023	2024
Street Outreach	\$90,399.00	\$90,795.00	\$91,916.98
HMIS	0	0	0
Administration	\$32,518.00	\$18,921.94	\$32,336.71

Table 28 – Other Grant Expenditures

## Total ESG Grant Expenditures

TOTAL ESG FUNDS EXPENDED	2022	2023	2024
	\$418,595.00	\$413,011.68	\$296,317.35

Table 29 –Total ESG Funds Expended

## Match Source

	2022	2023	2024
Other Non-ESG HUD Funds	\$12,934.00	0	0
Other Federal Funds	\$95,763.00	\$50,442.00	0
State Government	\$229,320.50	\$553,546.00	\$645,856.00
Local Government	\$68,238.50	\$187,478.00	\$81,832.00
Private Funds	\$158,470.00	\$245,503.00	\$303,502.00
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>TOTAL MATCH AMOUNT</b>	<b>\$564,726.00</b>	<b>\$1,036,969.00</b>	<b>\$1,031,190.00</b>

Table 30 – Other Funds Expended on Eligible ESG Activities

## Total Amount of Funds Expended on ESG Activities

AMOUNT OF FUNDS EXPENDED ON ESG ACTIVITIES	2022	2023	2024
<b>TOTAL</b>	\$983,321.00	\$1,449,980.68	\$1,327,507.34

Table 31 – Total Amount of Funds Expended on ESG Activities

# Appendices

## Appendix A: Accomplishments Table - Strategic Plan & Program Year to Date

Goal	Category	Source / Amount			Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected PY50	Actual PY50	Percent Achieved
		CDBG	ESG	HOME				TOTAL				
1. Build Family Wealth & Promote Economic Inclusion	Non-Housing Community Development				Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	13,616	100%	478	698	146.03%
		\$378,367			Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	900	100%	275	475	172.73%
		\$378,367			Direct Financial Assistance to Homebuyers	Households Assisted	1,465	0	0%	0	0	N/A
		\$378,367			Businesses assisted	Businesses Assisted	50	19	38.00%	0	0	N/A
		\$378,367			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	52,120	0	0%	0	0	N/A
2. Creating More Vibrant, Resilient Neighborhoods	Non-Homeless Special Needs Non-Housing Community Development	\$831,960			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	29,192	100%	11,625	14,391	123.79%
		\$831,960			Businesses assisted	Businesses Assisted	50	0	0%	0	0	N/A
		\$2,630,461	\$363,980	\$1,878,307	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	248	100%	0	0	N/A
		\$2,630,461	\$363,980	\$1,878,307	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	4,650	2,040	43.87%	873	995	113.97%
3. Promote and Preserve Quality, Affordable Housing	Affordable Housing Homeless	\$2,630,461	\$363,980	\$1,878,307	Rental units constructed	Household Housing Unit	500	27	5.40%	0	10	100%
		\$2,630,461	\$363,980	\$1,878,307	Rental units rehabilitated	Household Housing Unit	250	84	33.60%	0	0	N/A
		\$2,630,461	\$363,980	\$1,878,307	Homeowner Housing Added	Household Housing Unit	250	11	4.40%	10	4	40.00%
		\$2,630,461	\$363,980	\$1,878,307	Homeowner Housing Rehabilitated	Household Housing Unit	250	738	295.20%	175	184	105.14%
		\$2,630,461	\$363,980.00	\$1,878,307	Direct Financial Assistance to Homebuyers	Households Assisted	1,465	143	9.76%	25	15	60.00%
		\$2,630,461	\$363,980	\$1,878,307	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,160	565	48.71%	200	66	33.00%
		\$2,630,461	\$363,980	\$1,878,307	Homeless Person Overnight Shelter/ Transitional	Persons Assisted	260	149	57.31%	100	24	24.00%
	Affordable Housing Homeless	\$2,630,461	\$363,980	\$1,878,307	Homelessness Prevention	Persons Assisted	5,225	2,376	45.47%	955	807	84.50%
		\$2,630,461	\$363,980	\$1,878,307	Housing for Homeless added	Household Housing Unit	0	0	N/A	0	0	N/A
		\$2,630,461	\$363,980	\$1,878,307	Housing for People with HIV/AIDS added	Household Housing Unit	150	0	0.00%	0	0	N/A
		\$2,630,461	\$363,980	\$1,878,307	HIV/AIDS Housing Operations	Household Housing Unit	110	95	86.36%	32	44	137.50%
		\$2,630,461	\$363,980	\$1,878,307	Buildings Demolished	Buildings	0	26	100%	10	3	30.00%

## Appendix B: Block Grant Budgets

### Community Development Block Grant PY 50 2024-2025

Agency	Program	Allocation PY50	% Of Budget
<b>Promote and Preserve Safe, Affordable and Stable Housing</b>			
Arise Inc.	Housing Referral and Advocacy Program	\$26,000	0.53%
CNY Fair Housing	Housing Rights Education, Advocacy and Enforcement	\$72,671	1.48%
CNY Fair Housing	Tenants Rights Organizing, Advocacy and Education	\$48,564	0.99%
Empire Housing and Development corp.	City Of Syracuse Revitalization Strategy	\$110,970	2.26%
Greater Syracuse Tenant Network	Tenant Support in Low Income Housing	\$32,000	0.65%
Home Headquarters Inc.	Closing Cost Assistance (CCA)	\$153,250	3.11%
Home Headquarters Inc.	Syracuse Homeowner Assistance Program (SHARP)	\$350,000	7.11%
Home Headquarters Inc.	Syracuse Model Neighborhood corporation (SMNC)	\$48,580	0.99%
Home Headquarters Inc.	Urgent Care	\$1,365,987	27.76%
Housing Visions Unlimited Inc.	Housing Stability Program	\$28,950	0.59%
Interfaith Works Of CNY	Community Integration	\$98,658	2.01%
NEHDA Inc.	Tenant Housing counseling and Relocation Support	\$77,350	1.57%
Welch Terrace	Welch Terrace Housing Coordination	\$9,299	0.19%
YWCA Of Syracuse & Onondaga County Inc.	Womens Residence Program	\$23,210	0.47%
NBD Distressed Property	Vacant Property Remediation: Rehab & Demo	\$208,181	4.23%
<b>Subtotal: Safe, Affordable, Stable Housing</b>		<b>\$2,653,670</b>	<b>53.93%</b>
<b>Build Family Wealth and Promote Economic Inclusion</b>			
Boys and Girls Club Of Syracuse	Workforce Readiness Program	\$18,600	0.38%
Catholic Charities Of Onondaga County	CDBG Homeless Prevention ( Direct Assist & staffing)	\$90,000	1.83%
Center State CEO Foundation	WorkTrain- Syracuse Surge Programming	\$40,339	0.82%
Home Headquarters Inc.	Homeownership Center at HHQ	\$165,000	3.35%
Jubilee Homes Of Syracuse Inc.	Workforce Development	\$136,728	2.78%
On Point For College	Career Services Program	\$17,700	0.36%
<b>Subtotal: Family Wealth and Economic Inclusion</b>		<b>\$468,367</b>	<b>9.52%</b>
<b>Create Vibrant, Resilient Neighborhoods</b>			
Dunbar Association Inc.	Community Based Youth Services	\$20,000	0.41%
Dunbar Association Inc.	Community Based Youth Services	\$29,125	0.59%
Huntington Family Center Inc.	Youth Afterschool and Summer Program	\$32,300	0.66%
Peace Inc.	Let Me Be Great	\$31,595	0.64%
Syracuse Community Connections (SMNF Inc.)	Community Center Programming	\$281,000	5.71%
Syracuse Northeast Community Center	Community Center Programming	\$321,000	6.52%
Westcott Community Center	Community Center Programming	\$103,545	2.10%
YWCA Of Syracuse & Onondaga County Inc.	Youth Leadership and Development Program	\$13,395	0.27%
<b>Subtotal: Vibrant, Resilient Neighborhoods</b>		<b>\$831,960</b>	<b>16.91%</b>
City Of Syracuse NBD	NBD Administration (20%)	\$966,272	19.64%
<b>TOTAL CDBG PY 50 BUDGET</b>		<b>\$4,920,269</b>	<b>100.00%</b>

### Emergency Solutions Grant (ESG) PY50 2024-2025

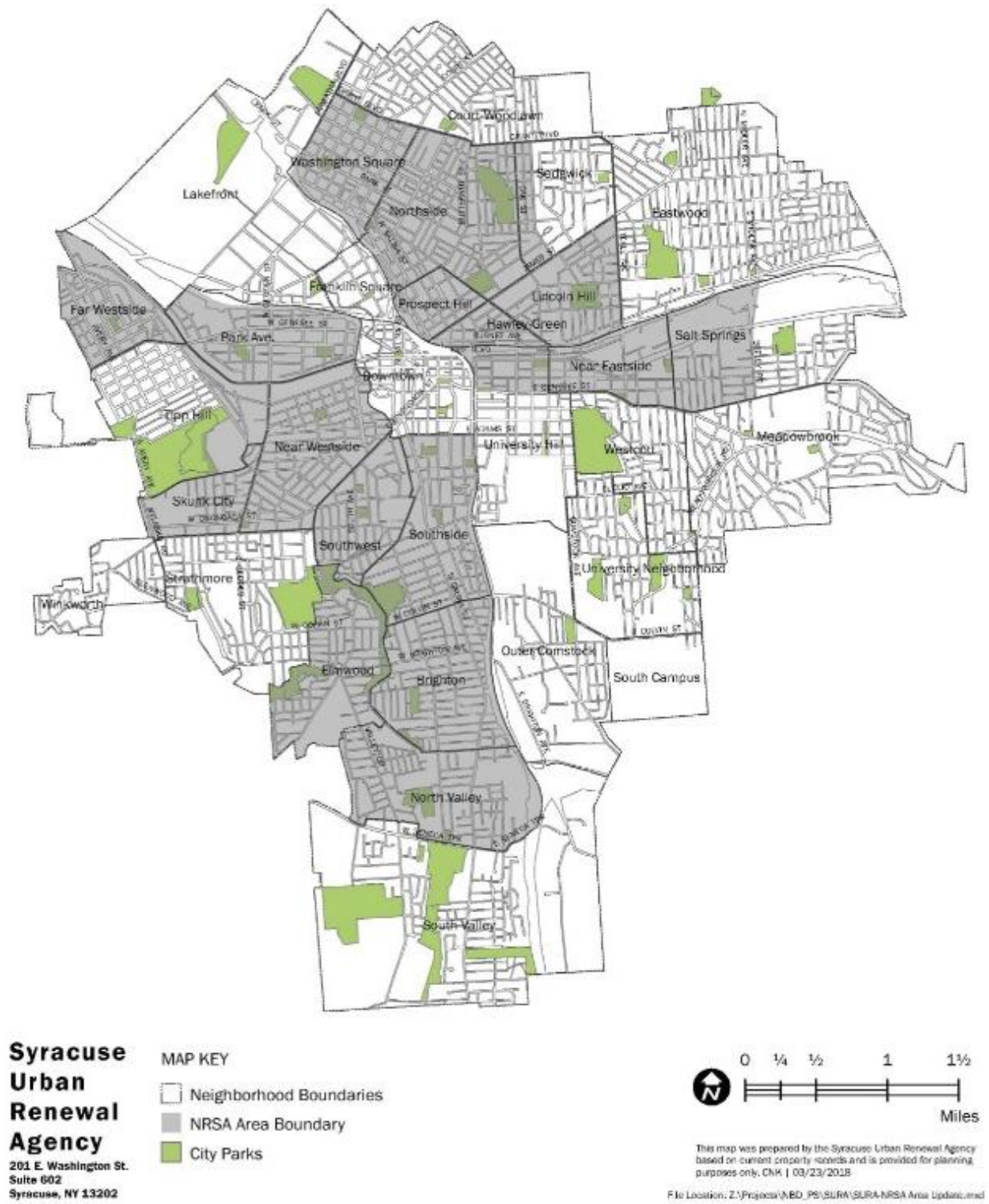
Agency	Program	ESG Category	Year 50 Allocated	% of Allocation
Hiscock Legal Aid Society	Homeless Prevention Legal Services	Homeless Prevention	\$ 77,235.60	17.9%
In My Father's Kitchen	Under the Bridge Street Outreach	Street Outreach	\$ 61,095.34	14.2%
Liberty Resources Inc.	DePalmer House	Transitional	\$ 16,833.40	3.9%
Rescue Mission	HIS Team	Street Outreach	\$ 32,976.63	7.6%
The Salvation Army	Youth Services RRH	Rapid Rehousing	\$ 46,366.12	10.8%
The Salvation Army	HALE	Rapid Rehousing	\$ 89,118.00	20.7%
Volunteer Lawyers Project	Eviction Defense Program	Homeless Prevention	\$ 75,255.20	17.5%
NBD	NBD Administration	Administration	\$ 32,336.71	7.5%
<b>Total Expected</b>			<b>\$ 431,217.00</b>	<b>100.0%</b>

Funded Activities for HOME Program Year 50	Year 50 Proposed	% of Allocation
<b>Total CHDO Operating Assistance (5% Max.)*</b>	<b>\$ 64,297</b>	
<b>Certified Community Housing Development Organizations - CHDO Operating Assistance</b>		
Covenant Housing	\$ 8,216	0.63%
Jubilee Homes of Syracuse, Inc.	\$ 56,081	4.30%
<b>CHDO Generated Activities - (15% Min.)*</b>	<b>\$ 192,894</b>	<b>14.8%</b>
CHDO-Eligible Construction Activities		
<b>Developer Subsidies and Direct Homebuyer Assistance</b>	<b>\$ 917,325</b>	<b>70.4%</b>
HOME Administration - (10% Max.)*	\$ 128,596	9.9%
<b>TOTAL HOME INVESTMENT PARTNERSHIP FUND ALLOCATION FROM HUD</b>	<b>\$ 1,303,112</b>	
*Mandated by HOME regulations		
Estimated Program Income Program Year 50 (If received, will be allocated to developer subsidies.)	\$ 20,879	
<b>Total PY 50 Allocation (Including Program Income)</b>	<b>\$ 1,323,991</b>	<b>100%</b>



## Appendix C: NRSA Boundary Map

### Syracuse Urban Renewal Area



**THE CITY OF SYRACUSE, NY DEPARTMENT OF NEIGHBORHOOD AND BUSINESS  
DEVELOPMENT WILL HOLD ITS PUBLIC MEETING TO PRESENT ACCOMPLISHMENTS AND  
ACCEPT COMMENTS FOR THE YEAR 50 CONSOLIDATED ANNUAL PERFORMANCE  
EVALUATION (CAPER)**

**ON**

**WEDNESDAY, JULY 9, 2025, AT 5:30PM**

**ONE PARK PLACE**

**233 E Washington St # 314, Syracuse, NY 13202**

**COMMENTS ON THE CAPER WILL BE ACCEPTED FROM**

**JULY 7, 2025, THROUGH JULY 21, 2025.**

\*The legal notice for the release of the CAPER will be displayed in the Syracuse Post Standard Newspaper, Syracuse.com online website as well as on the City of Syracuse website.

## Appendix E: IDIS Program Reports

*Please note IDIS Program Reports are available upon request*

## Appendix F: Impediments to Fair Housing



# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

*City of Syracuse and Onondaga County*  
2025



Prepared by:





# Executive Summary

The Analysis of Impediments to Fair Housing Choice (AI) for the City of Syracuse and Onondaga County was conducted by CNY Fair Housing, Inc., a private, non-profit, qualified fair housing enforcement agency. As recipients of Community Development Block Grant (CDBG) entitlement funding from the US Department of Housing and Urban Development (HUD), the City of Syracuse and Onondaga County are required to engage in fair housing planning that identifies impediments or barriers to fair housing choice, and they are required to work to remove those barriers.

As defined by HUD, impediments to fair housing choice are:

- Any actions, omissions, or decisions taken *because of* race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices.
- Any actions, omissions, or decisions which *have the effect of* restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The CDBG program specifically contains a regulatory requirement that entitlement jurisdictions certify that they will affirmatively further fair housing (AFFH) as a condition of receipt of that funding. This obligation to AFFH requires program participants to pursue the following broad objectives:

- Analyze and eliminate housing discrimination in the jurisdiction;
- Promote fair housing choice for all persons;
- Provide opportunities for racially and ethnically inclusive patterns of housing occupancy;
- Promote housing that is physically accessible to, and usable by, all persons, particularly persons with disabilities;
- Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

This report will analyze the factors that impede Onondaga County residents' ability to secure the housing they need in the neighborhood where they want to live. This includes both impediments to moving between neighborhoods in pursuit of opportunity, and it includes impediments to accessing opportunity from within any neighborhood. For example, if the mother of a child with a disability wanted to move to a different school district in order to access more specialized services for her child but was unable to do so because she could not find a place to rent, impediments to her housing choice would include: the lack of suitable rental housing, barriers to homeownership, the lack of support services in her child's current school district, and possibly overt discrimination on the basis of familial status and/or disability.

To produce this AI, CNY Fair Housing analyzed data from the US Census Bureau's 2022 5-year American Community Survey as well as from other governmental and non-governmental sources including the Housing and Homeless Coalition and Central New York Regional Transportation Authority, reviewed recent local legislation and planning documents such as PlanOn and ReZone Syracuse, and conducted a series of kitchen table talks with residents of Onondaga County to discuss their personal experience of housing choice in the community.

## **Profile of Onondaga County and the City of Syracuse**

Onondaga County is characterized by stark racial and economic residential segregation. These patterns are the result of more than a century of discriminatory housing practices perpetrated by federal, state, and local elected officials as well as private actors, including both individuals and corporations, in the region's housing market.

Onondaga County's spatial segregation resembles that of many other American—and particularly Northeastern post-industrial—cities. Newer, wealthier, and whiter suburbs surround a poorer, more diverse, disinvested central city. These areas are codependent and form a single economic region, but historic discriminatory practices and modern governmental boundaries divide the County and create the basis for unequal housing outcomes between different segments of the community.

These unequal outcomes include worst in the nation racial concentration of poverty among Black and Hispanic residents, worst in the nation poverty rates for children, and worst in the nation education inequality.

But after decades of stagnation, Onondaga County is poised for economic and population growth. The 2020 census counted more people living in Onondaga County than ever before, and it also recorded the first decade of population growth in the City of Syracuse since 1950. Changes in the regional and national economy promise to spur even more growth, and one of the primary challenges of the next decade will be harnessing that growth to address the community's inequality by taking intentional, meaningful action to redress the historic practices and to unmake the modern structures that impede fair housing choice in Onondaga County.

## **Summary of Impediments and Recommendations**

### **1. Lack of housing diversity**

Many neighborhoods and municipalities lack diverse housing options such as missing middle housing, multi-family housing, accessible housing, and smaller homes. This impedes housing choice by limiting the housing options available.

#### **a. Recommendations**

- b. Produce new comprehensive plans that identify the need for different housing types and select areas for housing growth and increased housing diversity.
- c. Reform zoning codes to allow smaller lot sizes for all types of housing including small single-family homes.
- d. Reform zoning codes to allow multi-family housing in more areas by-right.
- e. Reform zoning codes to allow different types of housing such as accessory dwelling units, townhouses, and two-family houses in areas that currently exclude all housing types besides single-family houses.



- f. Reform PUD ordinances to allow smaller parcels, greater residential density (30+ units per acre), and faster approvals.
- g. Monitor and report on performance of zoning reforms by reviewing housing construction permits.
- h. Support education for elected officials and zoning and planning board members on fair housing, affordable housing, accessible housing, and municipalities' obligation to affirmatively further fair housing.

## **2. Increasing housing costs**

Sharp increases in housing costs have not been accompanied by similar increases in household income across all segments of the population. This impedes housing choice by limiting housing opportunities for households with lower incomes which disproportionately impacts members of protected classes.

### **Recommendations**

- a. Increase the supply and geographic range of more affordable housing types such as missing middle and multi-family homes.
- b. Increase the supply and geographic range of subsidized, income restricted housing.
- c. Increase the supply and geographic range of housing affordable to Housing Choice Voucher holders.
- d. Use existing local funding sources and incentives for new residential development to require the inclusion of units affordable to households earning below the Area Median Income.
- e. Develop new local funding sources for affordable housing construction such as low-interest financing through a revolving loan fund.

## **3. Racial Homeownership Gap**

Homeownership rates for Black, Hispanic, and Asian households remain well below homeownership rates for white non-Hispanic households. This impedes

housing choice because people are not able to access the benefits of homeownership and denies people access to neighborhoods where the majority of housing opportunities are for owner-occupants.

### **Recommendations**

- a. Support lenders such as Community Development Financial Institutions that have a proven history of providing financial services to homebuyers of color.
- b. Support auxiliary services such as financial planning and credit repair for prospective homebuyers.
- c. Investigate alternative models for home buying such as Community Land Trusts and Shared Equity Cooperatives.
- d. Investigate prevalence of tangled titles/heirs property.
- e. Increase utilization of the Section 8 homeownership program by area housing authorities, other administering agencies, and their program participants.

#### **4. Disinvestment in the City of Syracuse**

The City of Syracuse's housing stock is unique within Onondaga County for the scale of its maintenance needs and for its lack of access to capital to pay for that maintenance. This impedes housing choice by subjecting City residents to unsafe and unhealthy conditions in their homes which disproportionately impacts members of protected classes.

### **Recommendations**

- a. Aggressively employ code enforcement, the Bureau of Administrative Adjudication, and the Greater Syracuse Land Bank to seize properties from owners who do not maintain them.
- b. Provide direct funding for property owners to upgrade and maintain existing housing stock both in areas with the greatest need and in areas where intervention may encourage broader reinvestment.

- c. Support the construction of new high-quality housing.
- d. Opt into Good Cause tenant protections to shield tenants who report code violations from retaliatory eviction.

## **5. Discriminatory practices in the private real estate market**

Housing providers routinely deny housing opportunity to families and individuals on the basis of protected characteristics such as disability, familial status, and race. This directly impedes fair housing choice by denying housing opportunities.

### **Recommendations**

- a. Support investigations of housing discrimination.
- b. Support fair housing education for housing providers.
- c. Support fair housing education for tenants and other potential victims of housing discrimination.
- d. Support fair housing education for code enforcement officers.
- e. Opt into Good Cause tenant protections to eliminate discriminatory no-fault nonrenewal evictions.

## **6. Insufficient transportation options**

Onondaga County's sprawling development pattern and unsafe road network makes transportation by foot, mobility device, bike, and bus infeasible for many trips. This impedes housing choice by separating many housing opportunities from economic, social, educational, and cultural assets.

### **Recommendations**

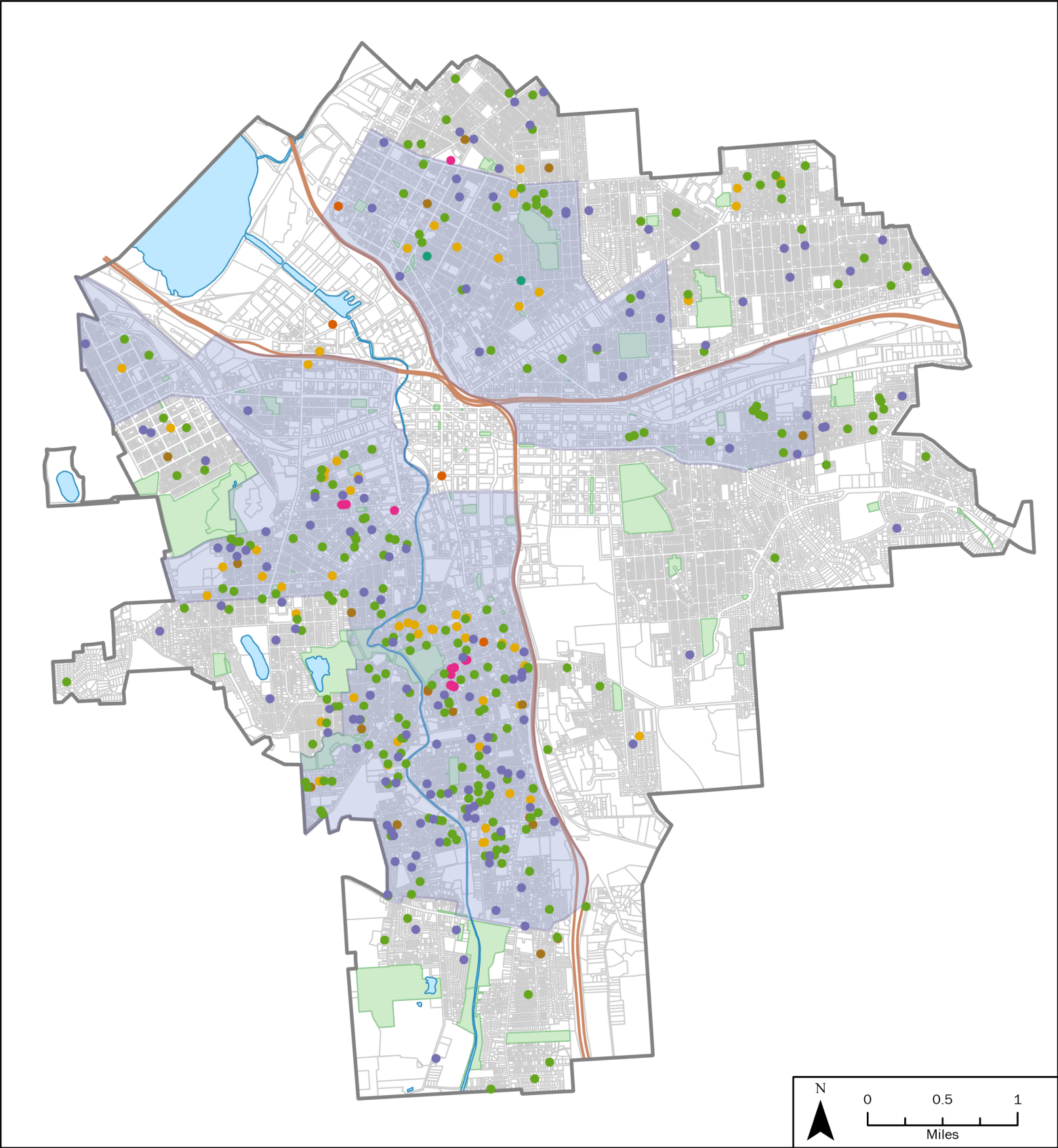
- a. Expand the sidewalk network.
- b. Expand the bike infrastructure network.
- c. Support Centro's regular operations.

- d. Support the construction of new mixed-income housing at transit-supportive densities along existing transit lines through zoning reform and direct subsidy.
- e. Support emerging micromobility options including shared services such as Veo.

## Appendix G: Entitlement Grant Property Map CDBG & HOME

# PY50 NBD Grant-Funded Properties

## HOME, CDBG, NBD Distressed



Grant-Funded Properties by Funding Source and Program (PY50)

- HOME
- HOME-ARP
- CDBG-NBD Distressed
- CDBG-CCA
- CDBG-Empire Housing

- CDBG-SHARP
- CDBG-UCHIP
- Interstate
- Parcel Boundary
- City Boundary
- NRSA

- Park
- Waterbody

This map is based on current property records and is intended for planning purposes only.  
JTAFURI | 2025-06-20

*Note: HOME/HOME ARP projects reflect those committed or closed in PY50*